TOWN OF DOUGLAS
Facilities Audit and Master Facilities Plan

Report

30 March 2001

Prepared by:
C&R / Rizvi, Inc.
376 Boylston Street
Boston, MA 02116

Prepared for:
The Town of Douglas

TABLE OF CONTENTS

DIRECTORY

EXECUTIVE SUMMARY

- SIGNIFICANT FACTS
- REPORT CARD

REPORT AND CONCLUSIONS

- NARRATIVE FOR EACH STRUCTURE/CONDITION, LIFE EXPECTANCY, LIFE CYCLE COSTS
- DEMOLITION SCOPE FOR OLD FIRE STATION AND OLD ELEMENTARY SCHOOL
- STRUCTURE BY STRUCTURE RECOMMENDATIONS
- SPREADSHEET FOR ANNUAL COSTS

COST ESTIMATES AND TABLES

FACILITIES AUDIT FOR EACH SEPARATE BUILDING FROM TASK 1

- MUNICIPAL BUILDING
- POST OFFICE/SENIOR CENTER
- NEW ELEMENTARY SCHOOL
- HIGHWAY GARAGE
- OLD FIRE STATION
- PUMP STATION #1
- NEW HIGH SCHOOL
- VFW BUILDING
- LIBRARY
- SEWER TREATMENT PLANT
- SEWER TREATMENT GARAGE WITH ATTACHED OFFICE

FACILITIES AUDIT FOR EACH SEPARATE BUILDING FROM TASK 1 (Cont.)

- PUMP STATION #2
- PUMP STATION #3
- OLD ELEMENTARY SCHOOL
- NEW FIRE STATION
- SALT BARN
- SOLDIERS' FIELD BUILDING #1
- SOLDIERS' FIELD BUILDING #2
- SOLDIERS' FIELD BUILDING #3

APPENDIX

- PHOTOGRAPHY
- TAX SHEETS
- PREVIOUS REPORT

FACILITIES AUDIT AND MASTER FACILITIES PLAN
TOWN OF DOUGLAS, MASSACHUSETTS

TEAM DIRECTORY

CLIENT: THE TOWN OF DOUGLAS, MASSACHUSETTS

Administrator	29 Depot Street	508 476 4000 x101 Fax 476 4012
Norman MacNeill Angela Ernenwein, Assistant		
Building Department	29 Depot Street	508 476 4000 x351 Fax 476 4012
Adelle Reynolds, Building Commissioner		
Building Maintenance	29 Depot Street	508 476 2660 Fax 476 4012
Patrick Colonero		
Town Engineer	29 Depot Street	508 476 4000 Fax 476 4012
Bill Cundiff		

Capital Improvements

Paula Brouillette, Chair
Anthony Gressak
Betty A. Therrien
Mitch Cohen
Glenn Gilbert
Shirley Mosczynski
Bob Saster
Edward A. "Buff" Therrien
Terri Feuersanger

ARCHITECT: C&R / RIZVI, INC.

C&R/ Rizvi, Inc.	376 Boylston Street Boston, MA 02116	617 267 9090 Fax 267 9098
Jim Michael *Project Manager*		

STRUCTURAL ENGINEER: WEIDLINGER ASSOCIATES, INC.

Weidlinger Associates Inc.
One Broadway
Cambridge, MA 02142
617 374 0000
Fax 374 0010

Josef Atzl
Project Engineer

M/E/P ENGINEER: SAR ENGINEERING, INC.

SAR Engineering, Inc.
10 Granite Street
Quincy, MA 02169
617 328 9215
Fax 328 9216

Lawrence Blackwell, PE
Director
Thomas Hopkins
Mechanical Engineer
Ahmad Moghni
Electrical Engineer

COST ESTIMATOR: AFG, INC.

AFG, Inc.
25 Kingston Street #3R
Boston MA
617 426 6543
Fax 426 6656

Roger Gurney
Cost Estimator

FACILITIES AUDIT AND MASTER FACILITIES PLAN
TOWN OF DOUGLAS, MASSACHUSETTS

EXECUTIVE SUMMARY

The purpose of this project is to assess the condition of nineteen of the existing Town facilities in Douglas, Massachusetts. Short and long-term maintenance issues have been identified and quantified and a twenty-year life cycle cost analysis for capital improvements has been developed. A maintenance schedule for each structure is included.

The **Municipal Building** houses town offices on the first floor, an early learning center on the second floor and the police department in the basement. There is also a town gymnasium in the building. The building was constructed in 1926, with addition in 1958 and renovations in 1988-89, and addition and renovation in 1997. The building has an elevator.

Municipal Building Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		8.0	
B. Exterior Envelope		5.0	
C. Roof	1988, 97	7.0	
D. Interior		6.0	
E. Structural		8.0	
F. Mechanical		2.0,4.0	
G. Electrical		3.0	
H. Plumbing		6.0	
I. Fire Protection		9.0	
J. Miscellaneous		9.0	

The **Post Office / Senior Center** is a brick, two story building on Main Street. The Post Office leases the first floor and the Senior Center occupies the finished basement. The building was renovated in 1995-96.

Post Office/Senior Center Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		7.0	
B. Exterior Envelope		7.0	
C. Roof		5.0	
D. Interior		8.0,4.0	
E. Structural		9.0	
F. Mechanical		8.0/8.0	
G. Electrical		8.0	
H. Plumbing		8.0	
I. Fire Protection		-	
J. Miscellaneous		9.0	

The **New Elementary School** is located on Gleason Court, and is a single story, brick and precast concrete building, which was constructed in 1980.

New Elementary School Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		6.0	
B. Exterior Envelope		8.0	
C. Roof	1992	7.0	
D. Interior		6.0	
E. Structural		8.0	
F. Mechanical		By others	
G. Electrical		7.0	
H. Plumbing		5.0	
I. Fire Protection		-	
J. Miscellaneous		9.0	

The **Highway Garage** is located on Route 16, Main Street. The building is a one story concrete block building constructed in 1936 and 1944, with an attached metal garage addition.

Highway Garage Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		2.0	
B. Exterior Envelope		1.0,3.0	
C. Roof		2.0	
D. Interior		2.0	
E. Structural		8.0	
F. Mechanical		1.0,8.0	
G. Electrical		4.0	
H. Plumbing		1.0,7.0	
I. Fire Protection		-	
J. Miscellaneous		-	

The **Old Fire Station** is located on Cottage Street and was constructed in 1926. The original building is a 2-½-story wood frame structure with a 1958 concrete block addition. The building has a wood frame tower 75-100 feet tall. The building is presently unoccupied.

Old Fire Station Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		1.0	
B. Exterior Envelope		2.0	
C. Roof		1.0	
D. Interior		1.0	
E. Structural		3.0	
F. Mechanical		1.0	
G. Electrical		3.0	
H. Plumbing		1.0	
I. Fire Protection		-	
J. Miscellaneous		-	

Pump Station #1 was constructed in 1909 and is located on West Street. It is a two-story brick building.

Pump Station #1 Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		4.0	
B. Exterior Envelope		6.0	
C. Roof		1.0	
D. Interior		7.0	
E. Structural		9.0	
F. Mechanical		3.0	
G. Electrical		6.0	
H. Plumbing		5.0	
I. Fire Protection		-	
J. Miscellaneous		-	

The **New High School** is located on Davis Street. It is a three story brick building constructed in 1988. The building has an elevator.

New High School Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		8.0	
B. Exterior Envelope		4.0	
C. Roof	1988	5.0	
D. Interior		6.0	
E. Structural		9.0	
F. Mechanical		-	
G. Electrical		7.0	
H. Plumbing		5.0	
I. Fire Protection		8.0	
J. Miscellaneous		9.0	

The **VFW Building** is on Route 16, Main Street, and is a one-story wood frame building constructed in 1921.

VFW Building Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		6.0	
B. Exterior Envelope		5.0	
C. Roof	1997	7.0	
D. Interior		5.0	
E. Structural		9.0	
F. Mechanical		4.0	
G. Electrical		2.0	
H. Plumbing		2.0	
I. Fire Protection		-	
J. Miscellaneous		-	

The **Library** is located at 290 Main Street. Constructed in 1904, it is a one-story building and is of brick construction. An addition is proposed by another architect.

Library Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		-	
B. Exterior Envelope		4.0	
C. Roof		2.0	
D. Interior		5.0	
E. Structural		6.0	
F. Mechanical		1.0	
G. Electrical		4.0	
H. Plumbing		2.0	
I. Fire Protection		-	
J. Miscellaneous		-	

The **Sewer Treatment Plant** is located on Charles Street, and is a one-story concrete block building constructed in 1974.

Sewer Treatment Plant Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		7.0	
B. Exterior Envelope		7.0	
C. Roof	1974	4.0	
D. Interior		7.0	
E. Structural		9.0	
F. Mechanical		4.0	
G. Electrical		2.0	
H. Plumbing		4.0	
I. Fire Protection		-	
J. Miscellaneous		-	

The **Sewer Treatment Garage** and attached **Office** is also located on Charles Street. The garage is concrete block, constructed in 1974 with a 1996 wood frame addition.

Sewer Garage and Office Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		7.0	
B. Exterior Envelope		8.0	
C. Roof	1974,1996	2.0,8.0	
D. Interior		7.0	
E. Structural		9.0	
F. Mechanical		2.0,8.0	
G. Electrical		3.0,8.0	
H. Plumbing		1.0,8.0	
I. Fire Protection		-	
J. Miscellaneous		-	

Pump Station #2 is located on West Street, and is a one-story concrete block building constructed in 1975 as a turbine station.

Pump Station #2 Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		6.0	
B. Exterior Envelope		8.0	
C. Roof	1975	3.0	
D. Interior		7.0	
E. Structural		9.0	
F. Mechanical		3.0	
G. Electrical		4.0	
H. Plumbing		3.0	
I. Fire Protection		-	
J. Miscellaneous		-	

Pump Station #3 is on Glenn Street, and is a one-story concrete block structure built in 1997.

Pump Station #3 Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		8.0	
B. Exterior Envelope		8.0	
C. Roof	1997	8.0	
D. Interior		8.0	
E. Structural		9.0	
F. Mechanical		8.0	
G. Electrical		8.0	
H. Plumbing		8.0	
I. Fire Protection		-	
J. Miscellaneous		-	

The **Old Elementary School** is located on Gleason Court. The building is a brick, two-story structure constructed in 1898. The building is presently unoccupied. A separate conditions report by another architect is in the appendix of this report.

Old Elementary School Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		1.0	
B. Exterior Envelope		2.0	
C. Roof		1.0	
D. Interior		1.0	
E. Structural		8.0	
F. Mechanical		1.0	
G. Electrical		1.0	
H. Plumbing		1.0	
I. Fire Protection		1.0	
J. Miscellaneous		-	

The **New Fire Station** is on Route 16, Main Street. The station is a one-story brick structure completed in 2000.

New Fire Station Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		10.0	
B. Exterior Envelope		10.0	
C. Roof	2000	10.0	
D. Interior		10.0	
E. Structural		10.0	
F. Mechanical		10.0	
G. Electrical		10.0	
H. Plumbing		10.0	
I. Fire Protection		10.0	
J. Miscellaneous		-	

The **Salt Barn** is located on Main Street, Route 16, and is a wood frame storage garage.

Salt Barn Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		3.0	
B. Exterior Envelope		7.0	
C. Roof		7.0	
D. Interior		7.0	
E. Structural		9.0	
F. Mechanical		8.0	
G. Electrical			
H. Plumbing			
I. Fire Protection			
J. Miscellaneous			

Soldiers' Field Building #1 is a 1995 two-story building that serves the sports fields.

Soldiers' Field Building #1 Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		-	
B. Exterior Envelope		8.0	
C. Roof	1995	7.0	
D. Interior		7.0	
E. Structural		9.0	
F. Mechanical		7.0	
G. Electrical		8.0	
H. Plumbing		7.0	
I. Fire Protection		-	
J. Miscellaneous		-	

Soldiers' Field Building #2 is a three-story wood frame press box that serves the sports fields. It was built in 1996.

Soldiers' Field Building # 2 Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		-	
B. Exterior Envelope		8.0	
C. Roof	1996	7.0	
D. Interior		7.0	
E. Structural		9.0	
F. Mechanical		8.0	
G. Electrical		8.0	
H. Plumbing		-	
I. Fire Protection		-	
J. Miscellaneous		-	

Soldiers' Field Building #3 consists of the four concrete block dugout buildings at the sports fields. They were built in 1996.

Soldiers' Field Building # 3 Report Card Evaluation			
Task 1 Category	Grade 1-10, poor to excellent		
A. Grounds		-	
B. Exterior Envelope		8.0	
C. Roof	1996	7.0	
D. Interior		8.0	
E. Structural		9.0	
F. Mechanical		-	
G. Electrical		-	
H. Plumbing		-	
I. Fire Protection		-	
J. Miscellaneous		-	

	Municipal Building	Post Office/Senior Center	Elementary School	Highway Garage	Old Fire Station	Pump Station #1	New High School	VFW	Library	Sewer Treatment Plant	Sewer Garage & Office	Pump Station #2	Pump Station #3	Old Elementary School	New Fire Station	Salt Barn	Soldiers Field Building #1	Soldiers Field Building #2	Soldiers Field Building #3
Grounds	8.0	7.0	6.0	2.0	1.0	4.0	8.0	6.0	–	7.0	7.0	6.0	8.0	1.0	10.0	3.0	–	–	–
Exterior Envelope	5.0	7.0	8.0	1.0,3.0	2.0	6.0	4.0	5.0	4.0	7.0	8.0	8.0	8.0	2.0	10.0	7.0	8.0	8.0	8.0
Roof	7.0	5.0	7.0	2.0	1.0	1.0	5.0	7.0	2.0	4.0	2.0,8.0	3.0	8.0	1.0	10.0	7.0	7.0	7.0	7.0
Interior	6.0	8.0,4.0	6.0	2.0	1.0	7.0	6.0	5.0	5.0	7.0	7.0	7.0	8.0	1.0	10.0	7.0	7.0	7.0	8.0
Structural	8.0	9.0	8.0	8.0	3.0	9.0	9.0	9.0	6.0	9.0	9.0	9.0	9.0	8.0	10.0	9.0	9.0	9.0	9.0
Mechanical	2.0,4.0	8.0,8.0	by others	1.0,8.0	1.0	3.0	–	4.0	1.0	4.0	2.0,8.0	3.0	8.0	1.0	10.0	8.0	7.0	8.0	–
Electrical	3.0	8.0	7.0	4.0	3.0	6.0	7.0	2.0	4.0	2.0	2.0,8.0	4.0	8.0	1.0	10.0	–	8.0	8.0	–
Plumbing	6.0	8.0	5.0	1.0,7.0	1.0	5.0	5.0	2.0	2.0	4.0	1.0,8.0	3.0	8.0	1.0	10.0	–	7.0	–	–
Fire Protection	9.0	–	–	–	–	–	8.0	–	–	–	–	–	–	1.0	10.0	–	–	–	–
Miscellaneous	9.0	9.0	9.0	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Average:	**6.8**	**7.6**	**7.0**	**3.6**	**1.6**	**5.1**	**6.5**	**5.0**	**3.4**	**5.5**	**7.8**	**5.4**	**8.1**	**1.9**	**10.0**	**6.8**	**7.6**	**7.8**	**8.0**

FACILITIES AUDIT AND MASTER FACILITIES PLAN TOWN OF DOUGLAS, MASSACHUSETTS

REPORT

This report is a detailed evaluation in narrative format for each structure. The condition, life expectancy, capital improvements analysis / life cycle costs will be identified.

A demolition strategy for the Old Fire Station and the Old Elementary School is included.

- ### MUNICIPAL BUILDING - 29 DEPOT STREET

The Municipal Building is easily the most complex structure in the Town of Douglas's inventory of buildings. The building totals 41,177 square feet in area, and is on a site of 2.8 acres. The Municipal Building houses 11,761 sf of town offices and a 7,300 sf gymnasium on the first floor, 8255 sf of early childhood center on the second floor, 4,620 sf of police department and garage on the lower level, with the remainder basement mechanical and entry spaces. A paved parking area of approximately 40,000 square feet is directly north of the building. The main entry of the building faces west.

The Municipal building was originally constructed as Douglas's high school in 1926. North and south wings were added in 1958 to expand the high school. The building continued as the high school until 1988, when the new high school was built on Davis Street. The town offices were moved to this location in 1988 and the police station was added in 1992. The early learning center was completed in 1997.

The original construction of the building was brick masonry bearing wall, with wood framed floors and roof. The gymnasium primary roof long spans are in steel wide flange joists, with heavy timber beams in the short spans, all supporting exposed wood decking. The early learning center was a new addition, designed in structural steel, clad in a split face concrete block, exterior insulation finish system, and aluminum storefront glazing. All roofs on the building are flat, EPDM rubber, with the existing built up tar and gravel roofs on the construction up to 1958 remaining under the new 1988 roof. The 1997 EPDM roof is over the entry for the early learning center. The exterior insulation system should be carefully monitored, as it can be a material with a ten year life span.

A number of programmatic functions are ongoing in the building. The police station functions as a twenty-four hour a day, seven day a week concern, whereas the town offices and the early learning center revolve around five day a week, 8-10 hour days. Small town meetings (committees, etc.) occur on weekday evenings up until about 10 pm. The gymnasium is quite useful for the early learning center for indoor exercise, and is conveniently located. The elevator added in 1997 for the early learning center makes access to both the gymnasium and early learning center from the first floor quite easy.

The 1988 addition and change of use were a significant change to this building, bringing the building up to accessibility standards, replacing the windows on the first

floor, and bringing the suspended ceilings and interior finishes up to date. The assumption is that the building was reroofed in EPDM at this point.

The third floor windows at the early learning center were not replaced and appear to be the original 1926 single hung windows. They are presently inoperable (screwed and or caulked shut) and fresh air is assumed to be brought in from the new mechanical system. Operable windows are a cause for concern in any second floor childcare center due to risk of children falling from them.

The heating of the municipal offices, police department, large function room and gymnasium is dependent on a common steam system. The boilers supplying this system are located in the basement of the original building and appear to be the original equipment installed in 1928. They are (2) H.B. Smith-Mills 450-8 section units rated at 1200 MBH each. One boiler appears to have parts removed and utilized as replacement parts for the other. These boilers are well beyond their normal life span and at some point will fail. Because there is no back-up capability the building possibly could freeze up. Due to this situation it is recommended that a replacement or backup be installed in the near future (3 years). Please note that due to the changed configuration and modernization of the building over the years the higher net efficiency of a properly sized pair of boilers would probably have a fairly short payback period. I noted that there did not appear to be any direct source of combustion air. This is a possible code violation and at the very least causes the boiler to steal from the building air for firing.

A 6,000-gallon buried fuel tank provides fuel oil for the boilers and is piped to a 275-gallon day tank and pump installed in what appears to be the electric room (possible code violation). This system appears to have been installed in 1997 and should, with normal maintenance and possible replacement of the fuel pump last over 20 years.

Three air handlers with internal direct expansion coils and discharge mounted steam coils provide heating and cooling to the first floor municipal offices and the large function room. Two of the air-cooled condensers are located at ground level and the remaining unit is mounted on the roof. These air conditioning units are approx. 12 years old and have about 40% usable life left.

A built up air-handling unit with steam coil, both circa 1958, located in the basement of the original building serves the gymnasium. I would give this system a report card grade of "2" based and age and operability. This is an all air system and has had problems in the past. While touring the building I was told that when the outdoor air temperature drops below 30F the heating system could not keep up with the demand. The ductwork in the gym has rusted through in spots and appears to have had holes cut through it for basketball backboard supports at some time. Several rooms containing plumbing have been closed off due to freezing problems that I believe could have been caused by shutting down the air handler at night. These spaces will require a separate source of heat if they are to be utilized in the future.

The police department also has an air-handling unit with steam coil located near the gym unit. I have been informed that the coil has a split end that requires replacement. This coil and the boiler are the only substantial cash items that are required at this time that the writer is aware of. Cooling for the police department is provided by 2 air conditioning units, which are now about 50% thru their useful life. The condensers for these units are located on the ground outside the police station and indicate normal aging for their location. The larger of the two systems is

controlled by the needs of variable air volume boxes in the general areas of the station. This VAV system and all its parts need to be recalibrated to prevent future breakdowns similar to the cracked preheat coil that is in the system presently.

The upper floor of the main building was renovated about three years ago and has been disconnected from the central boiler system. The preschool education center is now heated and cooled by four roof top propane fired package units that with normal maintenance and repair should last another 15 – 20 years.

As part of the 1997 renovation the access stairwell was equipped with a 1 ton ductless A/C system and steam unit heaters, the steam heaters will require normal maintenance i.e. Filters and steam trap cleaning each year. The air conditioner provides cooling to the elevator machine room and should last 5 – 10 more years. The steam unit heaters should last 15 – 20 years.

Overall mechanical system has approximately 20% of usable life remaining (report card rating of 2).

To replace the boiler system would cost $150,000 - $180,000. The coil replacement I understand has already been contracted for with V & V Mechanical. Control recalibration in the police station could cost $1,000 or $5,000.

The building is supplied from pad mounted transformer. The 800A, 120.208V, 3 phase, 4 wire service was installed in the electrical room in 1997. However, the original 400A Westinghouse main switchboard sub feed from the new disconnect and load centers feeding the building are in fair condition. The original main switchboard has a breaker that is defective and also the age of the original system makes its reliability questionable. The location of the main switchboard also makes it vulnerable to water seepage through the wall. In the basement electrical room, the pipe for the oil tank for the boiler room is above the dedicated space for the electrical equipment and should be protected from leakage.

Lighting throughout the building is fluorescent fixtures. The light fixtures in the Municipal Building, day care and police station has satisfactory light level.

The gymnasium HID lights are operated from the circuit breaker on the load center.

Emergency power is provided to the police station 30 kW, 120/208V standby generator mounted outside with Zenith automatic transfer switch. The Municipal Building and day care have emergency battery packs and remote heads. However, the two 92) bathrooms in day care do not have emergency battery unit.

Exit signs are throughout the buildings.

The Siemens 12-zone fire alarm control panel is installed in the police station for the building. In the Municipal Building, the same smoke detectors are not functional. The electrical room in the basement has not remote indicator for smoke detector. We, therefore, recommend that the fire alarm devices in the Municipal Building should be upgraded.

The sound system and scoreboard system in the gymnasium is in poor condition.

First floor of original building has a sprinkler system installed. System capacity – 211 GPM, 0.1 GPM/square foot.

Recommendations

The original 400A, 120/208V, 3 phase, 4 wire Westinghouse main switchboard and load centers to be replaced due to their age.

The emergency backup lights need to be installed in two (2) bathrooms in the day care.

The fire alarm devices in the Municipal Building to be upgraded.

The lighting and power circuits in the gymnasium, the locker, and the shower rooms to be replaced with new.

The sound and scoreboard system in the gymnasium to be replaced with new.

The estimated cost for replacing the existing should be approximately $50,000.

POST OFFICE/SENIOR CENTER - 331 MAIN STREET

The Post Office and Senior Center is a 1996-97 renovation and reuse of the original 1922 Douglas Town Hall. The building has an area of 14,414 sf, with the post office occupying 4,916 sf enclosed and 136 sf loading dock on the first floor and the senior center occupying 4,916 sf in the lower level. An unused second floor has 1,968 sf of usable area, and the remainder of the total area is attic and porches. A paved parking area of approximately 2,000 sf is on the north side of the building. The site is a total of one acre.

The construction of the building is brick masonry bearing wall, with wood framed floors and roof. The peaked roof configuration is cross-shaped in plan, with cement plaster gable ends at each of the four ends. The roofs are a minimum slope of approximately 8 in 12, to a maximum of approximately 12 in 12 and are roofed in asphalt shingles.

The post office is served by two systems that appear in good shape. The rear of the building including the sorting area and boxes lobby is served by a 4,000 cfm air handler with separated combustion propane duct furnace and 10 ton split air conditioning system with the condenser located on the ground next to the driveway. The front is heated and cooled by a 2-1/2 ton heat pump system with 10 kw electric backup heater and grade-mounted condenser. Both condensers are beginning to show signs of rust and are unprotected from vandalism. Overall systems are an "8".

The Senior Center is heat only by baseboard (1995) from an older boiler. I would say the system has half its usable life remaining for about a "5" rating. The ventilation is provided by operable windows.

The building was constructed in 1922. The last renovation was carried out in 1995/1996. The Senior Center and Post Office each have 200A service with meters mounted on the outside wall.

The Senior Center and the post office has 225A, 208/120V, 3 phase, 4 wire, "Square D" panelboards. The hot water boiler in the senior center has 30A, 208V disconnect.

The building has unswitched/night light circuits and emergency battery pack units and exit signs.

The Simplex 4-zone fire alarm control panel is located in the main entrance on the first floor in the Post Office. The buildings has smoke detectors and other fire alarm devices.
The disconnect for the outside compressors have rust but are in good condition.

There is normal war and tear evident in occupied spaces and in the toilet and kitchen areas for a rating of "8".

A 50 gallon electric hot water tank is installed next to the Senior Center boiler and I believe it might need replacement within the next 5 years.

No sprinklers or standpipe evident.

Recommendation

The electrical system overall is in good condition and should last another 25 years

NEW ELEMENTARY SCHOOL - 17 GLEASON COURT

The New Elementary School was constructed in 1980, and is a one story, 39,824 sf structure. The school is sited in 24.3 acres of land, and has a paved parking area of approximately 35,000 sf.

The building is slab on grade, concrete masonry unit bearing wall construction with bar joists and metal decking for the roof. The exterior is clad in brick, precast concrete fascia and aluminum framed windows with insulating glass. The roof is an EPDM rubber roof installed in 1992 or 1993. The roof has approximately 13 years of life.

There are cosmetic cracks in the hallways which should be routed out and caulked before the next repainting. The ceiling tile, suspended 2 x 4's, is of low quality, and has sagged due to summer humidity. They should be replaced within 5 years with a non-sag quality ceiling. The runners can remain. The vinyl composition floor tile is in good condition, however, there is some cracked tile, and there is no attic stock of tile. A complementary tile should be selected that can replace cracked tile and not look like a mistake. Well maintained, the floors can last another ten years.

The soapstone window stools have held up well throughout the building, and survive the inevitable overwatering of indoor plants very well.

The school is fed from a pad-mounted transformer. The 800A, 120/208V main switchboard and the molded case circuit breaker on the switchboard are in good condition. New 400A main breaker was added for the new class module. 225amps panelboard was added for new corridor in 1989. The motor control center looks to be in good condition. Due to electrical problems, new wiring was done on the motor control center.

The fluorescent fixtures have been upgraded to T-8 lamps with electronic ballasts. The gymnasium has high bay metal halide fixtures.

The school has emergency battery pack units and exit sign throughout the building.

The school has Simplex fire alarm system installed in 1995. The classrooms have smoke detectors and horn/strobes. The corridors have smoke detectors and pull stations. There is no horn/strobe in bathroom.

Computers are being installed. However, there seems to be no transient voltage surge suppressor protected circuit breaker panels for compute power outlet.

The building has a master clock system and public address system with wall mounted speakers in all the classrooms. The motion sensors in some classes are not functional and need to be replaced.

The overall electrical system is in good condition and should last another 10 years.

Original building (1980) equipment displays normal wear and tear with approximately 5-10 years of useful life remaining. Addition (1990) toilets are wearing out quicker. Addition (1990) kitchen in good condition except for 2 items needing more than normal attention. The wash sinks in the kitchen have an above grade grease interceptor and the steam tables have no drains. The grease interceptor requires occasional pumping and cleaning.

No sprinkler or standpipes were seen in the building. Fire alarm system is monitored by a private service.

The building access is quite good, as all spaces are on one level.

HIGHWAY GARAGE - 56 MAIN STREET

The Highway Garage is a 5,500 sf structure housing office functions and garage bays for the highway department of Douglas. It is sited on 4.96 acres of land and is a maintenance building. A paved area of approximately 20,000 sf is located to the east and north of the building.

The office component is in a 64 year old concrete block wall building with a wood framed roof. The windows in this area vary from original to replacement "patched together", however worn and at the end of their usable life. Roll up door is in mid life. The metal garage is in worn condition, with doors and windows in fair condition. The metal skin is in fair condition. The metal building is adequately insulated.

The asphalt shingle roof over the office is at the end of its life. The metal roof over the metal building is rusty (road salt?) and must be replaced in five years.

The interior finishes of the office are at the end of their lives. The garage interior is well worn and needs refurbishing.

Wood trusses over 1936 structure only partially inspected due to inaccessibility. Bottom chord of trusses appear to be OK. The supporting CMU is cracked and should be repaired. The attached steel structure appears in good condition and may be reused if the town decides to rebuild the garage.

The near portion of the garage area is heated by an old oil fueled unit heater with fan assisted combustion air exhaust which appears new. It is the end of its useful life. The street side end of the garage and the office area are provided with heat by a new 155 MBH hot water boiler.

Baseboard distributes the heat in the office area while the garage is supplied by hot air off of a new (2000) air handler. I expect the front unit to last 20 years with nominal maintenance. Lamd ductwork systems.

The buildings electrical service originates from overhead pole and meter installed on the outside wall. The garage has 200A, 40 pole, 120/240V load center.

The 8' pendent mounted lighting fixtures in the Garage are not in good condition. Some of the fixtures do not work.

The 10 KVA, 208/120V, 3 phase, 4 wire generator installed inside the Garage has rusted exhaust pipe and muffler.

The ceiling and exhaust fan and associated conduits and wiring are new.

The electrical system should last for approximately three (3) years.

The generator requires maintenance.

The shop area toilet is in need of work. The drainage of the sink into the slab of what appears to have been a shower stall and the dual faucets I understand to be code violations. The office area toilet is 3 years old and in good condition.

No standpipes or sprinklers viewed.

OLD FIRE STATION - COTTAGE STREET

The Old Fire Station is a 3,396 sf structure built in 1884 with a 1955 garage addition. The building has a 50 foot tower originally used to dry fire hoses. The structure is located on .092 acres of land (4,007 sf). The building faces east, and has a paved apron to the street.

The structure is a wood frame, clapboard clad main building with a concrete block addition. The structure is desperately in need of paint, the windows are worthless, and much of the exterior wood is rotten. The building has been leaking for quite a while and is presently abandoned. The rollup doors are in usable condition, though. Exterior stairs are rotten. The asphalt shingle roof is at the end of its life.

The interior finishes of are at the end of their lives

This building needs maintenance- replacement of rotted wood siding, possibly wood studs and struts and or roof beams. Roof repairs and painting could be performed to give the appearance of occupancy. (to prevent vandalism) The town should consider demolishing the building. The tower was not inspected.

The mechanical system appeared to be off and sections of the ductwork system were lying on the floor. In order to be used, most, if not all of the system would need to be replaced.

The building originates from overhead line and has meters on the outside wall. The station has 200A, 120/208V, 3 phase, 4 wire Cutler-Hammer 20 pole load centers. The building also has 100A, 240V, "Square D" and 60A, 240V "Crouse Hinds" safety switch

The distribution system, fixture, and the associated conduit wiring are in bad condition and needs to be replaced.

The pendant mounted fixtures and associated wiring are in poor condition and do not work.

Fire alarm devices were not evident.

Plumbing has been shut off, and is at the end of its life.

No sprinkler or standpipes evident.

It is difficult to imagine a strategy to save this building from demolition, and storing a vintage fire engine in this structure is not recommended.

We assume that the demolition and removal of the Old Fire Station will be $35,000. This does not include any hazardous material abatement and disposal.

PUMP STATION #1 - 20 WEST STREET

Pump Station #1 is 1,660 total sf (+/-830 sf per floor) brick bearing wall structure constructed in 1910. The building is located on 2.94 acres of land and has a paved area of approximately 2080 sf.

The concrete and asphalt pavement was fair on this site. The cracks in the asphalt should be filled as soon as possible. The rusty flagpole should be painted.

The structure is brick loadbearing masonry with no insulation. Minor repointing is required. (less than 5% of the wall area.) There are minor sill cracks in the top of the foundation wall that should be filled. The windows and storms are in fair condition. (verify) The roof fascias should be repaired, replaced (10%), and repainted. It is a shame that some of the windows are boarded up.

The asphalt rolled roof is at the end of its life and is leaking. It should be replaced immediately.

The interior is in acceptable condition. Immediate roof replacement will prevent water damage to the interior.

The building appears to be in good condition structurally.

Women's room has been recently updated but is Spartan. The men's room is functional but needs to be rebuilt.

Approximate cost for men's room update $ 6-8,000.

No sprinklers or standpipes.

LIBRARY - 290 MAIN STREET

The Douglas Library is a brick bearing wall structure built in 1903. The structure is one of the town's most prominent building6s, and is sited on .599 acres in the heart of downtown.

There is an addition planned for this building by another architect so our comments will be limited to urgent items.

The comments expressed are if and only if no addition to this library occurs. The brick exterior walls should be repointed in the next ten years. The cornice should be immediately repaired cleaned and repainted. Seventeen of the major windows should be replaced and 10 of the basement windows. The Trocal PVC roof should be replaced immediately with a modified bitumen or EPDM roof.

This building needs maintenance. The entrance has water damage and damage to the wooden structure is possible. Otherwise the foundation and the wooden structure where visible appears to be in good condition.

The main heating source for the building is a converted steam to hot water (550 EDR =132 MBH) boiler that appears to be 25-30 years old. The burner appears to have been replaced when the baseboard loop was added for the function room in the basement approximately 10 years ago. If the new library is not approved, this boiler should be replaced and provisions made for outdoor combustion air to feed the boiler (code violation). This boiler appears to not be of adequate size for the present usage of the building. Report card "1". It was noted that what appeared to be asbestos covering on a pipe in the basement area at one point should be encapsulated or removed.

The building service originates from overhead pole with meter on the outside wall. The building has 100A Fed Pacific disconnect and 125A, 120/208V, 3 phase, 4 wire, and 40 pole load center.

The building has fluorescent and incandescent fixture throughout the building and is in fair condition.

The library has emergency battery pack unit and remote heads.

The Library has exit signs.

The building has Fire Lite 4 zone fire alarm systems. The fire alarm devices are installed throughout the building.

If there is an addition/extension to the existing Library, then the new electrical systems will be required.

New fluorescent light fixtures to be installed if there is an addition/extension to the existing Library.

The two toilet rooms and the sink in the multi-function room appear to be serviceable but aging. Score "2" overall.

No standpipes or sprinklers noted.

SEWER TREATMENT PLANT - 29 CHARLES STREET

The sewage treatment plant is a small research and development structure that serves the sewage treatment complex as a control building. The building is a 792 sf (396sf on the ground floor,396 sf in the basement) concrete masonry structure built in 1974. The grounds are well maintained. Cracks in asphalt should be patched.

The masonry walls seem to be in good condition.

Low slope roof appears to be original asphalt roll roof.

The interior consists of clean, tidy, concrete floors and walls, exposed structure.

This building seems to be well maintained and in good structural condition.

Wear and tear on equipment appears to be in line with the building's age. The window A/C could go anytime.

The plant has an underground cable service from a pole mounted transformer.

The plant has a 150A, 277/480V service with stepdown transformers and panelboards.

The fluorescent light fixtures are in fair condition and have sufficient light levels.

The standby generator is outside mounted. The generator is in poor condition.

We recommend that the distribution system and lighting system be replaced in approximately three (3) years. However, the generator may require maintenance/ replacement. Approximate cost is $15,000.00.

The toilet room appears functional but will need shower replacement and rehab in near future.

Approximate cost $1,500.

None observed.

The standby generator is in bad condition and new generator is recommended depending on the load to be served.

SEWER TREATMENT GARAGE WITH ATTACHED OFFICE - 29 CHARLES STREET

This structure is a combination of a 1974 concrete block garage building and a 1996 wood frame office clad in vinyl clapboards. The structure is a total of 1828 sf on one floor on an 11-acre site. The office component is 540 sf and the garage is 1288sf.

The grounds are well maintained. Cracks in asphalt should be patched.

The masonry walls seem to be in good condition. The office addition is clad in 5-year-old vinyl siding and seems to be adequately insulated. The windows are high quality Andersen and 5 years old.

The roof is a low slope roof. It is in good condition over the office. The original roof over garage will need replacing soon if it is the original roof.

The carpet is beginning to show wear in office. 2x4 ceiling in office in good condition. Garage concrete floor, block walls clean and tidy.

This building seems to be well maintained and in good structural condition.

The garage is served by a ceiling hung air-handling unit with oil fired heating coil. The unit appears to be original (1974) and the burner appears to be an update. I rate the system about a 2.

The office is a 1996 addition with an up flow oil fired heating coil and split type air conditioning system with rooftop condenser. The equipment shows no excessive wear and tear. Rating approximately "8".

Approximate replacement cost air handler with coil $2,000.

The office and garage building has 277/480V, 3 phase, 4 wire Westinghouse panelboard.

Distribution and branch circuit breaker panels are in the old office.

The distribution panel looks to be in good condition.

The recessed light fixtures in the old office area do not have sufficient light level. The light fixtures in the garage are also old and need replacement.

The lighting fixtures in the old office area and garage to be replaced by new fluorescent fixtures with T-8 lamps and electronic ballasts. Approximate cost will be $2,500.00.

The older toilet area in the garage end of the building seems timed and at present serviceable but will need work in the near future. Rating – 1.

The toilet in the office addition appears in good shape with a rating of 8.

No standpipes or sprinklers viewed.

The light fixtures in the office (old area) and garage should be replaced. The recessed fixtures in new office are in good conditions and have sufficient light level.

PUMP STATION #2 - WEST STREET

Pump station #2 was constructed in 1974 and is a 268 sf pump facility, remotely located on West Street on 20 acres of land.

The grounds are well maintained. Cracks in asphalt should be patched.

The exterior is painted concrete block in good condition.

The low slope roof is roll roofing and is 26 years old and is approaching the end of its useful life.

This building seems to be well maintained and in good structural condition.

An electric heater that is wall mounted provides heat. A through wall exhaust fan provides ventilation. A wall-mounted thermostat sequences both the heater and fan. This equipment still has a usable life of about 5-8 years. Report Card - "3".

The service to pumping station originates from overhead service utilizing pole mounted transformer. Local metering existing in the pumping station. The station has 208V,100A, 3 phase "Square D" breaker and 90A, 2080V, 3 phase, "Square D" breaker for pump.

The pumping station has 100A, 120/208V, 3 phase, 4 wire, 9 pole load center.

The lighting fixtures are in fair condition.

The pumping station has 120/208V, 3 phase, 4 wire standby generator.

The electrical systems are old and should be replaced in approximately three years.

There is an eyewash stand and sink in the building. Due to limited access to the building, there is little wear and tear on equipment. A report card of "3".

No fire protection was observed.

PUMP STATION #3 - GLENN STREET

Pump Station #3 was built in 1997 and is a concrete block structure in very good condition.

The grounds are well maintained.

Roof: Low slope roof (further inspection required)

This building seems to be well maintained and in good structural condition.

The electric heater is wall mounted and a wall thermostat controls the exhaust fan in this unmanned building and all appears in good condition. Report Card "8".

The building was built in 1997. The building electrical service originates from pad mounted transformer.

The distribution panel, standby generator transformer switch are in good condition.

The station has intrusion alarm and fire alarm system that are in good condition.

The fixtures are in good condition.

The pumping station has its own standby generator and transfer switch.

The pumping station has its own fire alarm and security alarm system.

All systems are in good condition.

Building is equipped with an eyewash stand and there is a sink. Due to limited access to the building, equipment is in good condition.

No fire protection was observed.

- **OLD ELEMENTARY SCHOOL - 11 GLEASON COURT**

Built in 1898, the Old Elementary School is one of the town's handsomest buildings. It has apparently been vacant since 1980, and sits on one acre of land. The structure encloses 17,264 square feet of floor area, on three levels, one being a basement. Each level is approximately 5,156sf, with unfinished attic bringing the totals up.
Grounds: Snow covered the majority of the grounds. Assessment card indicates it was last paved in 1945. We assume the paving is poor.

The loadbearing masonry walls are in fair to good condition. Insulation is nonexistant. The windows have been removed and boarded up. Exterior doors are in poor condition.The asphalt shingle roof is in very poor condition, as are gutters and soffits.

The interior is full of debris and trash. Plaster and paint are in extremely poor condition.

The building is masonry bearing walls with heavy timber floor and roof framing. The building structure seems adequate, according to the SMMA report.

All mechanical equipment is completely obsolete, according to the SMMA report.

All electrical equipment and wiring is obsolete, according to the SMMA report.

All plumbing is obsolete, according to the SMMA report.

There is no fire protection system.

The cost of demolition and removal of the Old Elementary School is approximately $100,000. This does not include any hazardous material abatement and disposal.

See SMMA report in appendix for MEP/Fp and futher information

- **NEW FIRE STATION - 64 MAIN STREET**

The New Fire Station has just been completed and is still under builder's warranty. We can only assume that is in excellent condition.

The station is a concrete block, 7,208 sf structure with a gable ended asphalt shingle roof, sited on 3.413 acres of land.

SALT BARN - MAIN STREET

The Salt Barn was constructed in 1997, and is in good condition throughout. The building is about 1040 sf in area.

The grounds are gritty, although fairly tidy

The exterior is T-111 plywood siding, painted, in good condition, door in good shape.

The roof is asphalt shingles- good condition.

The interior is in good condition.

This building appears to be in good condition. No structural issues to report.

The barn has one (1) receptacle and one (1) wall mounted HID lamp fixture and are in fair condition. Report card "4".

There is no fire protection.

SOLDIERS' FIELD BUILDING #1 - MECHANIC STREET

Snow covered the ground during the observation period

The building is CMU first floor, wood frame second floor. Window is recent, good condition.

The roof was not observed, but is only 5 years old.

No structural problems were observed.

Due to the building being shut down for the winter, equipment was not viewed. However, building is only 5 years old and we were informed by Rick Colonero that the building has limited access to the public and the interior spaces and equipment were as cared for as the exterior which appeared to be well treated. Report card should be a "7".

Equipment not reviewed. The building electric service originates from overhead service. Local meter exists outside the building.

As per Rick Colonero the electrical system is in good condition. Report card should be an "8".

The spot lights for field are in good condition

No standpipes or sprinklers are evident.

No standpipes or sprinklers evident.

- ## SOLDIERS' FIELD BUILDING #2 - MECHANIC STREET

This building is a press box, up on raised legs. The press box is about 300sf, constructed of wood.

The roof was not observed, but is only 5 years old.

No structural problems were observed.

Due to the building being shut down for the winter, equipment was not viewed.

The building was built in 1995. The building electric service originates from overhead services. The electrical system is in good condition. Local meter exists outside the building.

As per Rick Colonero, the electrical system is in good condition. Report card should be an "8".

No standpipes or sprinklers evident.

- ## SOLDIERS' FIELD BUILDING #3 - MECHANIC STREET

Snow covered the ground during the observation period

These are four CMU dugouts

The roof was not observed, but only 5 years old.

The interior is CMU, wood bench

No structural problems were observed.

FACILITIES AUDIT AND MASTER FACILITIES PLAN TOWN OF DOUGLAS, MASSACHUSETTS

BUILDING: MUNICIPAL BUILDING, 29 DEPOT STREET PRIORITY: 1 - DATE OF CONSTRUCTION: 1926 /1958, RENOVATED: 1988-89, 95-97

Each section has a **1 –10** "report card" evaluation

A. Grounds: Snow covered the ground during the observation period, however the parking lot and entry ramp were observed to have a number of unfilled cracks that will worsen with the ongoing winter. Overall rating for the grounds is **8.0**

B. Exterior Envelope: Brick with precast concrete sills, cornices, trim and quoins. Cornices show signs of spalling and will require replacement in five years. The windows on the lower two floors have been replaced and the windows on the upper floor are in need of replacement. At the minimum, on the upper floor, storm windows should be replaced. A minor leak in the child care entrance should be addressed. Overall rating for Exterior Envelope is **5.0**

C. Roof: There are leaks in the Gymnasium at the northwest corner that must be addressed immediately. Water and ice enter the building and affect the wood roof and electrical system. A 6"∅ hole was found in the roof, which was the result of some type of external trauma. In the spring, the structure at this corner should be opened and evaluated. The roofs are relatively recent (1998, 1995-97), EPDM and appear to be satisfactorily installed. Overall rating for the roof is **7.0**

D. Interior: The interior offices on the first floor are either recently carpeted or are in the process of being carpeted. The acoustical ceiling tiles throughout the second floor are apparently sagging from summer humidity and will need to be replaced in five years. The town should verify if these were specified or supplied as non-sag ceilings. The bleachers from 1971 need a general refurbishment. The gym floor is in good shape. Overall rating for the Interior is **6.0**

E. Structural: There is a crack in the foundation wall of the gym where the Childcare addition and the elevator meet. This is due to settlement of the gym foundation at this location. This does not jeopardize the gym. This crack should be sealed. The roof leakage may have caused some structural degradation in the wooden structure of the gym roof. Overall rating for the structural is **8.0**

F. Mechanical:

The heating of the municipal offices, police department, large function room and gymnasium is dependent on a common steam system. The boilers supplying this system are located in the basement of the original building and appear to be the original equipment installed in 1928. They are (2) H.B. Smith-Mills 450-8 section units rated at 1200 MBH each. One boiler appears to have parts removed and utilized as replacement parts for the other. These boilers are well beyond their normal life span and at some point will fail. Because there is no back-up capability the building possibly could freeze up. Due to this situation it is recommended that a replacement or backup be installed in

the near future (3 years). Please note that due to the changed configuration and modernization of the building over the years the higher net efficiency of a properly sized pair of boilers would probably have a fairly short payback period. I noted that there did not appear to be any direct source of combustion air. This is a possible code violation and at the very least causes the boiler to steal from the building air for firing.

A 6,000-gallon buried fuel tank provides fuel oil for the boilers and is piped to a 275-gallon day tank and pump installed in what appears to be the electric room (possible code violation). This system appears to have been installed in 1997 and should, with normal maintenance and possible replacement of the fuel pump last over 20 years.

Three air handlers with internal direct expansion coils and discharge mounted steam coils provide heating and cooling to the first floor municipal offices and the large function room. Two of the air cooled condensers are located at ground level and the remaining unit is mounted on the roof. These air conditioning units are approx. 12 years old and have about 40% usable life left.

A built up air-handling unit with steam coil, both circa 1958, located in the basement of the original building serves the gymnasium. I would give this system a report card grade of **2.0** based and age and operability. This is an all air system and has had problems in the past. While touring the building I was told that when the outdoor air temperature drops below 30F the heating system couldn't keep up with the demand. The ductwork in the gym has rusted through in spots and appears to have had holes cut thru it for basketball backboard supports at some time. Several rooms containing plumbing have been closed off due to freezing problems that I believe could have been caused by shutting down the air handler at night. These spaces will require a separate source of heat if they are to be utilized in the future.

The police department also has an air handling unit with steam coil located near the gym unit. I have been informed that the coil has a split end that requires replacement. This coil and the boiler are the only substantial cash items that are required at this time that the writer is aware of.

Cooling for the police department is provided by 2 air conditioning units that are now about 50% through their useful life. The condensers for these units are located on the ground outside the police station and indicate normal aging for their location. The larger of the two systems is controlled by the needs of variable air volume boxes in the general areas of the station. This VAV system and all its parts need to be recalibrated to prevent future breakdowns similar to the cracked preheat coil that is in the system presently.

The upper floor of the main building was renovated about three years ago and has been disconnected from the central boiler system. The preschool education center is now heated and cooled by four roof top propane fired package units that with normal maintenance and repair should last another 15 – 20 years.

As part of the 1997 renovation the access stairwell was equipped with a 1 ton ductless A/C system and steam unit heaters, the steam heaters will require normal maintenance i.e. Filters and steam trap cleaning each year. The air conditioner provides cooling to the elevator machine room and should last 5 – 10 more years. The steam unit heaters should last 15 – 20 years.

Overall mechanical system has approximately 20% of usable life remaining (report card rating of **4.0**).

To replace the boiler system would cost $150,000 - $180,000. The coil replacement I understand has already been contracted for with G & V Mechanical. Control recalibration in the police station could cost $1,000 or $5,000.

G. Electrical:

The building is supplied from pad mounted transformer and has 800A Siemens disconnect switch in the electrical room. The new service and old service each has 400A "Siemens" disconnected switches. The new Siemens main distribution panel is 400A with molded case circuit breakers for rooftop units, elevator, local lighting circuits and children day care. The children's day care on the second floor is fed from panelboard "PP2" installed in 1997. The elevator machine room has 200A Siemens disconnect switch.

The smoke detector installed in electrical room has no remote alarm indicator.

The classrooms have smoke detector strobes and battery pack emergency light. The corridor has smoke detectors, horn and strobes, exit lights, battery pack emergency light. Smoke detectors are installed in elevator machine room, first floor and second floor elevator lobby.

The knox box is installed outside on the first floor day care entrance. The fire alarm devices are tied to main fire alarm control panel in police station. The two (2) bathrooms do not have strobe or emergency light.

The day care has security alarm security system, buzzer.

The Municipal Building, town gymnasium and police station are supplied from 400A Westinghouse main switchboard with the molded case circuit breakers. One of the molded case circuit breakers on the main switchboard seems to be defective.

The area in which the old distribution board is installed has water seepage in the wall, the conduits are rusted.

The building has fire alarm devices tied into the main fire alarm panel in police station.

The gymnasium was built in 1958 and has not been renovated recently. The sound system is not operational. The HID lights and scoreboard are directly operated from the circuit breaker on the panelboard.

The wiring for HID lights, ceiling fan, scoreboard and sound system are in fair condition. The shower and lockers lighting circuit/wiring is old and needs to be upgraded. The clock in the gymnasium does not work.

The police station has 42 pole panelboard. The main fire alarm control panel and CCTV are in good condition. The police station 37.5 kVA, 30 kW standby Koehler generator and Zenith automatic transfer switch are in good condition.

We recommend that the old Westinghouse main switchboard and the panelboards serving the Municipal Building gymnasium and boiler room be replaced. The wiring and circuits in gymnasium for HID lights, ceiling fan, and scoreboard be replaced. A new sound system and scoreboard be installed.

The estimated cost for replacing the existing system (old) should be approximately $45-50,000.

Overall rating for electrical is **3.0**

H. Plumbing:

Toilet areas on the first floor appear to have been updated within the last ten years and display normal wear and tear. The second floor preschool renovation is new. The old gymnasium toilets have been abandoned due to the lack of heat and freeze ups and would require replacement fixtures if that area is reopened. The new ADA toilets are in almost new condition and should last another 20 years.

Cost to reopen the gym area showers and toilets about $10-12,000

Overall rating for Plumbing is **6.0**

I. Fire Protection:

First floor of original building is the only part of the building that has a sprinkler system installed. System capacity – 211 GPM, 0.1 GPM/square foot.

Overall rating for Fire Protection is **9.0**

F. Miscellaneous: The elevator was installed in 1997 and should have a maintenance contract ongoing. The elevator was recently inspected by the State.

Overall rating for Miscellaneous is **9.0**

G. Photographs: Will be scanned in final report

H. Cost Analysis Report

FACILITIES AUDIT AND MASTER FACILITIES PLAN
TOWN OF DOUGLAS, MASSACHUSETTS

BUILDING: POST OFFICE / SENIOR CENTER, MAIN STREET PRIORITY: 1
DATE OF CONSTRUCTION: 1922, RENOVATED: 1995-96

Each section has a **1 –10** "report card" evaluation

A. Grounds: Snow covered the ground during the observation period, however the parking lot was observed to have a number of unfilled cracks that will worsen with the ongoing winter. Overall rating for the grounds is **7.0**

B. Exterior Envelope: Brick with wood portico and cornices. Brick chimney needs repointing in next five years. Cement plaster clad cupola should be patched, refurbished and repainted in next five years. Gables appear to be cement plaster (verify) Windows and storms appear to be in good condition. An allowance of ten percent of the brickwork should be repointed when the chimney is repaired.(verify quantity). Overall rating for the exterior envelope is **7.0**

C. Roof: The roof is a maximum of 12/12 slope, asphalt shingle, at midlife.(verify age) The roof valleys are executed in shingles rather than metal. Gutters should be cleaned yearly and their condition monitored since they are the primary water diversion on a very tight site. Gutters are in good condition. The roof valley over the accessible entry dumps snow, ice and water onto pedestrians and should have snow restraints and a diverter installed on the roof. (why is the crawl space in the roof so warm? ventilation problem?) (There does not seen to be provision for eave and ridge ventilation.) Overall rating for the roof is **5.0**

D. Interior: The final narrative will address building finishes in greater detail. There is a great deal of unused space on the second floor. I assume the PO is responsible for their finishes, not the town. There is asbestos board readily visible, and labeled as such in the attic area. Overall ratings for the interior are **8.0 & 4.0**

E. Structural: The structure appears to be in good condition. Overall rating for the structural is **9.0**

F. Mechanical:

The post office was renovated in 1995 and is served by two systems that appear in good shape. The rear of the building including the sorting area and boxes lobby is served by a 4,000 cfm air handler with separated combustion propane duct furnace and 10 ton split air conditioning system with the condenser located on the ground next to the driveway. The front is heated and cooled by a 2-1/2 ton heat pump system with 10 kw electric backup heater and grade mounted condenser. Both condensers are beginning to show signs of rust and are unprotected from vandalism. Overall systems I would call the systems an "**8**".

The Senior Center is heat only by baseboard (1995) from an older boiler. I would say the system has half its usable life remaining for about a "**5**" rating. The ventilation is provided by operable windows.

G. Electrical:

The building was constructed in 1922. The last renovation was carried out in 1995/1996. The Senior Center and Post Office each have 200A service with meters mounted on the outside wall.

The Senior Center and the post office has 225A "Square D" panelboards. The hot water boiler in the senior center has 30A, 7.5 HP disconnect.

The building has unswitched /night light circuits and emergency battery pack units and exit signs.

The Simplex 4-zone fire alarm control panel is located in the main entrance on the first floor in the Post Office. The buildings has smoke detectors and other fire alarm devices.

The disconnect for the outside compressors have rust but are in good condition.

The electrical system over all, is in good condition and should last another 25 years.

Overall rating for electrical is **8.0**

H. Plumbing:

There appears to be normal wear and tear evident in occupied spaces and in the toilet and kitchen areas. The report card for this building should read an **"8".**

A 50 gallon electric hot water tank is installed next to the Senior Center boiler and I believe it might need replacement within the next 5 years.

I. Fire Protection:

No sprinklers or standpipe evident.

I. Miscellaneous: Accessibility compliance seems acceptable.

Overall rating for miscellaneous is **9.0**

K. Photographs: Will be scanned in final report

L. Cost Analysis Report

H. Plumbing:

There is an eyewash and sink present. They are old but appear serviceable, "**3.0**" probably in service over 15 years.

Overall rating of the plumbing is **5.0**

I. Fire Protection:

None evident.

J. Miscellaneous: This very charming building could easily be restored to its former glory.

K. Photographs: Will be scanned in final report

L. Cost Analysis Report

FACILITIES AUDIT AND MASTER FACILITIES PLAN
TOWN OF DOUGLAS, MASSACHUSETTS

BUILDING: MIDDLE / HIGH SCHOOL, DAVIS STREET PRIORITY: 1 (REPRIORITIZED FROM 3) - DATE OF CONSTRUCTION: 1988

Each section will also have a 1 –10 "report card" evaluation

A. Grounds: The concrete and asphalt pavement was good on this site. The cracks in the asphalt should be repaired. Overall rating of the grounds is **8.0**

B. Exterior Envelope: The structure is brick veneer masonry with insulation inside studs and cavities. There are no control joints in the brick and as a result at the corners of the auditorium and gymnasium are cracked. Water is entering and freeze thaw will result in further cracking. This should immediately be either replaced, or resealed with new control joints cut into the masonry. The flashing at the wall roof intersection is about 8", should be at least a foot high. Other flashings are not properly sealed or installed and are quickly becoming a serious problem. Overall rating of the exterior envelope is **4.0**

C. Roof: The painted metal mansard roofs need snow guards to prevent dumping snow and ice on people below and entrances. The stone ballasted EPDM roof is original and has reached the midpoint of its life. Overall rating of the roof is **5.0**

D. Interior: The interior will be reported in greater detail in the final report. The ceiling tiles are sagging. Overall rating of the interior is **6.0**

E. Structural: The structure consists of steel framing, prestressed / precast planks and brick veneer. Interior brick veneer at piers near the auditorium is cracked .(non structural) The brick at the bottom of the structure has a hard(mortar) rather than a soft joint and load is transferred into the brick causing a cosmetic crack rather than a structural problem. No significant structural problems were observed. Overall rating of the structural is **9.0**

F. Mechanical: Heating and Cooling Systems review is to be done by others.

G. Electrical:

The school is supplied from the pad-mounted transformer. The 1600A, 480/277V main switchboard and outgoing molded case circuit breakers on the main switchboard are in good condition. The building has two (2) timeclocks. The building has 50 KVA standby generator and automatic transfer switch. The fire pump has 50 HP 480 volts with 400 Amps disconnect. The elevator has 100Amps general electric disconnect switch.

The building has time clocks for site and corridor lighting. The fluorescent fixtures have been upgraded to T-8 lamps with electronic ballasts. **The gymnasium has high bay light fixtures. The fixtures are mercury vapor fixtures and to provide better lumens and better energy efficiency, metal halide fixtures are recommended.**

The school has emergency battery pack units and exit signs throughout the building.

The school has Simplex fire alarm system installed in 1995. the classrooms have horn/strobes. The corridors have smoke detectors and pull stations. The elevator lobby and machine rooms has smoke detectors. There is no horn/strobe in bathrooms.

In multi media/computer rooms on the first and third floors the raceways are original and in good condition. There seems to be no transient voltage surge suppressor protection circuit breaker panels for computer outlet.

The school has its own security, public address and telephone systems.

There is no master dock system and the clocks are manually set.

The school has one (1 elevator. The elevator machine room has heat detector and 100A disconnect switch. The access to the machine room is through the girls bathroom.

There are no audio/visual devices in the bathrooms.

The fire pump room has 50 HP, 480V motor with 400A disconnect.

The gymnasium has 24 high bay light fixtures. The light fixtures are mercury vapor fixture and to provide better lumens and better energy efficiency, metal halide fixture should be provided.

The auditorium has incandescent light fixtures, dimming and sound system that are in good condition.

The overall electrical distribution system fire alarm and other systems are in good condition and should last approximately another 10-15 years.

Overall rating of the electrical is **7.0**

H. Plumbing:

The plumbing fixtures in this building appear to be suffering higher than normal wear and tear rates, some sinks were cracked, chipped or removed and the handles of faucets likewise. The handicapped sinks and faucets were especially hard hit. Most of these need to be replaced at this time and according to Paul Halacy building maintenance this is an ongoing problem. Fixtures not in the common areas will require normal maintenance and replacement. With the understanding that a new high school will be coming on line and this school will be basically a middle school it should be expected that there will be an increase of this maintenance and repair due to the age of the population and the building. The kitchen is equipped with a floor mounted grease interceptor that requires periodic cleaning and the pump it self may be near the end of its life. Overall the plumbing seemed to be about a "5" including the comments above.

Overall rating of the plumbing is **5.0**

I. Fire Protection:

There are no sprinkler systems in this structure but there is a standpipe system in two stairwells that is supplied by a fire pump located at the base of one of the towers. With normal testing and maintenance this unit should last another 10-15 years. Fire alarms are signaled to an outside monitoring agency.

Overall rating of the fire protection is **8.0**

J. Miscellaneous:

K. Photographs: Will be scanned in final report

L. Cost Analysis Report

FACILITIES AUDIT AND MASTER FACILITIES PLAN TOWN OF DOUGLAS, MASSACHUSETTS

BUILDING: VFW, ROUTE 16, MAIN STREET PRIORITY: 2 DATE OF CONSTRUCTION: 1921

Each section has a 1 –10 "report card" evaluation

A. Grounds: The concrete and asphalt pavement was fair on this site. The cracks in the asphalt should be repaired. The flagpole should be repainted. Overall rating of the grounds is **6.0**

B. Exterior Envelope: The wood frame building is clad in recently installed vinyl siding and soffits. (when?) The seamless gutters need to be replaced, and the brick chimney needs to be rebuilt soon at the top cap section. One of the storm windows is missing, and it is probably a good idea to replace them all at this point. A cosmetic crack in the foundation is apparently the cause of a leak in the basement. The wood cupola needs refurbishment when the roof is replaced. Overall rating for the exterior envelope is **5.0**

C. Roof: The asphalt shingle roof was replaced in the last three years, however, some of the shingles on the south side are lipping and should be resealed. Overall rating of the roof is **7.0**

D. Interior: The interior first floor is in good condition-hardwood strip floors. Overall rating of the interior is **5.0**

E. Structural: The building appears to be in good condition, well maintained. No structural issues to report. Overall rating of the structural is **9.0**

F. Mechanical:

The main floor of the building is served by an old air handler with a 259 MBH output oil furnace. The burner does not appear to be as old as the air handler but is probably near the end of its useful life. Next to the air handler is the basement. It is a 3-4 year old 155 MBH oil hot water boiler with a tankless water heater coil. The basement heat is provided by a pair of converted steam to hot water unit heaters that appear to be 15-20 years old. These are controlled by wall mounted thermostats. Control of the upstairs space temperature is by a single thermostat located in one wing with a secondary in the other wing alarming the neighbors to a heating system problem. Approximate cost for air handler replacement $3,300. Overall rating of the mechanical is **4.0**

G. Electrical:

The building has an overhead power supply with meter on the outside of the wall.

The building has 240V, 7.5 HP disconnect and 14 pole load center.

There are two (2) fire alarm pull stations but it cannot be confirmed if the two (2) devices work. On the first floor the fluorescent fixtures in the two (2) rooms and the kitchen work and have sufficient light levels. The wiring in the kitchen looks to be in bad condition.

The overall distribution system lighting and fire alarm system needs to be replaced with new.

Overall rating of the electrical is **2.0**

H. Plumbing:

Women's room has been recently updated but is Spartan. The men's room is functional but needs to be rebuilt.

Approximate cost for mens room update $ 6-8,000.

Overall rating of the plumbing is **2.0**

I. Fire Protection:

No sprinklers or standpipes.

J. Miscellaneous:

K. Photographs: Will be scanned in final report

L. Cost Analysis Report

FACILITIES AUDIT AND MASTER FACILITIES PLAN TOWN OF DOUGLAS, MASSACHUSETTS

BUILDING: LIBRARY, ROUTE 16, MAIN STREET PRIORITY: 2 DATE OF CONSTRUCTION: 1904

Each section has a 1 –10 "report card" evaluation

A. Grounds: There is an addition planned for this building by another architect so our comments will be limited to urgent items.

B. Exterior Envelope: The comments expressed are if and only if no addition to this library occurs. The brick exterior walls should be repointed in the next ten years. The cornice should be immediately repaired cleaned and repainted. Seventeen of the major windows should be replaced and 10 of the basement windows. The overall rating of the exterior envelope is **4.0**

C. Roof: The Trocal PVC roof should be replaced immediately with a modified bitumen or EPDM roof. The overall rating of the roof is **2.0**

D. Interior: The interior will be reported in greater detail in the final report. The overall rating of the interior is **5.0**

E. Structural: This building needs maintenance. The entrance has water damage and damage to the wooden structure is possible. The foundation and the wooden structure where visible appears to be in good condition. The overall rating of the structural is **6.0**

F. Mechanical:

The main heating source for the building is a converted steam to hot water (550 EDR =132 MBH) boiler that appears to be 25-30 years old. The burner appears to have been replaced when the baseboard loop was added for the function room in the basement approximately 10 years ago. If the new library is not approved, this boiler should be replaced and provisions made for outdoor combustion air to feed the boiler (code violation). This boiler appears to not be of adequate size for the present usage of the building. I noted what appeared to be asbestos covering on a pipe in the basement area at one point that should be encapsulated or removed.

The overall rating of the mechanical is **1.0**

G. Electrical:

The building is supplied from overhead pole with meter on the outside wall. The building has 100 A fed pacific disconnect and 40 pole load center.

The building has Fire-Lite 4 Zone fire alarm system. The building has smoke detectors, pull stations and horn strobe.

The lighting fluorescent fixture is in fair conditions. If the new library is approved than the system should be installed. However if new library is not approved than the new light fixtures should be installed throughout the building.

The overall rating of the electrical is **4.0**

H. Plumbing:

The two toilet rooms and the sink in the multi-function room appear to be serviceable but aging. The overall rating of the plumbing is **2.0**

I. Fire Protection:

No standpipes or sprinklers noted.

J. Miscellaneous:

K. Photographs: Will be scanned in final report

L. Cost Analysis Report

FACILITIES AUDIT AND MASTER FACILITIES PLAN
TOWN OF DOUGLAS, MASSACHUSETTS

BUILDING: SEWER TREATMENT PLANT, CHARLES STREET PRIORITY: 3
DATE OF CONSTRUCTION: 1974

Each section has a 1 –10 "report card" evaluation

A. Grounds: The grounds are well maintained. Cracks in asphalt should be patched. Overall rating of the grounds is **7.0**

B. Exterior Envelope: The masonry walls seem to be in good condition. The overall rating of the exterior envelope is **7.0**

C. Roof: Low slope roof. Verify if original roof. The overall rating of the roof is **4.0**

D. Interior: Clean, tidy, concrete floors and walls, exposed structure. The overall rating of the interior is **7.0**

E. Structural: This building seems to be well maintained and in good structural condition. The overall rating of the structural is **9.0**

F. Mechanical:

Wear and tear on equipment appears to be in line with the buildings age. The window A/C could go anytime. The overall rating of the mechanical is **4.0**

G. Electrical:

The plant has underground cable service from the pole mounted transformer.

The plant has its own meter and 150A, 277/480V panel. The distribution panel and 120/240V, 25 pole load center and the light fixtures are in fair condition.

The standby generator is in bad condition and new generator is recommended depending on the load to be served.

The overall rating of the electrical is **2.0**

H Plumbing:

The toilet room appears functional but will need shower replacement and rehab in near future.

Approximate cost $1,500.

The overall rating of the plumbing is **4.0**

I. Fire Protection:

None observed.

J. Fire Protection Miscellaneous:

K. Photographs: Will be scanned in final report

L. Cost Analysis Report

FACILITIES AUDIT AND MASTER FACILITIES PLAN
TOWN OF DOUGLAS, MASSACHUSETTS

BUILDING: SEWER TREATMENT GARAGE AND OFFICE, CHARLES STREET
PRIORITY: 3 DATE OF CONSTRUCTION: 1974/1996

Each section has a 1 –10 "report card" evaluation

A. Grounds: The grounds are well maintained. Cracks in asphalt should be patched. The overall rating of the grounds is **7.0**

B. Exterior Envelope: The masonry walls seem to be in good condition. The office addition is clad in 5 year old vinyl siding and seems to be adequately insulated. The windows are high quality Andersen and 5 years old. The overall rating of the exterior envelope is **7.0**

C. Roof: Low slope roof. Good condition in office. Verify if original roof over garage. The overall rating of the roof is **2.0, 8.0**

D. Interior: Carpet, beginning to show wear in office. 2x4 ceiling in office in good condition. Garage concrete floor, block walls clean and tidy. The overall rating of the interior is **7.0**

E. Structural: This building seems to be well maintained and in good structural condition. The overall rating of the structural is **9.0**

F. Mechanical:

The garage is served by a ceiling hung air handling unit with oil fired heating coil. The unit appears to be original (1974) and the burner appears to be an update. I rate the system about a 2.

The office is a 1996 addition with an up flow oil fired heating coil and split type air conditioning system with rooftop condenser. The equipment shows no excessive wear and tear.

Approximate replacement cost air handler with coil $2-3,000.

The overall rating of the mechanical is **2.0/8.0**

G. Electrical:

The building has 20 pole load centers and 3 pole load centers and Westinghouse time clocks.

The distribution panel looks to be in good condition.

The light fixtures in the office (old area) and garage should be replaced. The recessed fixtures in new office are in good conditions and have sufficient light level.

The overall rating of the electrical is **3.0/8.0**

H. Plumbing:

The older toilet area in the garage end of the building seems timed and at present serviceable but will need work in the near future. Rating – 1.

The toilet in the office addition appears in good shape with a rating of 8.

The overall rating of the plumbing is **1.0/8.0**

I. Fire Protection:

No standpipes or sprinklers viewed.

J. Miscellaneous:

K. Photographs: Will be scanned in final report

L. Cost Analysis Report

FACILITIES AUDIT AND MASTER FACILITIES PLAN TOWN OF DOUGLAS, MASSACHUSETTS

BUILDING: PUMP STATION #2, WEST STREET PRIORITY: 3 DATE OF CONSTRUCTION: 1975

Each section has a 1 –10 "report card" evaluation

A. Grounds: The grounds are well maintained. Cracks in asphalt should be patched. The overall rating of the grounds is **6.0**

B. Exterior Envelope: (further inspection required.) The overall rating of the exterior envelope is **8.0**

C. Roof: Low slope roof (further inspection required). The overall rating of the roof is **3.0**

D. Interior: The interior will be reported in greater detail in the final report. The overall rating of the interior is **7.0**

E. Structural: This building seems to be well maintained and in good structural condition. The overall rating of the structural is **9.0**

F. Mechanical:

An electric heater that is wall mounted provides heat. A through wall exhaust fan provides ventilation. A wall-mounted thermostat sequences both the heater and fan. This equipment still has a usable life of about 5-8 years. The overall rating of the mechanical is **3.0**

G. Electrical:

The pumping station was constructed in 1975. the pumping station is unmanned and fed from overhead service of a pole mounted transformer. Local metering is located in the pumping station. The station has 600V 100A "Square D" main breaker and 90A 600V "Square D" breaker for pump.

The pump has 15 HP, 3 phase, 208-volt motor and standby generator.

The electrical equipment although installed is in fair condition.

The pumping station has no fire alarm or intrusion alarm system. The electrical system should last approximately for next 3 years.

The overall rating of the electrical is **4.0**

H. Plumbing:

There is an eyewash stand and sink in the building. Due to limited access to the building, there is little wear and tear on equipment.

The overall rating of the plumbing is **3.0**

FACILITIES AUDIT AND MASTER FACILITIES PLAN
TOWN OF DOUGLAS, MASSACHUSETTS

BUILDING: OLD ELEMENTARY SCHOOL, GLEASON COURT PRIORITY: 3
DATE OF CONSTRUCTION: 1997

Each section has a 1 –10 "report card" evaluation

See SMMA report in appendix

A. Grounds: Snow covered the majority of the grounds. Assessment card indicates it was last paved in 1945. We assume the paving is poor. The overall rating of the grounds is **1.0**

B. Exterior Envelope: The loadbearing masonry walls are in fair to good condition. Insulation is nonexistant. The windows have been removed and boarded up. Exterior doors are in poor condition. The overall rating of the exterior envelope is **2.0**

C. Roof: The asphalt shingle roof is in very poor condition, as are gutters and soffits. The overall rating of the roof is **1.0**

D. Interior: The interior is full of debris and trash. Plaster and paint are in extremely poor condition. The overall rating of the interior is **1.0**

E. Structural: The building is masonry bearing walls with heavy timber floor and roof framing. The building structure seems adequate, according to the SMMA report. The overall rating of the structural is **8.0**

F. Mechanical: All mechanical equipment is completely obsolete, according to the SMMA report. The overall rating of the mechanical is **1.0**

G. Electrical: All electrical equipment and wiring is obsolete, according to the SMMA report. The overall rating of the electrical is **1.0**

H. Plumbing: All plumbing is obsolete, according to the SMMA report. The overall rating of the plumbing is **1.0**

I. Fire Protection: There is no fire protection system. The overall rating of the fire protection is **1.0**

J. Miscellaneous: A demolition estimate will be supplied. ($.50/cubic foot x 200,000 cu. ft) = $100,000

K. Photographs: Will be scanned in final report

L. Cost Analysis Report

FACILITIES AUDIT AND MASTER FACILITIES PLAN
TOWN OF DOUGLAS, MASSACHUSETTS

BUILDING: NEW FIRE STATION, ROUTE 16, MAIN STREET PRIORITY: 3
DATE OF CONSTRUCTION: 2000

Each section will also have a 1 –10 "report card" evaluation

A. Grounds: New Building still under builder's warranty. The overall rating of the grounds is **10.0**

B. Exterior Envelope: New Building still under builder's warranty. The overall rating of the exterior envelope is **10.0**

C. Roof: New Building still under builder's warranty. The overall rating of the roof is **10.0**

D. Interior: New Building still under builder's warranty. The overall rating of the interior is **10.0**

E. Structural: New Building still under builder's warranty. The overall rating of the structural is **10.0**

F. Mechanical: New Building still under builder's warranty. The overall rating of the mechanical is **10.0**

G. Electrical: New Building still under builder's warranty. The overall rating of the electrical is **10.0**

H. Plumbing: New Building still under builder's warranty. The overall rating of the plumbing is **10.0**

I. Fire Protection: New Building still under builder's warranty. The overall rating of the fire protection is **10.0**

J. Miscellaneous:

K. Photographs: Will be scanned in final report

L. Cost Analysis Report

FACILITIES AUDIT AND MASTER FACILITIES PLAN
TOWN OF DOUGLAS, MASSACHUSETTS

The following additional architectural documents were used as references for the report and were not included in the appendix. They are on file at the Douglas Building Department.

- **VFW toilets – Steven Dix Architects February 6, 2000.**
- **Soldiers' Field – Wade Leveille Engineers April, 1992**
- **Municipal Building Early Learning Center**
  Archetype Architects
  December, 1997

  Douglas Police Station
  Carrell Group
  July 29,1991
- **New Fire Station – Dixon Salo Architects March 3, 1999**
- **Middle / High School – OE Nault and Sons, Architects February, 1986**
- **Addition to new Elementary School – OE Nault and Sons February 1986**
- **Old Elementary School – Tucker and Rice May 6, 1930**
- **Senior Center / Post Office – Arcadd April 24, 1995, Demarco Jarek/Roy October 28,1996**

Town of Douglas, MA
Municipal Building

YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
MUNICIPAL BUILDING												
A Grounds												
stonewall - rebuild 2' x 30'	$ 2,430	$ 2,552	$ 2,679	$ 2,813	$ 2,954	$ 3,101	$ 3,256	$ 3,419	$ 3,590	$ 3,770	$ 3,958	$ 4,156
patch asphalt	$ 2,700	$ 2,835	$ 2,977	$ 3,126	$ 3,282	$ 3,446	$ 3,618	$ 3,799	$ 3,989	$ 4,189	$ 4,398	$ 4,618
B Exterior Envelope												
rmv / replace (20) windows - 2nd	$ 39,366	$ 41,334	$ 43,401	$ 45,571	$ 47,850	$ 50,242	$ 52,754	$ 55,392	$ 58,162	$ 61,070	$ 64,123	$ 67,329
replace (9) windows - gym	$ 13,500	$ 14,175	$ 14,884	$ 15,628	$ 16,409	$ 17,230	$ 18,091	$ 18,996	$ 19,946	$ 20,943	$ 21,990	$ 23,090
patch (7) sills & cornice	$ 9,450	$ 9,923	$ 10,419	$ 10,940	$ 11,487	$ 12,061	$ 12,664	$ 13,297	$ 13,962	$ 14,660	$ 15,393	$ 16,163
repoint brick(400 sf)	$ 3,240	$ 3,402	$ 3,572	$ 3,751	$ 3,938	$ 4,135	$ 4,342	$ 4,559	$ 4,787	$ 5,026	$ 5,278	$ 5,541
Replace EIFS												$ 7,000
C Roof												
open roof	$ 675	$ 709	$ 744	$ 781	$ 820	$ 861	$ 905	$ 950	$ 997	$ 1,047	$ 1,100	$ 1,154
inspect structure	$ 540	$ 567	$ 595	$ 625	$ 656	$ 689	$ 724	$ 760	$ 798	$ 838	$ 880	$ 924
misc. roof re-flashing	$ 9,450	$ 9,923	$ 10,419	$ 10,940	$ 11,487	$ 12,061	$ 12,664	$ 13,297	$ 13,962	$ 14,660	$ 15,393	$ 16,163
replace roof	$ 193,050	$ 202,703	$ 212,838	$ 223,480	$ 234,653	$ 246,386	$ 258,705	$ 271,641	$ 285,223	$ 299,484	$ 314,458	$ 330,181
D Interior												
replace ceiling tile	$ 20,048	$ 21,050	$ 22,102	$ 23,207	$ 24,368	$ 25,586	$ 26,866	$ 28,209	$ 29,619	$ 31,100	$ 32,655	$ 34,288
re-tile mens toilet - 600 sf	$ 4,800	$ 5,040	$ 5,292	$ 5,557	$ 5,834	$ 6,126	$ 6,432	$ 6,754	$ 7,092	$ 7,446	$ 7,819	$ 8,210
paint - 20% (approx. 5000 sf)	$ 4,320	$ 4,536	$ 4,763	$ 5,001	$ 5,251	$ 5,514	$ 5,789	$ 6,079	$ 6,383	$ 6,702	$ 7,037	$ 7,389
replace pair hm drs&fr	$ 1,000	$ 1,050	$ 1,103	$ 1,158	$ 1,216	$ 1,276	$ 1,340	$ 1,407	$ 1,477	$ 1,551	$ 1,629	$ 1,710
refinish gym floor	$ 15,000			$ 17,370			$ 20,100			$ 23,265		
E Structural												
F Mechanical												
G Electrical												
Controls (report)	$ 6,750	$ 7,088	$ 7,442	$ 7,814	$ 8,205	$ 8,615	$ 9,046	$ 9,498	$ 9,973	$ 10,471	$ 10,995	$ 11,545
reconfigure electrical (per report)	$ 67,500	$ 70,875	$ 74,419	$ 78,140	$ 82,047	$ 86,149	$ 90,456	$ 94,979	$ 99,728	$ 104,715	$ 109,950	$ 115,448
H Plumbing												
replace boiler	$ 243,000	$ 255,150	$ 267,908	$ 281,303	$ 295,368	$ 310,136	$ 325,643	$ 341,925	$ 359,022	$ 376,973	$ 395,821	$ 415,612
replace (6) toilets	$ 2,160	$ 2,268	$ 2,381	$ 2,500	$ 2,625	$ 2,757	$ 2,895	$ 3,039	$ 3,191	$ 3,351	$ 3,518	$ 3,694
I Fire Protection												
J Miscellaneous												
TOTAL	**$ 638,979**	**$ 655,177**	**$ 687,936**	**$ 739,703**	**$ 758,450**	**$ 796,372**	**$ 856,291**	**$ 878,000**	**$ 921,900**	**$ 991,260**	**$ 1,016,395**	**$ 1,074,215**
YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

5%

Town of Douglas, MA
PO / Senior Center

YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
POST OFFICE / SENIOR CENTER												
A Grounds												
new paving - 300'	$ 1,350	$ 1,418	$ 1,488	$ 1,563	$ 1,641	$ 1,723	$ 1,809	$ 1,900	$ 1,995	$ 2,094	$ 2,199	$ 2,309
patch replce west side concrete	$ 810	$ 851	$ 893	$ 938	$ 985	$ 1,034	$ 1,085	$ 1,140	$ 1,197	$ 1,257	$ 1,319	$ 1,385
replace front gutter												
B Exterior Envelope												
new 10x20 awning at entry	$ 10,800	$ 11,340	$ 11,907	$ 12,502	$ 13,127	$ 13,784	$ 14,473	$ 15,197	$ 15,957	$ 16,754	$ 17,592	$ 18,472
repoint 20% of bldg / chimn	$ 13,500	$ 14,175	$ 14,884	$ 15,628	$ 16,409	$ 17,230	$ 18,091	$ 18,996	$ 19,946	$ 20,943	$ 21,990	$ 23,090
rebuild wood cupola	$ 6,750	$ 7,088	$ 7,442	$ 7,814	$ 8,205	$ 8,615	$ 9,046	$ 9,498	$ 9,973	$ 10,471	$ 10,995	$ 11,545
C Roof												
replace roof shingles	$ 42,120	$ 44,226	$ 46,437	$ 48,759	$ 51,197	$ 53,757	$ 56,445	$ 59,267	$ 62,230	$ 65,342	$ 68,609	$ 72,039
replace front gutter	$ 945	$ 992	$ 1,042	$ 1,094	$ 1,149	$ 1,206	$ 1,266	$ 1,330	$ 1,396	$ 1,466	$ 1,539	$ 1,616
replace west side cove	$ 1,485	$ 1,559	$ 1,637	$ 1,719	$ 1,805	$ 1,895	$ 1,990	$ 2,090	$ 2,194	$ 2,304	$ 2,419	$ 2,540
review insulation	$ 540	$ 567	$ 595	$ 625	$ 656	$ 689	$ 724	$ 760	$ 798	$ 838	$ 880	$ 924
D Interior												
paint interior	$ 8,640	$ 9,072	$ 9,526	$ 10,002	$ 10,502	$ 11,027	$ 11,578	$ 12,157	$ 12,765	$ 13,403	$ 14,074	$ 14,777
general carpentry	$ 1,350	$ 1,418	$ 1,488	$ 1,563	$ 1,641	$ 1,723	$ 1,809	$ 1,900	$ 1,995	$ 2,094	$ 2,199	$ 2,309
E Structural												
F Mechanical												
G Electrical												
H Plumbing												
I Fire Protection												
J Miscellaneous												
TOTAL	**$88,290**	**$92,705**	**$97,340**	**$102,207**	**$107,317**	**$112,683**	**$118,317**	**$124,233**	**$130,445**	**$136,967**	**$143,815**	**$151,006**
YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

5%

Town of Douglas, MA
New Elementary School

	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
NEW ELEMENTARY SCHOOL													
A	**Grounds**												
	patch asphalt	$ 1,350	$ 1,418	$ 1,488	$ 1,563	$ 1,641	$ 1,723	$ 1,809	$ 1,900	$ 1,995	$ 2,094	$ 2,199	$ 2,309
B	**Exterior Envelope**												
C	**Roof**												
	new roof 2017												
D	**Interior**												
	replace ceiling tile	$ 54,675	$ 57,409	$ 60,279	$ 63,293	$ 66,458	$ 69,781	$ 73,270	$ 76,933	$ 80,780	$ 84,819	$ 89,060	$ 93,513
	patch VCT	$ 2,700	$ 2,835	$ 2,977	$ 3,126	$ 3,282	$ 3,446	$ 3,618	$ 3,799	$ 3,989	$ 4,189	$ 4,398	$ 4,618
E	**Structural**												
F	**Mechanical**												
G	**Electrical**												
	misc. electrical	$ 3,713	$ 3,898	$ 4,093	$ 4,298	$ 4,513	$ 4,738	$ 4,975	$ 5,224	$ 5,485	$ 5,759	$ 6,047	$ 6,350
H	**Plumbing**												
	plumbing (from report)	$ 40,500	$ 42,525	$ 44,651	$ 46,884	$ 49,228	$ 51,689	$ 54,274	$ 56,988	$ 59,837	$ 62,829	$ 65,970	$ 69,269
I	**Fire Protection**												
J	**Miscellaneous**												
	TOTAL	**$ 102,938**	**$ 108,084**	**$ 113,489**	**$ 119,163**	**$ 125,121**	**$ 131,377**	**$ 137,946**	**$ 144,843**	**$ 152,086**	**$ 159,690**	**$ 167,674**	**$ 176,058**
	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

5%

Town of Douglas, MA
Fire Station

	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
OLD FIRE STATION													
A	**Grounds**												
B	**Exterior Envelope**												
	board up	$ 2,700	$ 2,835	$ 2,977	$ 3,126	$ 3,282	$ 3,446	$ 3,618	$ 3,799	$ 3,989	$ 4,189	$ 4,398	$ 4,618
	demo building	$ 47,250	$ 49,613	$ 52,093	$ 54,698	$ 57,433	$ 60,304	$ 63,320	$ 66,485	$ 69,810	$ 73,300	$ 76,965	$ 80,814
C	**Roof**												
	re-roof	$ 15,390	$ 16,160	$ 16,967	$ 17,816	$ 18,707	$ 19,642	$ 20,624	$ 21,655	$ 22,738	$ 23,875	$ 25,069	$ 26,322
D	**Interior**												
E	**Structural**												
F	**Mechanical**												
G	**Electrical**												
H	**Plumbing**												
I	**Fire Protection**												
J	**Miscellaneous**												
	TOTAL	**$ 65,340**	**$ 68,607**	**$ 72,037**	**$ 75,639**	**$ 79,421**	**$ 83,392**	**$ 87,562**	**$ 91,940**	**$ 96,537**	**$ 101,364**	**$ 106,432**	**$ 111,754**
	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

5%

Town of Douglas, MA
Pump Station #1

YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
PUMP STATION #1												
A Grounds												
B Exterior Envelope												
C Roof												
re-roof	$ 10,935	$ 11,482	$ 12,056	$ 12,659	$ 13,292	$ 13,956	$ 14,654	$ 15,387	$ 16,156	$ 16,964	$ 17,812	$ 18,703
D Interior												
E Structural												
F Mechanical												
G Electrical												
H Plumbing												
I Fire Protection												
J Miscellaneous												
TOTAL	**$ 10,935**	**$ 11,482**	**$ 12,056**	**$ 12,659**	**$ 13,292**	**$ 13,956**	**$ 14,654**	**$ 15,387**	**$ 16,156**	**$ 16,964**	**$ 17,812**	**$ 18,703**
YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

5%

Town of Douglas, MA
VFW Building

	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
VFW BUILDING													
A	**Grounds**												
	new asphalt	$ 4,050	$ 4,253	$ 4,465	$ 4,688	$ 4,923	$ 5,169	$ 5,427	$ 5,699	$ 5,984	$ 6,283	$ 6,597	$ 6,927
B	**Exterior Envelope**												
	new handicap ramp - PT wood	$ 20,250	$ 21,263	$ 22,326	$ 23,442	$ 24,614	$ 25,845	$ 27,137	$ 28,494	$ 29,918	$ 31,414	$ 32,985	$ 34,634
	repoint chimney	$ 6,075	$ 6,379	$ 6,698	$ 7,033	$ 7,384	$ 7,753	$ 8,141	$ 8,548	$ 8,976	$ 9,424	$ 9,896	$ 10,390
	replace windows - allowance	$ 33,750	$ 35,438	$ 37,209	$ 39,070	$ 41,023	$ 43,075	$ 45,228	$ 47,490	$ 49,864	$ 52,357	$ 54,975	$ 57,724
C	**Roof**												
	inspect / repair gutters	$ 675	$ 709	$ 744	$ 781	$ 820	$ 861	$ 905	$ 950	$ 997	$ 1,047	$ 1,100	$ 1,154
D	**Interior**												
	paint interior	$ 6,750	$ 7,088	$ 7,442	$ 7,814	$ 8,205	$ 8,615	$ 9,046	$ 9,498	$ 9,973	$ 10,471	$ 10,995	$ 11,545
E	**Structural**												
F	**Mechanical**												
	misc. repairs	$ 4,455	$ 4,678	$ 4,912	$ 5,157	$ 5,415	$ 5,686	$ 5,970	$ 6,269	$ 6,582	$ 6,911	$ 7,257	$ 7,620
G	**Electrical**												
	replace lighting	$ 13,500	$ 14,175	$ 14,884	$ 15,628	$ 16,409	$ 17,230	$ 18,091	$ 18,996	$ 19,946	$ 20,943	$ 21,990	$ 23,090
H	**Plumbing**												
	new unisex handicap toilet room	$ 8,100	$ 8,505	$ 8,930	$ 9,377	$ 9,846	$ 10,338	$ 10,855	$ 11,398	$ 11,967	$ 12,566	$ 13,194	$ 13,854
I	**Fire Protection**												
J	**Miscellaneous**												
	TOTAL	**$ 97,605**	**$ 102,485**	**$ 107,610**	**$ 112,990**	**$ 118,639**	**$ 124,571**	**$ 130,800**	**$ 137,340**	**$ 144,207**	**$ 151,417**	**$ 158,988**	**$ 166,938**
	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

5%

Town of Douglas, MA
Sewer Treatment Plant

	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
SEWER TREATMENT PLANT													
A	**Grounds**												
B	**Exterior Envelope**												
C	**Roof**												
D	**Interior**												
	misc. cleaning and painting	$ 3,375	$ 3,544	$ 3,721	$ 3,907	$ 4,102	$ 4,307	$ 4,523	$ 4,749	$ 4,986	$ 5,236	$ 5,498	$ 5,772
E	**Structural**												
F	**Mechanical**												
G	**Electrical**												
H	**Plumbing**												
I	**Fire Protection**												
J	**Miscellaneous**												
	TOTAL	**$ 3,375**	**$ 3,544**	**$ 3,721**	**$ 3,907**	**$ 4,102**	**$ 4,307**	**$ 4,523**	**$ 4,749**	**$ 4,986**	**$ 5,236**	**$ 5,498**	**$ 5,772**
	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

5%

Town of Douglas, MA
Sewer Treatment Garage

	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
SEWER TREATMENT PLANT GARAGE													
A	**Grounds**												
B	**Exterior Envelope**												
C	**Roof**												
	misc. repairs per yr.	$ 1,080	$ 1,134	$ 1,191	$ 1,250	$ 1,313	$ 1,378	$ 1,447	$ 1,520	$ 1,596	$ 1,675	$ 1,759	$ 1,847
D	**Interior**												
	misc. repairs	$ 3,375	$ 3,544	$ 3,721	$ 3,907	$ 4,102	$ 4,307	$ 4,523	$ 4,749	$ 4,986	$ 5,236	$ 5,498	$ 5,772
E	**Structural**												
F	**Mechanical**												
G	**Electrical**												
H	**Plumbing**												
I	**Fire Protection**												
J	**Miscellaneous**												
	TOTAL	$ 4,455	$ 4,678	$ 4,912	$ 5,157	$ 5,415	$ 5,686	$ 5,970	$ 6,269	$ 6,582	$ 6,911	$ 7,257	$ 7,620
	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

5%

Town of Douglas, MA
Highway Garage

	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
HIGHWAY GARAGE													
A	**Grounds**												
	demolish building	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 62,000	$ -	$ -	$ -	$ -
B	**Exterior Envelope**												
C	**Roof**												
	new shingle roof - 1000 sf	$ 4,500	$ 4,725	$ 4,961	$ 5,209	$ 5,470	$ 5,743	$ 6,030	$ 6,332	$ 6,649	$ 6,981	$ 7,330	$ 7,697
	new painted metal roof - 2400 sf	$ 12,600	$ 13,230	$ 13,892	$ 14,586	$ 15,315	$ 16,081	$ 16,885	$ 17,729	$ 18,616	$ 19,547	$ 20,524	$ 21,550
D	**Interior**												
E	**Structural**												
F	**Mechanical**												
G	**Electrical**												
H	**Plumbing**												
I	**Fire Protection**												
J	**Miscellaneous**												
	TOTAL	**$ 17,100**	**$ 17,955**	**$ 18,853**	**$ 19,795**	**$ 20,785**	**$ 21,824**	**$ 22,916**	**$ 86,061**	**$ 25,264**	**$ 26,528**	**$ 27,854**	**$ 29,247**
	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

5%

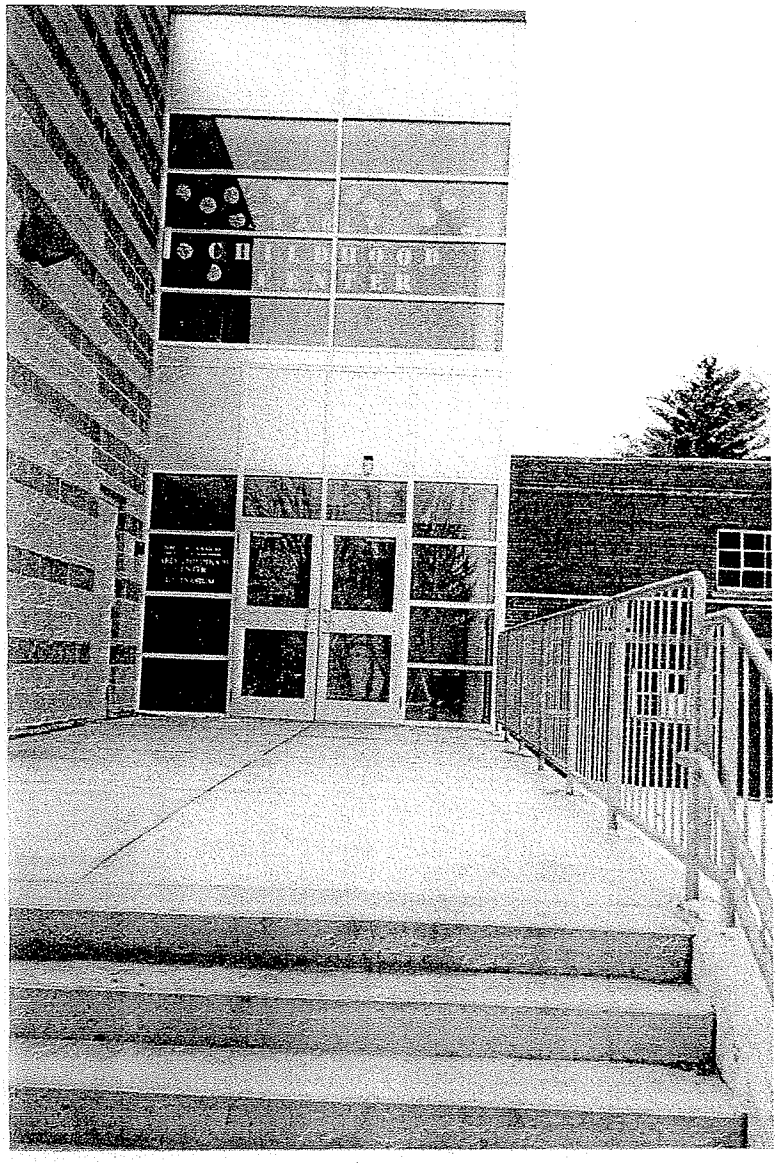
Town of Douglas, MA
Old Elementary School

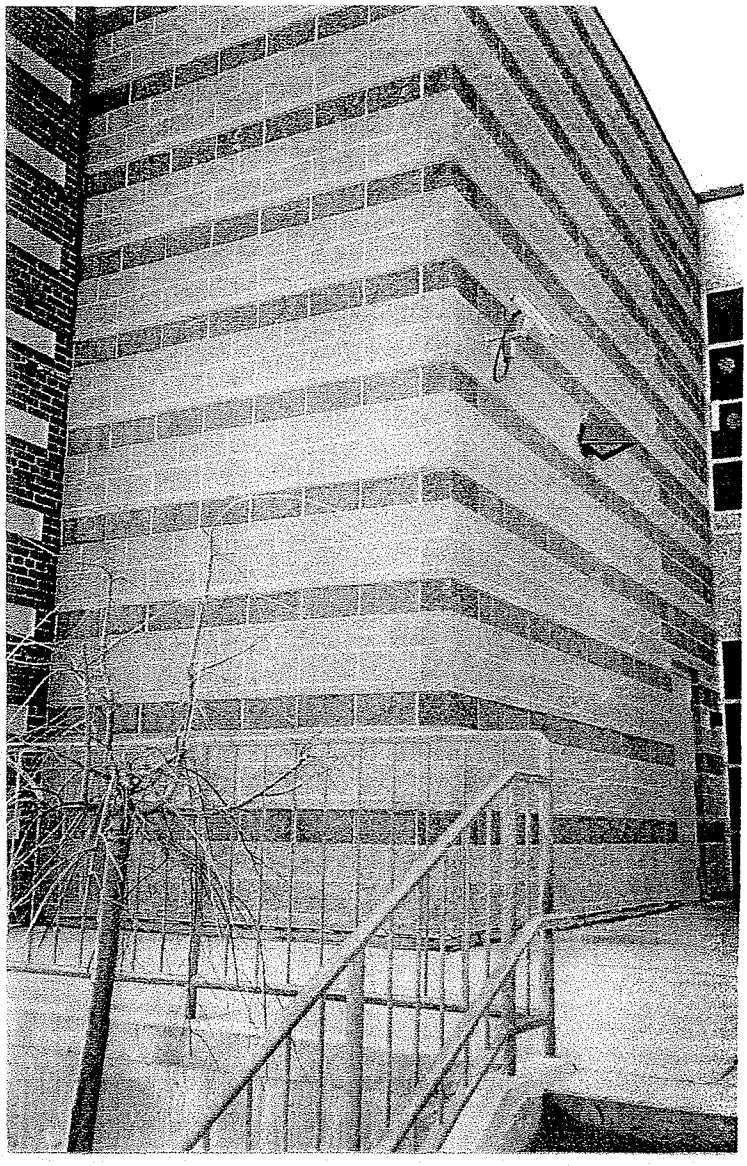
	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
OLD ELEMENTARY SCHOOL													
A	**Grounds**												
	demo building	$ 135,000	$ 141,750	$ 148,838	$ 156,279	$ 164,093	$ 172,298	$ 180,913	$ 189,959	$ 199,456	$ 209,429	$ 219,901	$ 230,896
B	**Exterior Envelope**												
C	**Roof**												
	re-roof	$ 20,250	$ 21,263	$ 22,326	$ 23,442	$ 24,614	$ 25,845	$ 27,137	$ 28,494	$ 29,918	$ 31,414	$ 32,985	$ 34,634
	soffits	$ 13,500	$ 14,175	$ 14,884	$ 15,628	$ 16,409	$ 17,230	$ 18,091	$ 18,996	$ 19,946	$ 20,943	$ 21,990	$ 23,090
D	**Interior**												
E	**Structural**												
F	**Mechanical**												
G	**Electrical**												
H	**Plumbing**												
I	**Fire Protection**												
J	**Miscellaneous**												
	TOTAL	**$ 168,750**	**$ 177,188**	**$ 186,047**	**$ 195,349**	**$ 205,117**	**$ 215,373**	**$ 226,141**	**$ 237,448**	**$ 249,321**	**$ 261,787**	**$ 274,876**	**$ 288,620**
	YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

Town of Douglas, MA
Library

YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
LIBRARY												
A Grounds												
B Exterior Envelope												
replace (17) windows	$ 18,360	$ 19,278	$ 20,242	$ 21,254	$ 22,317	$ 23,433	$ 24,604	$ 25,834	$ 27,126	$ 28,482	$ 29,907	$ 31,402
replace (10) basement windows	$ 11,475	$ 12,049	$ 12,651	$ 13,284	$ 13,948	$ 14,645	$ 15,378	$ 16,146	$ 16,954	$ 17,801	$ 18,692	$ 19,626
seal perimeter	$ 6,750	$ 7,088	$ 7,442	$ 7,814	$ 8,205	$ 8,615	$ 9,046	$ 9,498	$ 9,973	$ 10,471	$ 10,995	$ 11,545
C Roof												
repair metal roof cornice	$ 10,287	$ 10,801	$ 11,341	$ 11,908	$ 12,504	$ 13,129	$ 13,786	$ 14,475	$ 15,199	$ 15,959	$ 16,756	$ 17,594
repair roof cornice	$ 4,050	$ 4,253	$ 4,465	$ 4,688	$ 4,923	$ 5,169	$ 5,427	$ 5,699	$ 5,984	$ 6,283	$ 6,597	$ 6,927
replace roof / Mod. bituminous	$ 13,500	$ 14,175	$ 14,884	$ 15,628	$ 16,409	$ 17,230	$ 18,091	$ 18,996	$ 19,946	$ 20,943	$ 21,990	$ 23,090
replace (5) downspouts	$ 17,550	$ 18,428	$ 19,349	$ 20,316	$ 21,332	$ 22,399	$ 23,519	$ 24,695	$ 25,929	$ 27,226	$ 28,587	$ 30,016
D Interior												
replace carpet	$ 6,750	$ 7,088	$ 7,442	$ 7,814	$ 8,205	$ 8,615	$ 9,046	$ 9,498	$ 9,973	$ 10,471	$ 10,995	$ 11,545
E Structural												
F Mechanical												
G Electrical												
H Plumbing												
I Fire Protection												
J Miscellaneous												
TOTAL	**$ 88,722**	**$ 93,158**	**$ 97,816**	**$ 102,707**	**$ 107,842**	**$ 113,234**	**$ 118,896**	**$ 124,841**	**$ 131,083**	**$ 137,637**	**$ 144,519**	**$ 151,745**
YEAR	Present	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

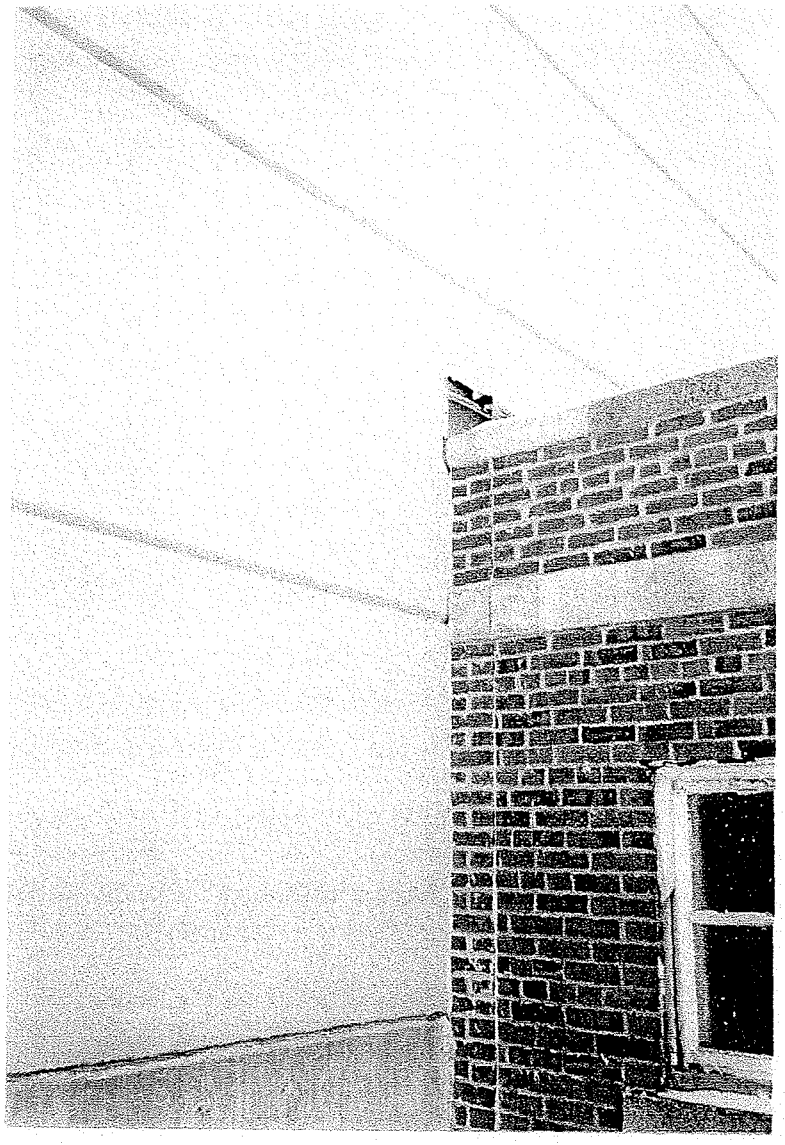
5%

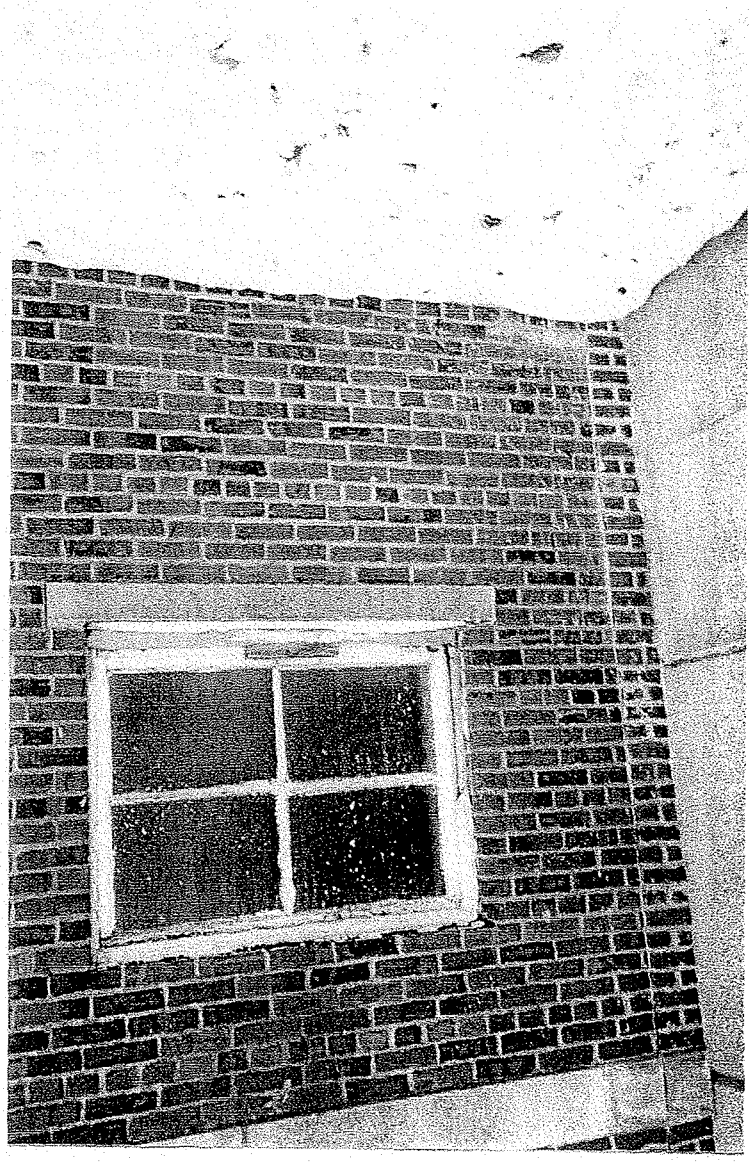




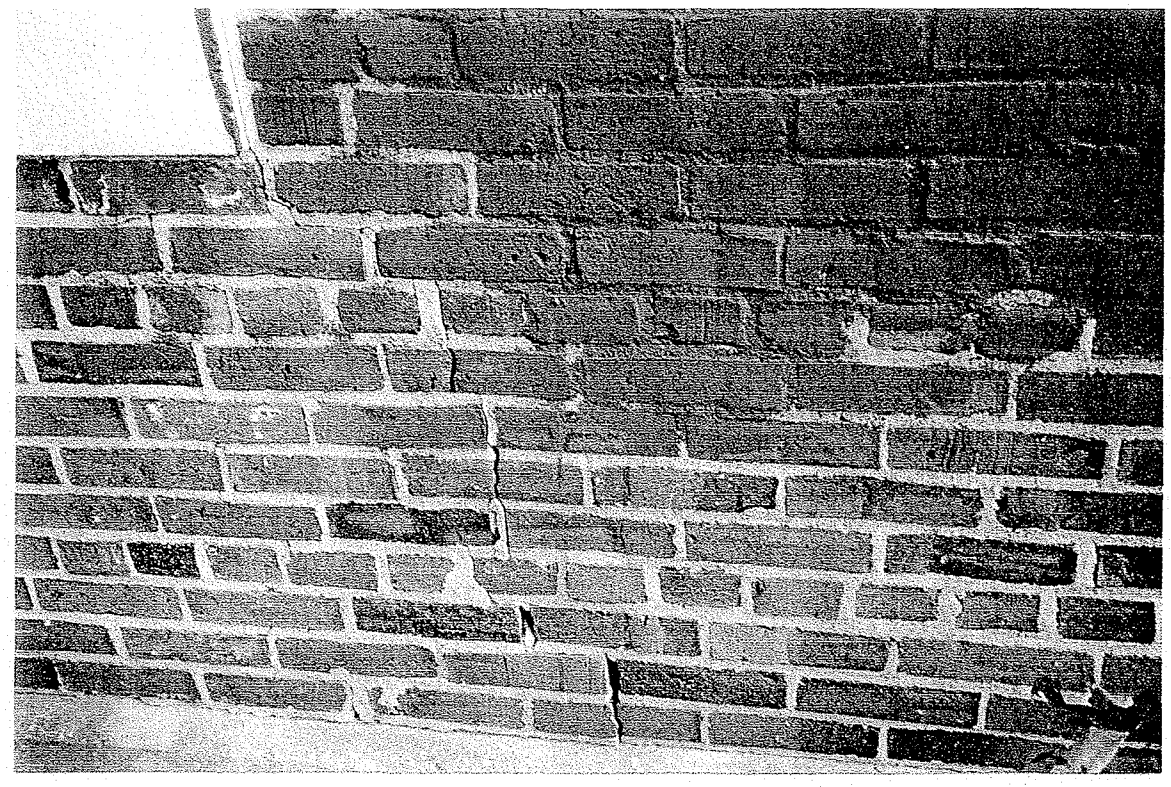
Municipal Building -- Childhood Center Entry

Municipal Building

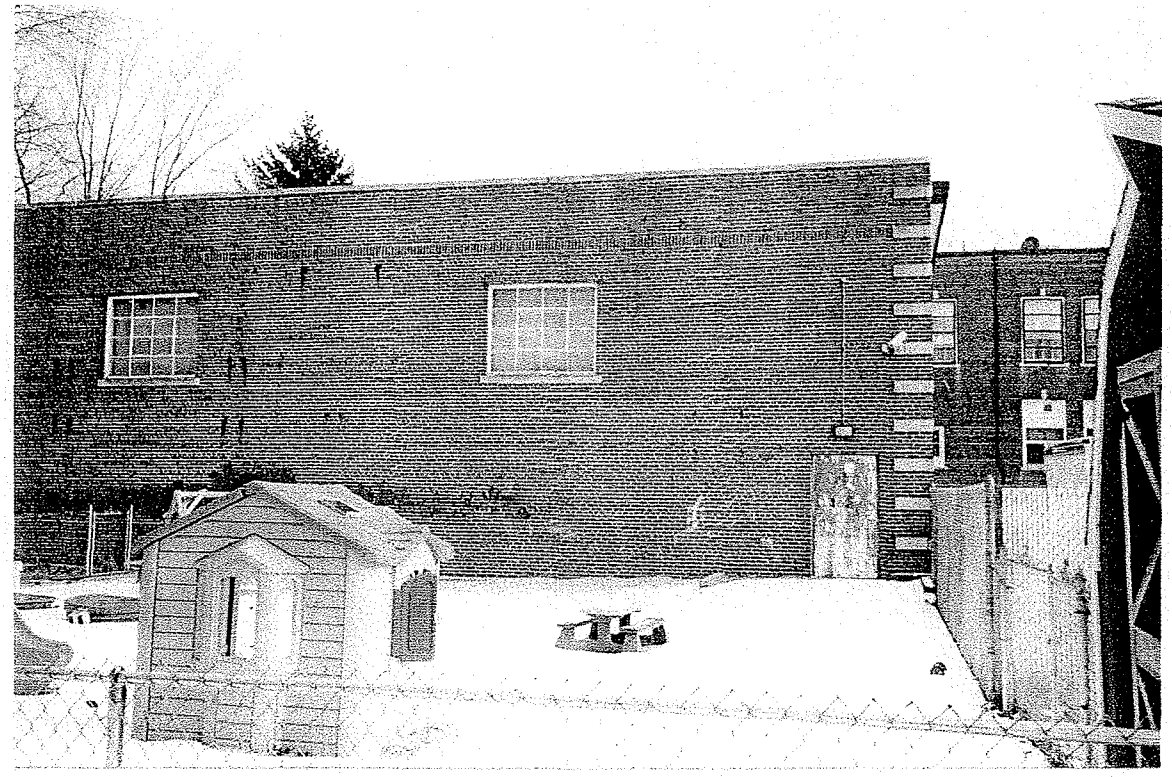




Municipal Building -- Interface of EIFS and Existing Gym

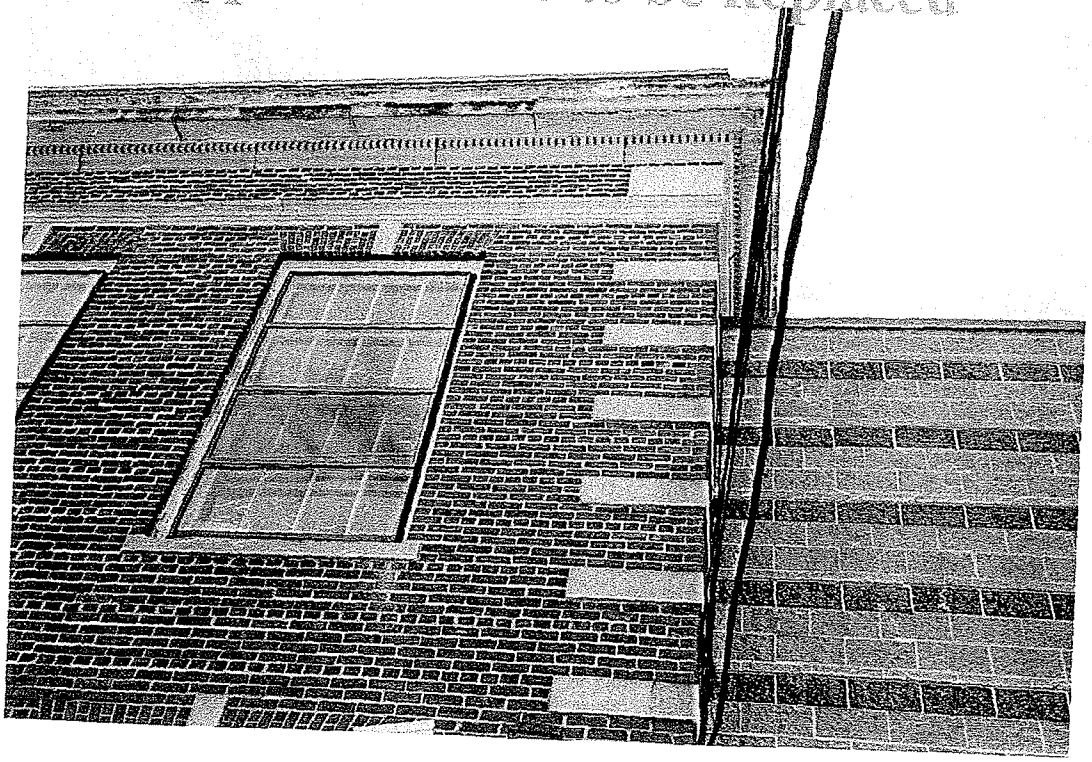


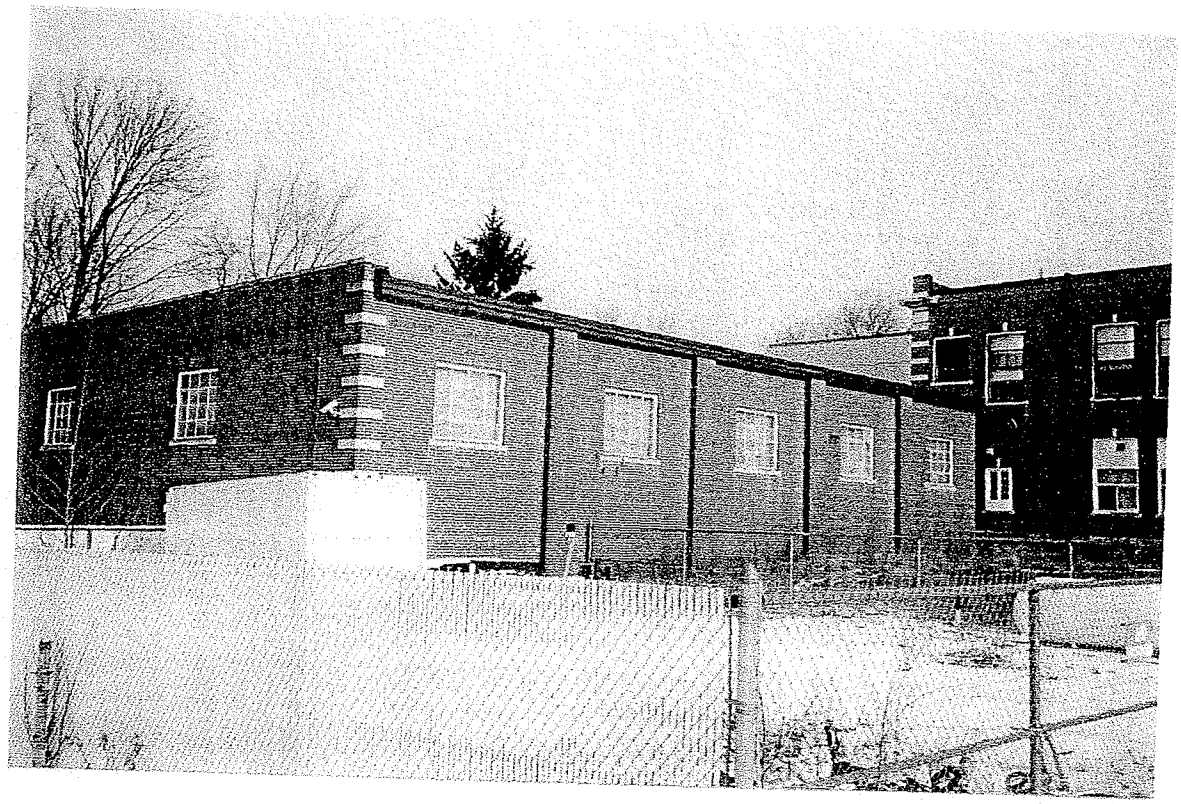
Municipal Building - Rear



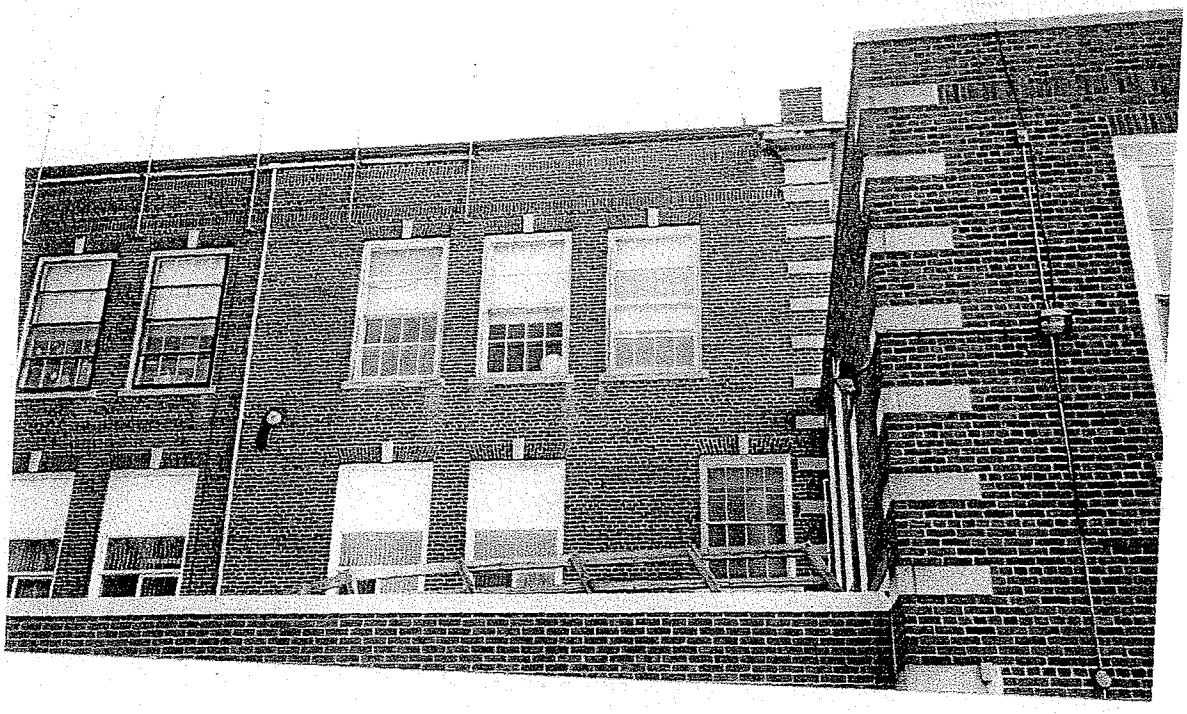
Municipal Building

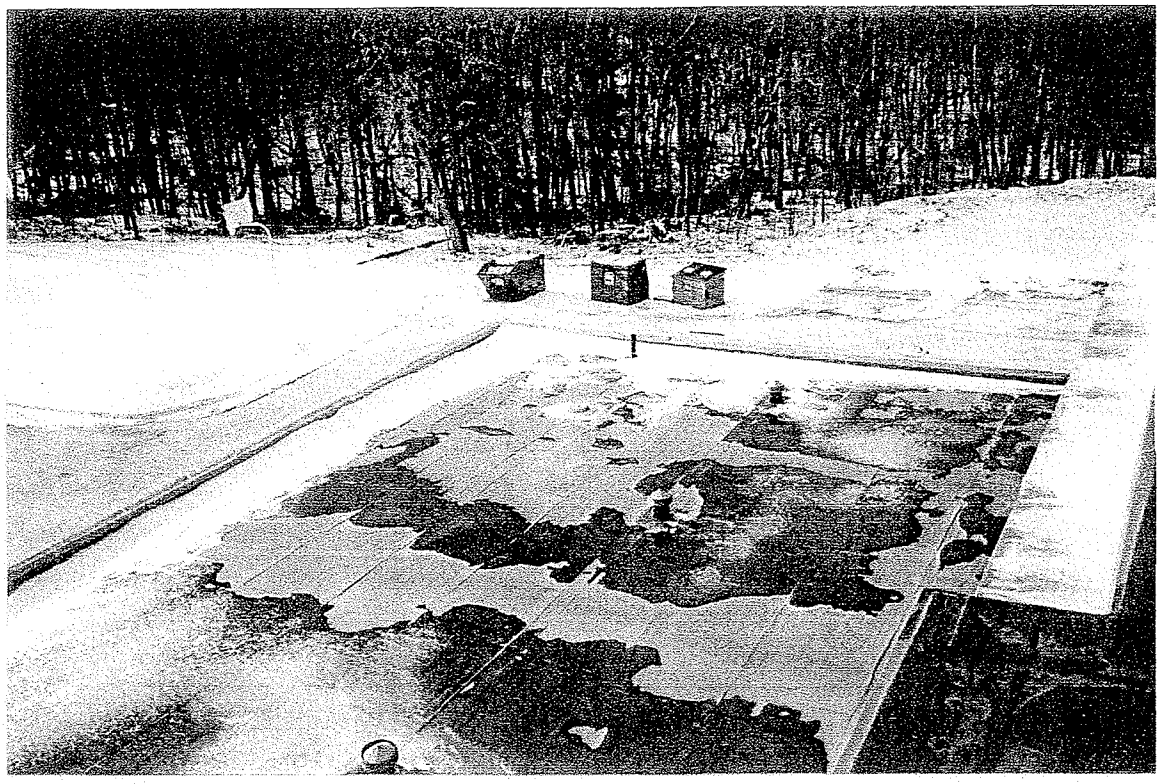
Upper Windows to be Replaced



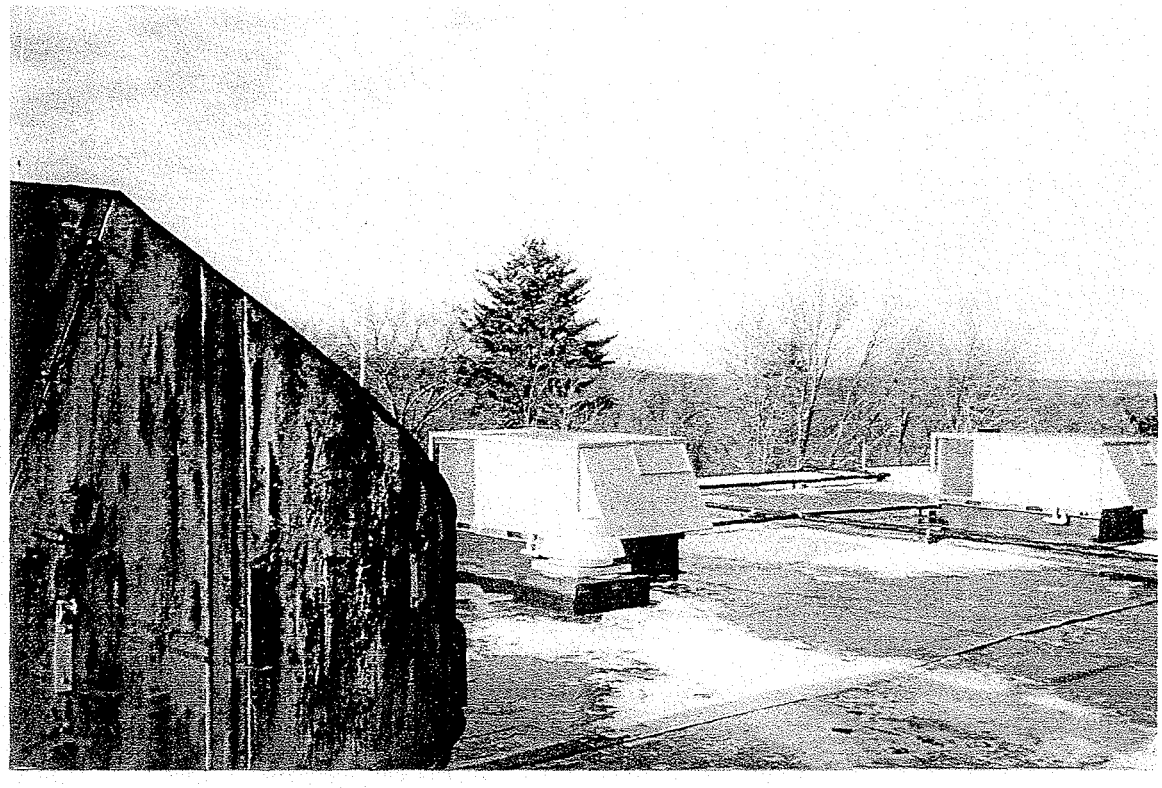


Municipal Building - Rear Elevation

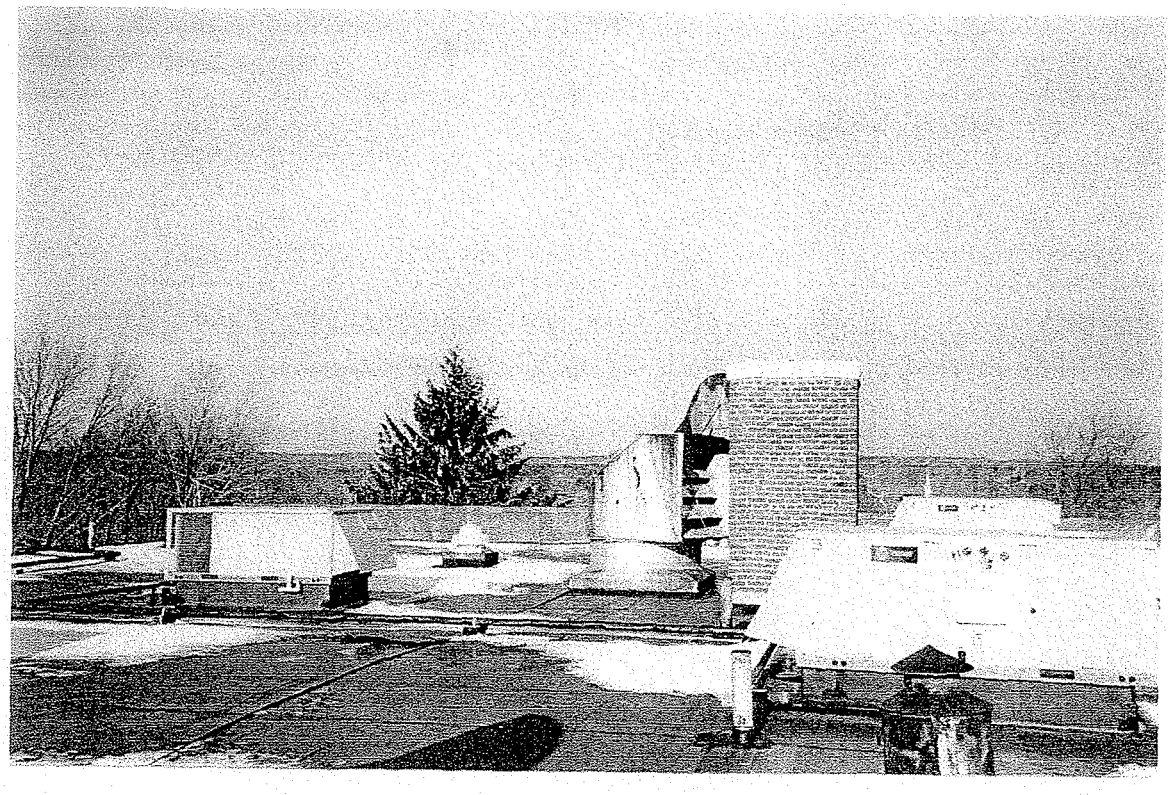


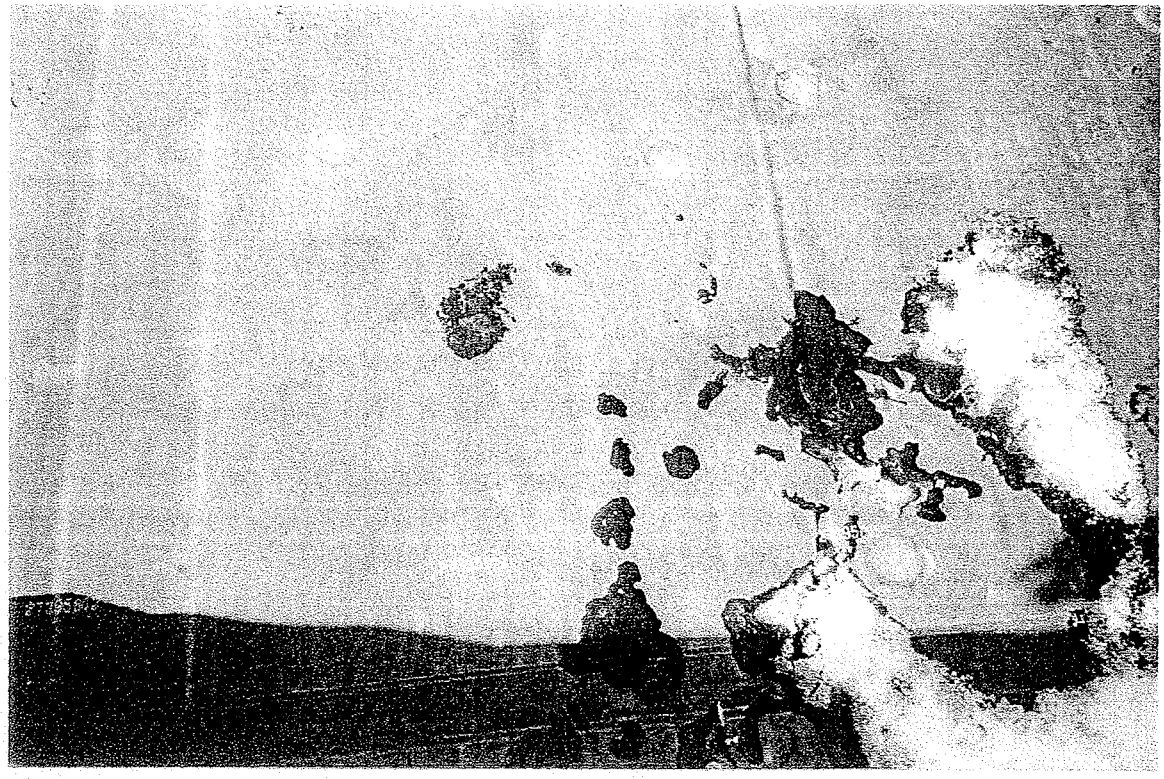


Municipal Building - Roof

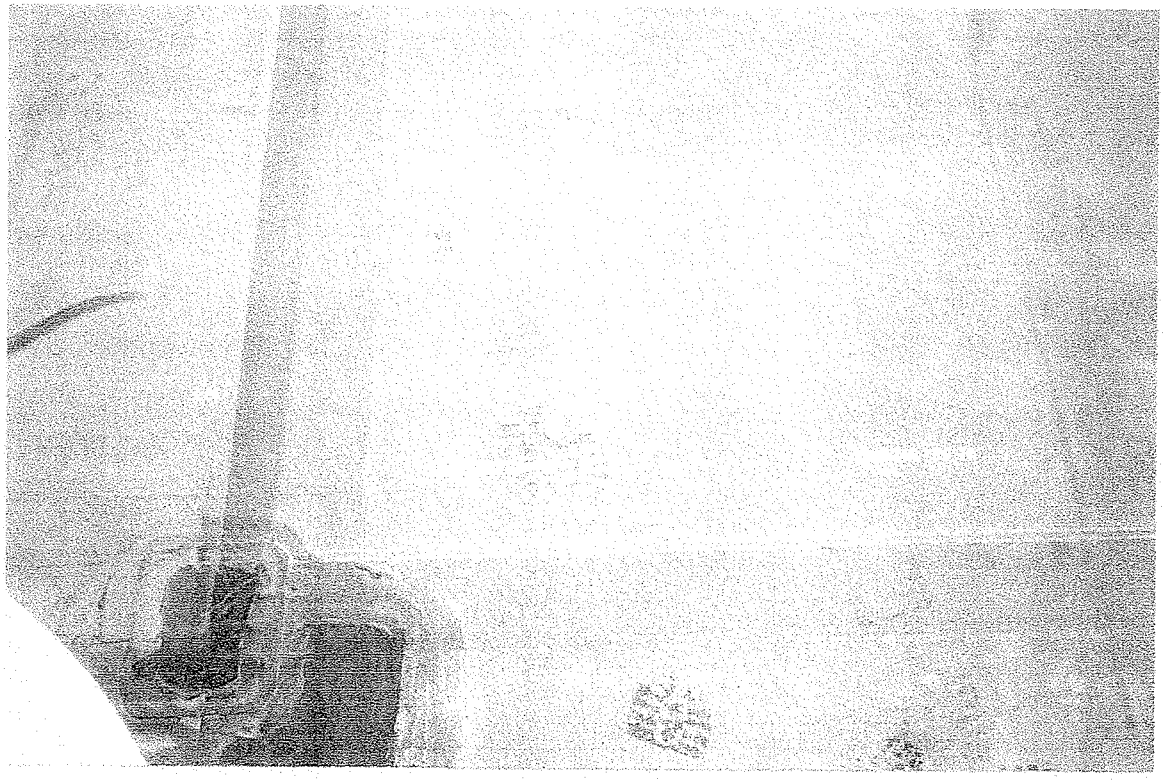


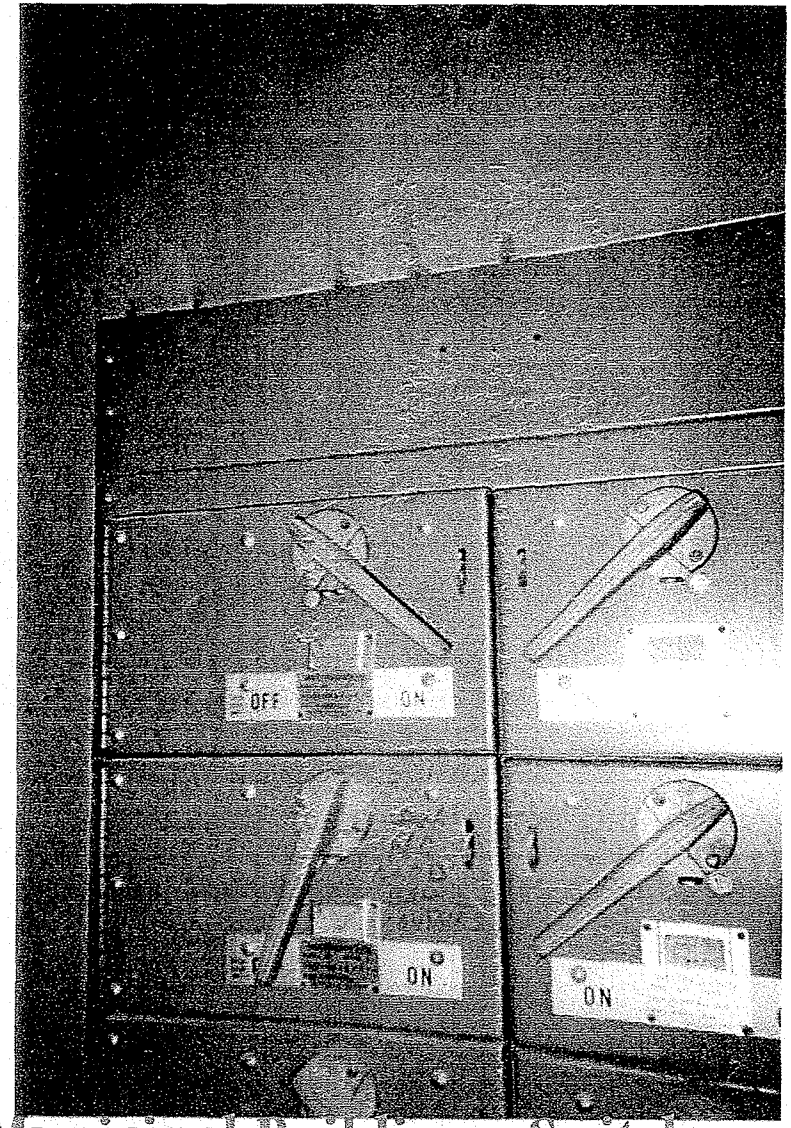
Municipal Building Roof



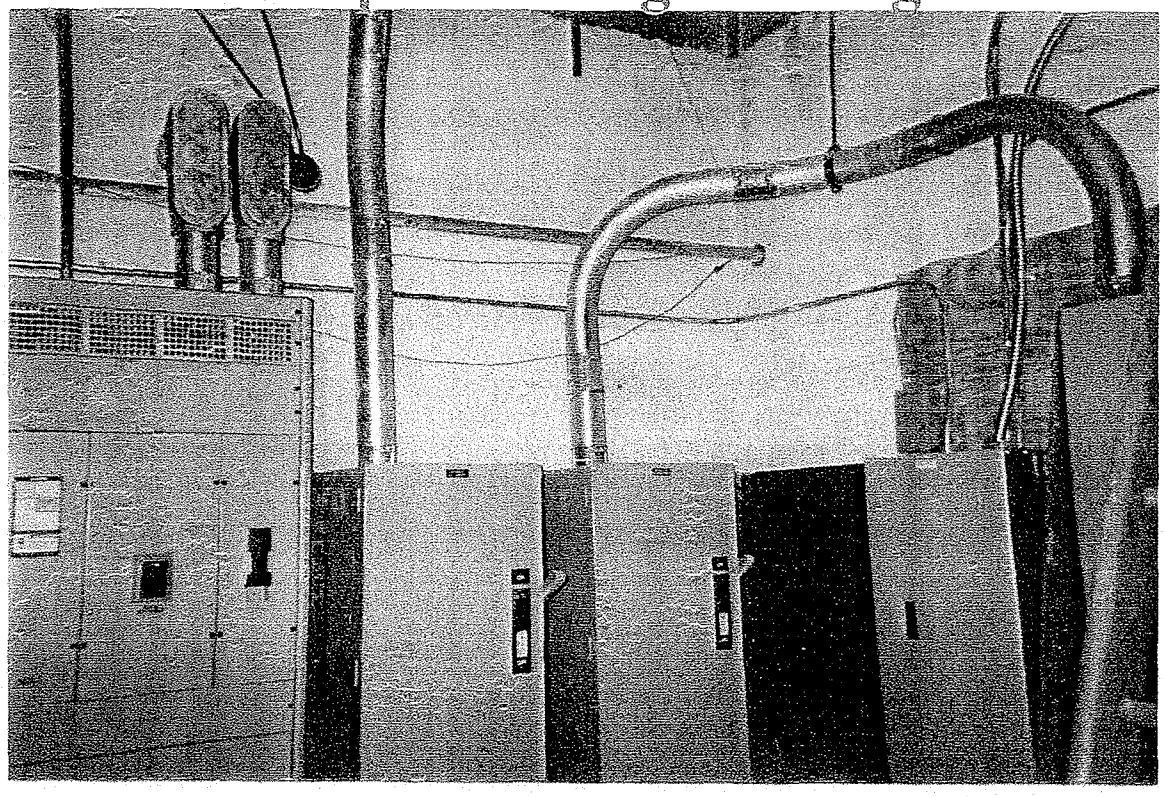


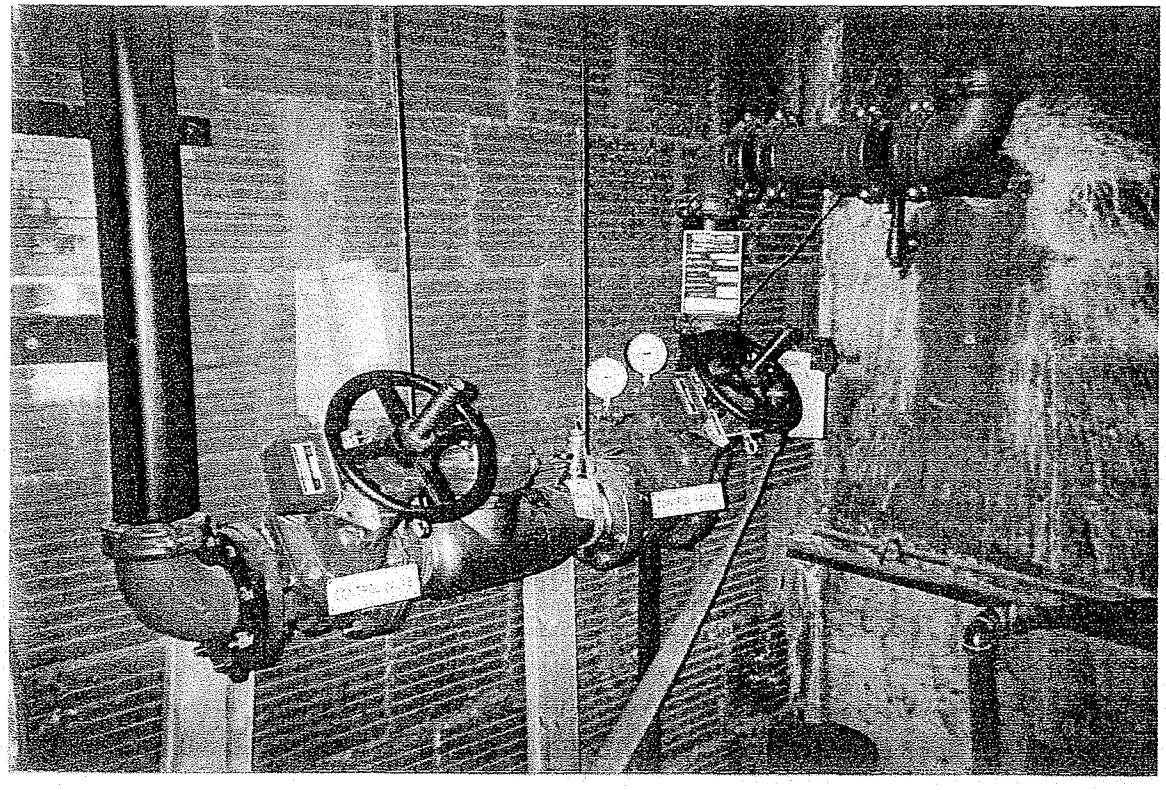
Municipal Building - Roof



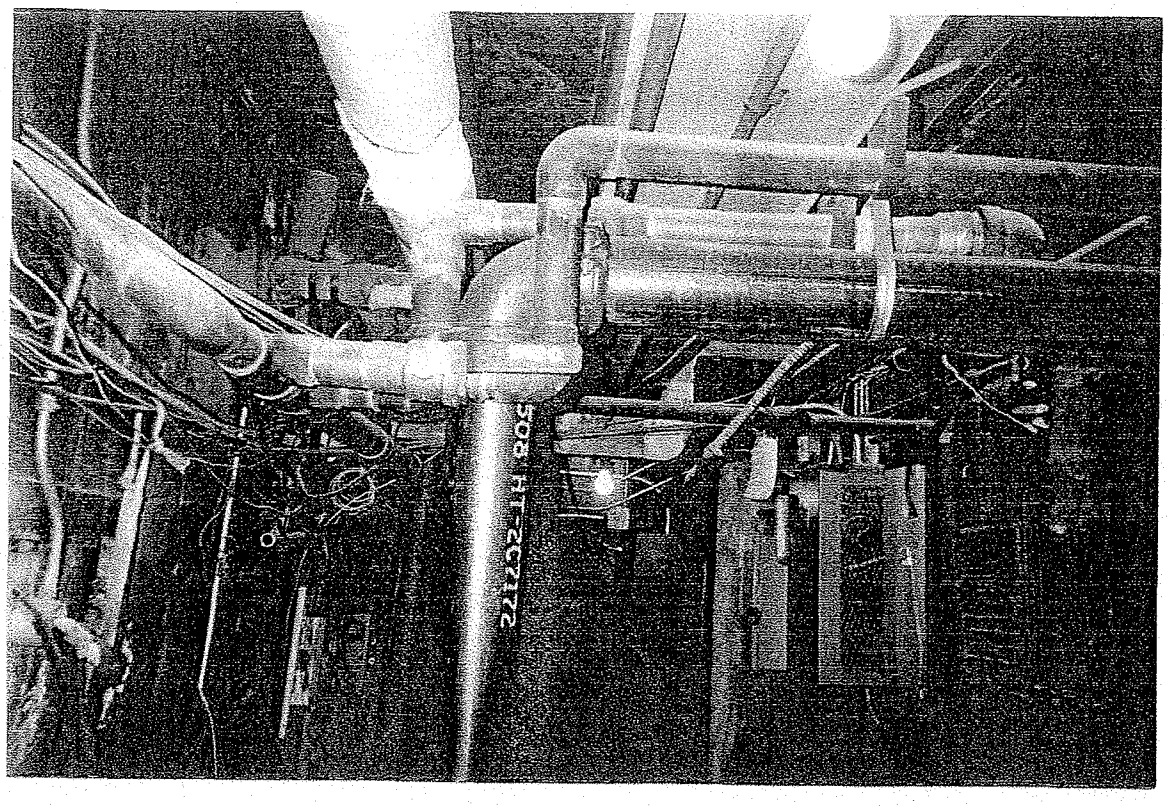


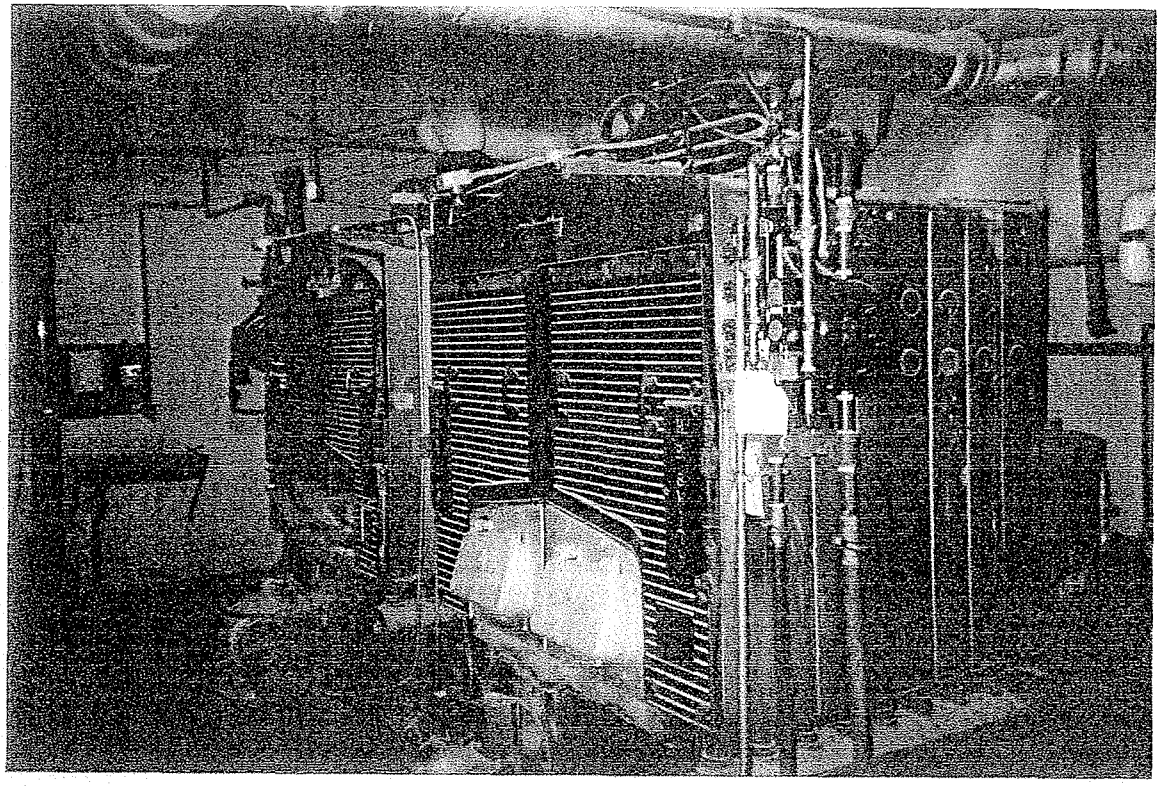
Municipal Building - Switchgear



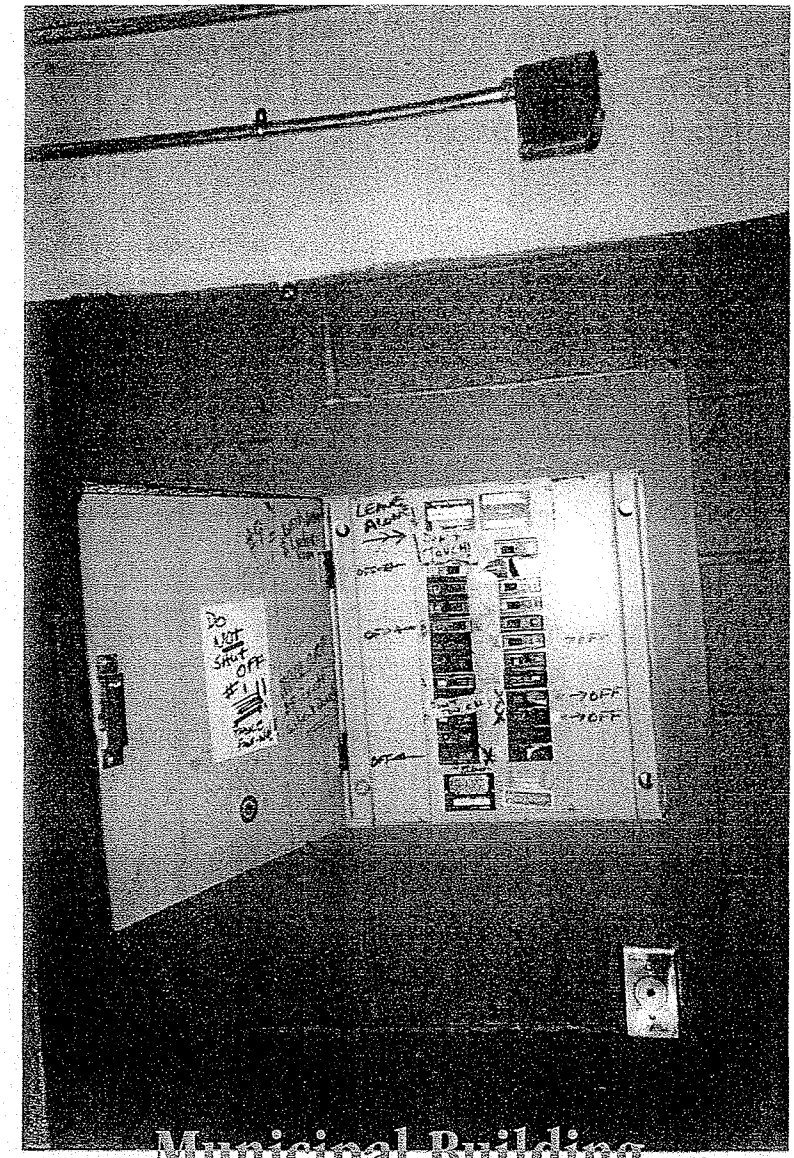


Municipal Building

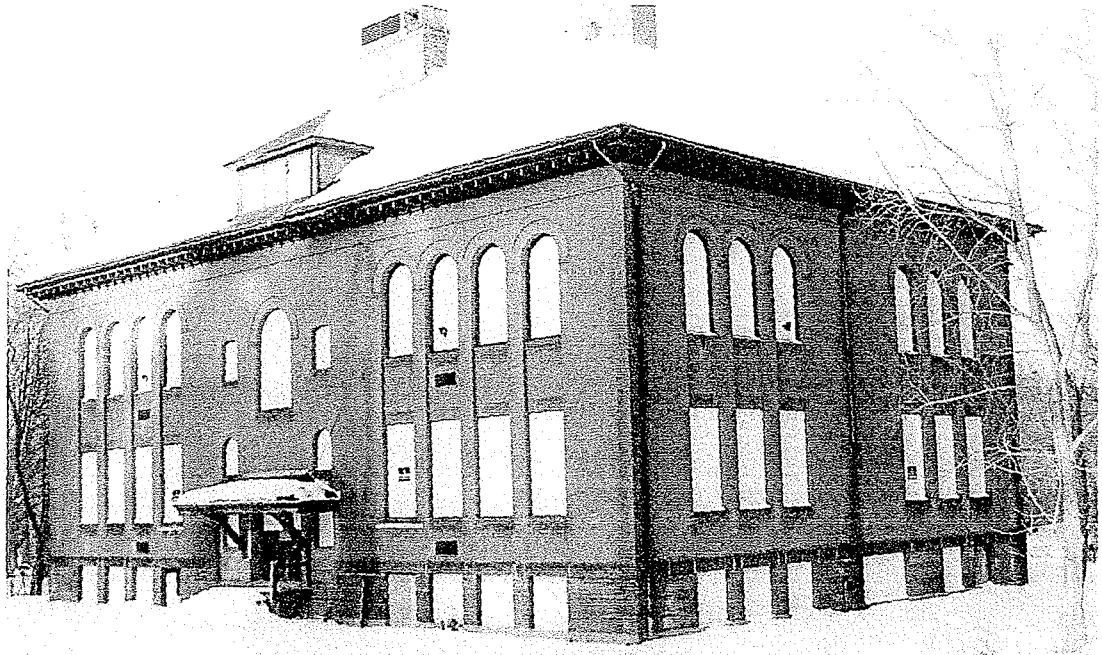




Municipal Building

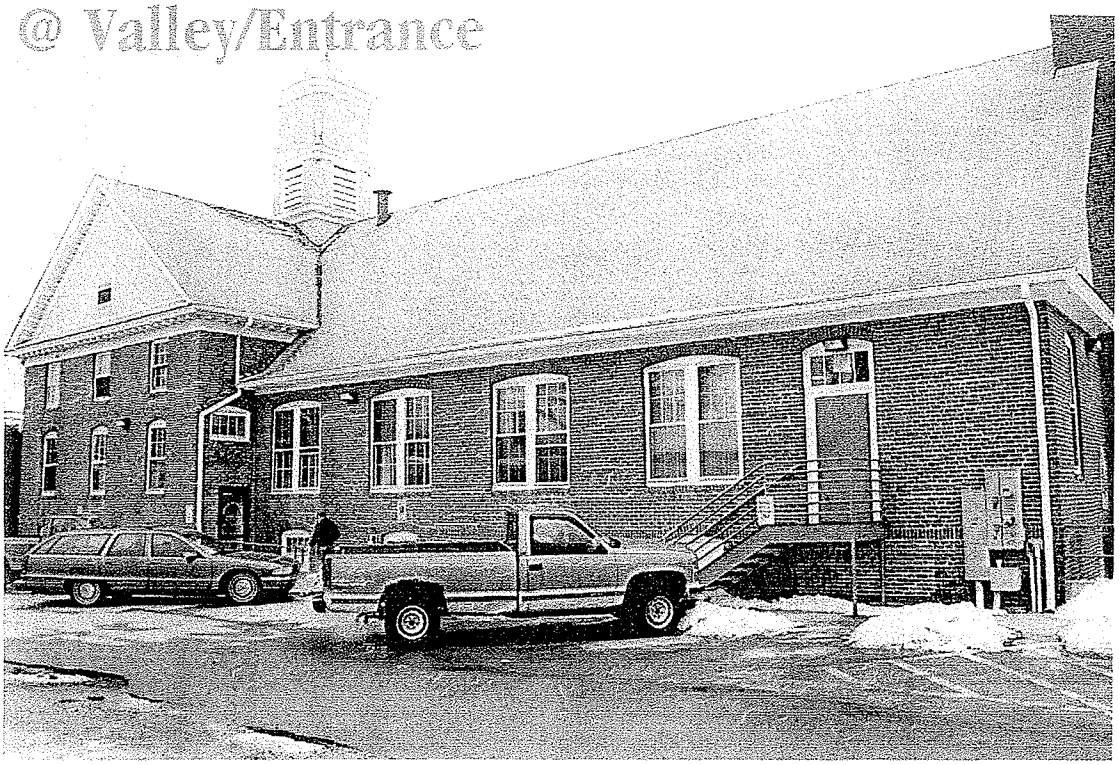


Municipal Building

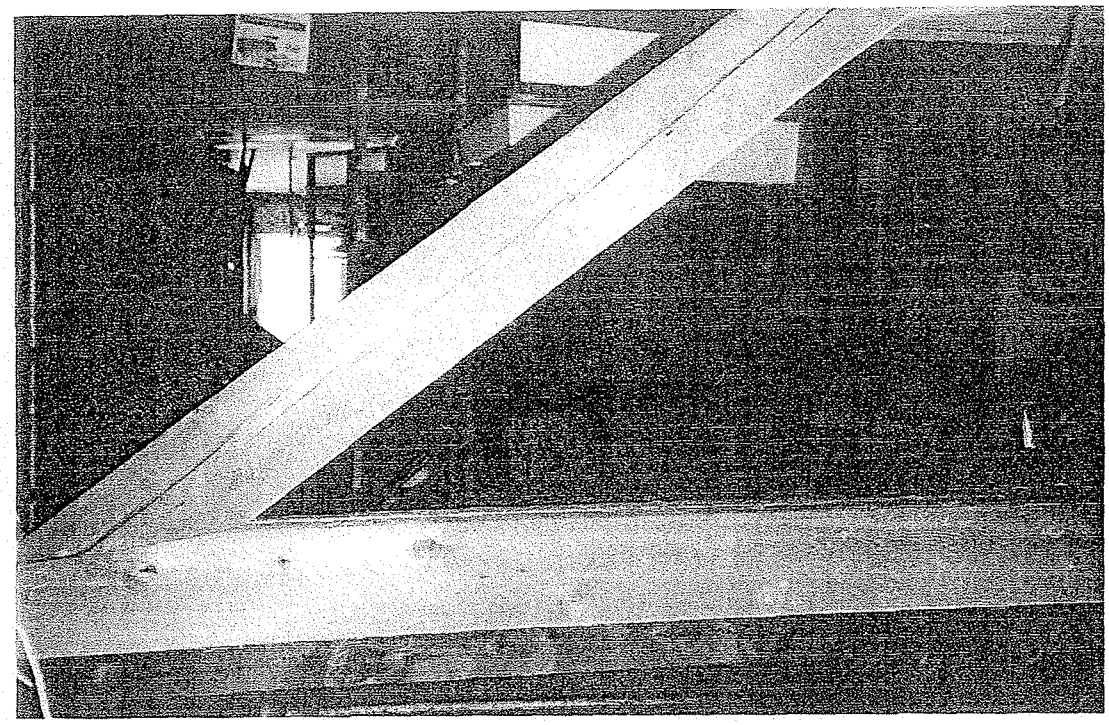


Old Elementary School - New Roof

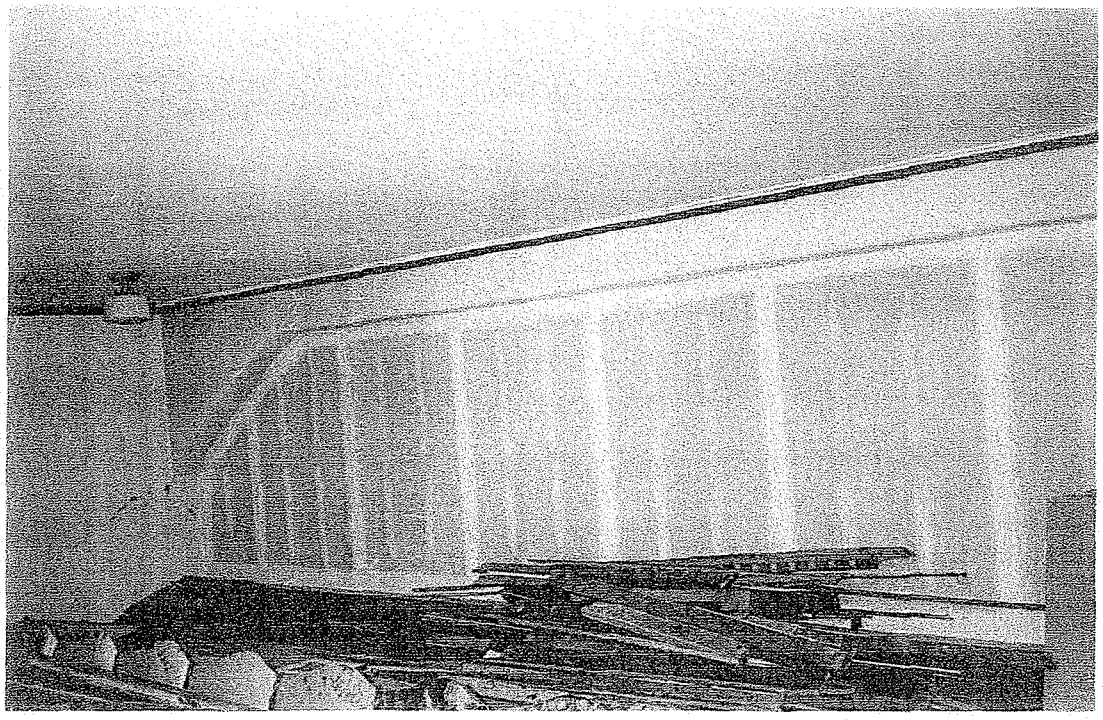
Post Office/Senior Center - Snow Build-Up @ Valley/Entrance

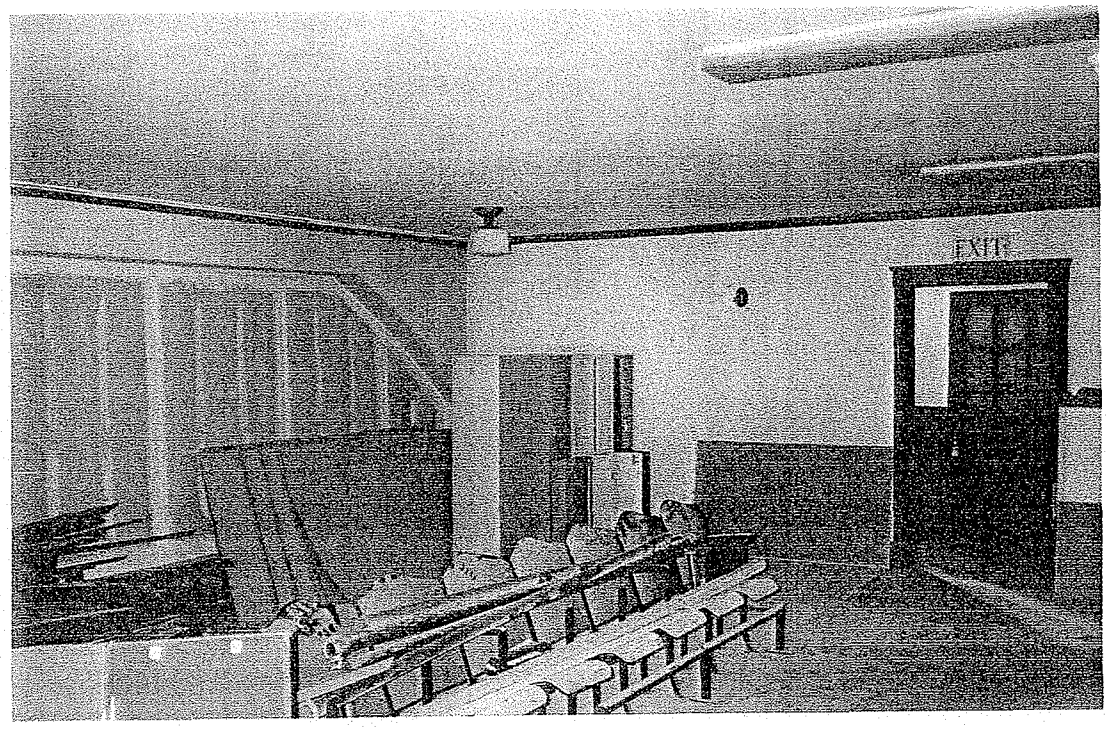


Post Office/Senior Center

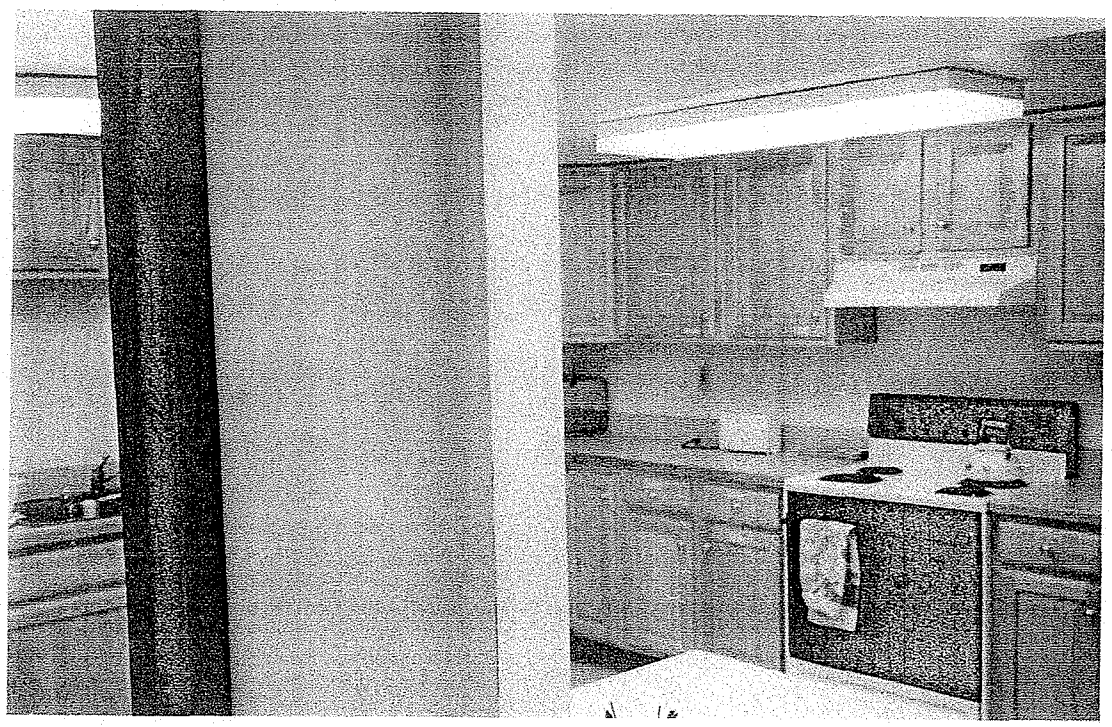


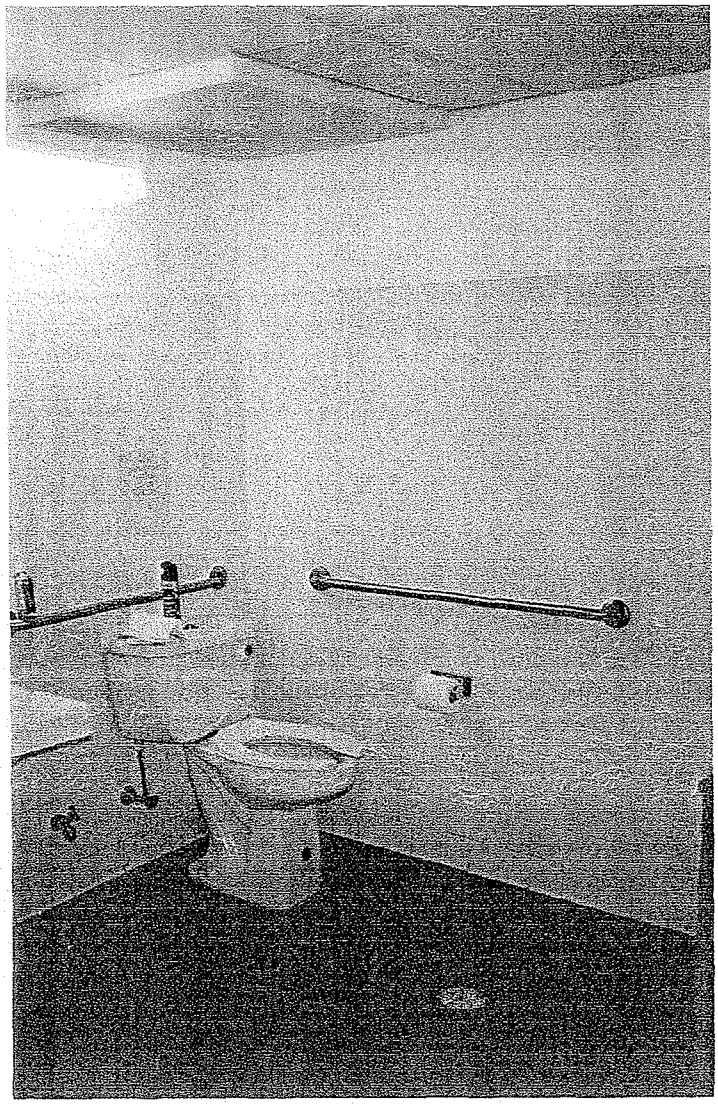
Post Office/Senior Center



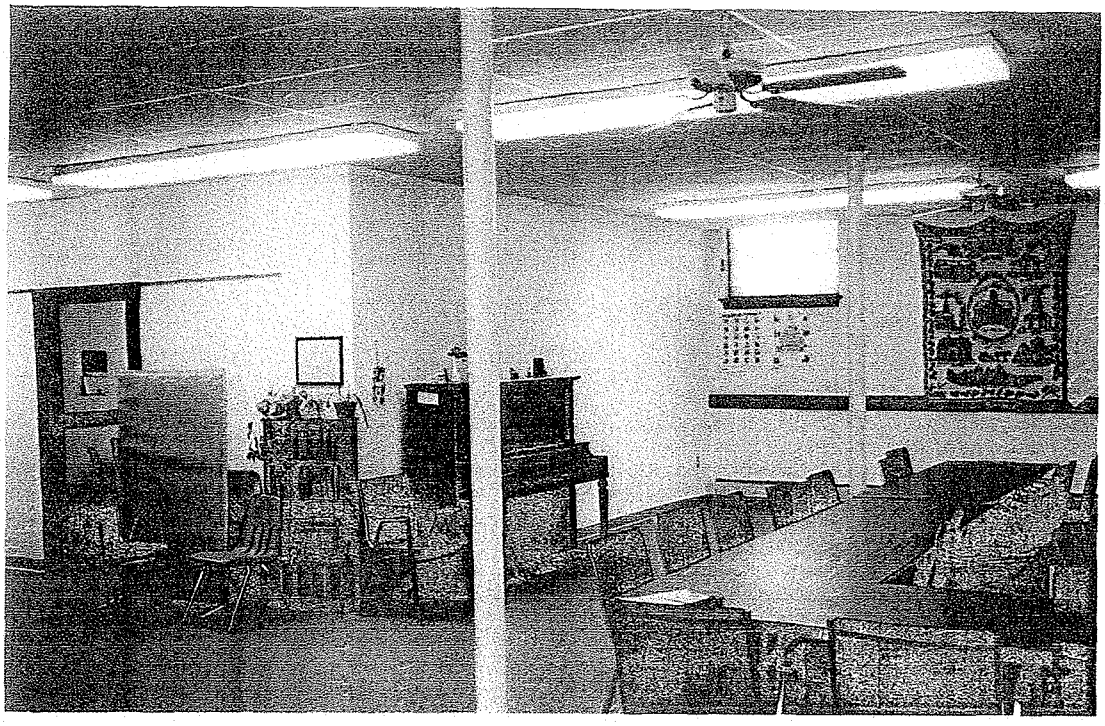


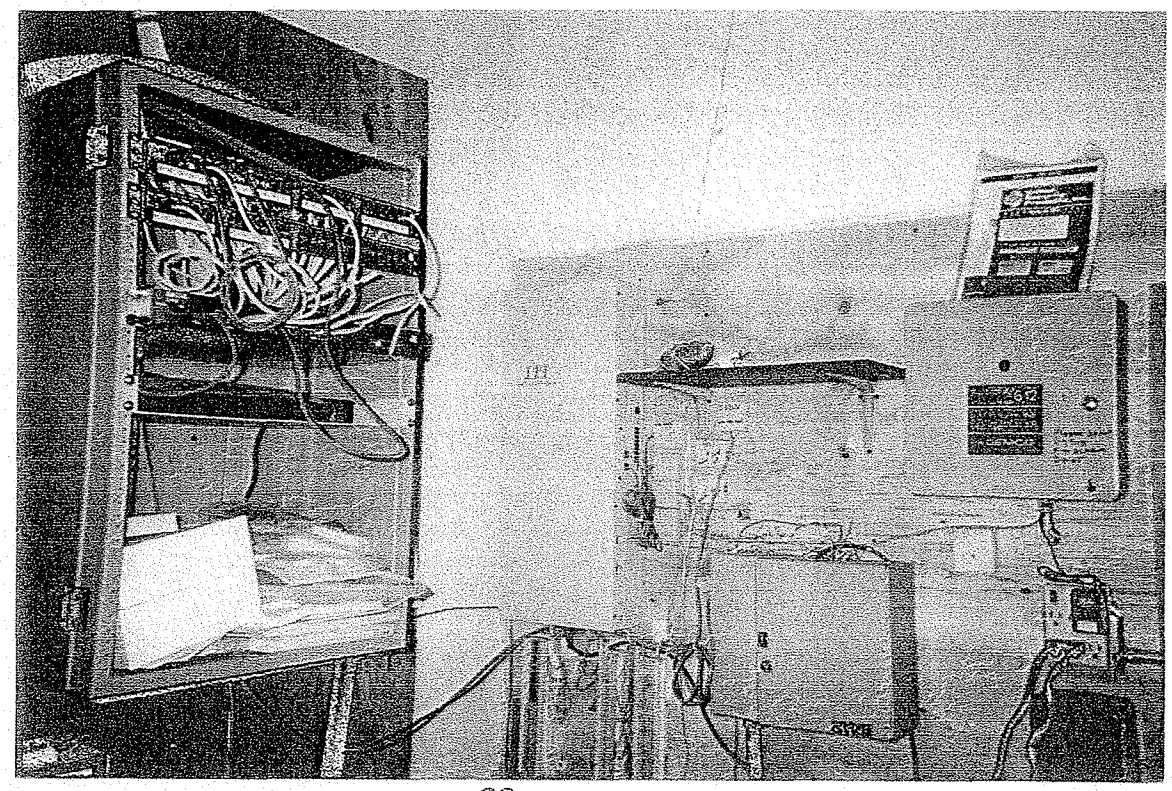
Post Office/Senior Center





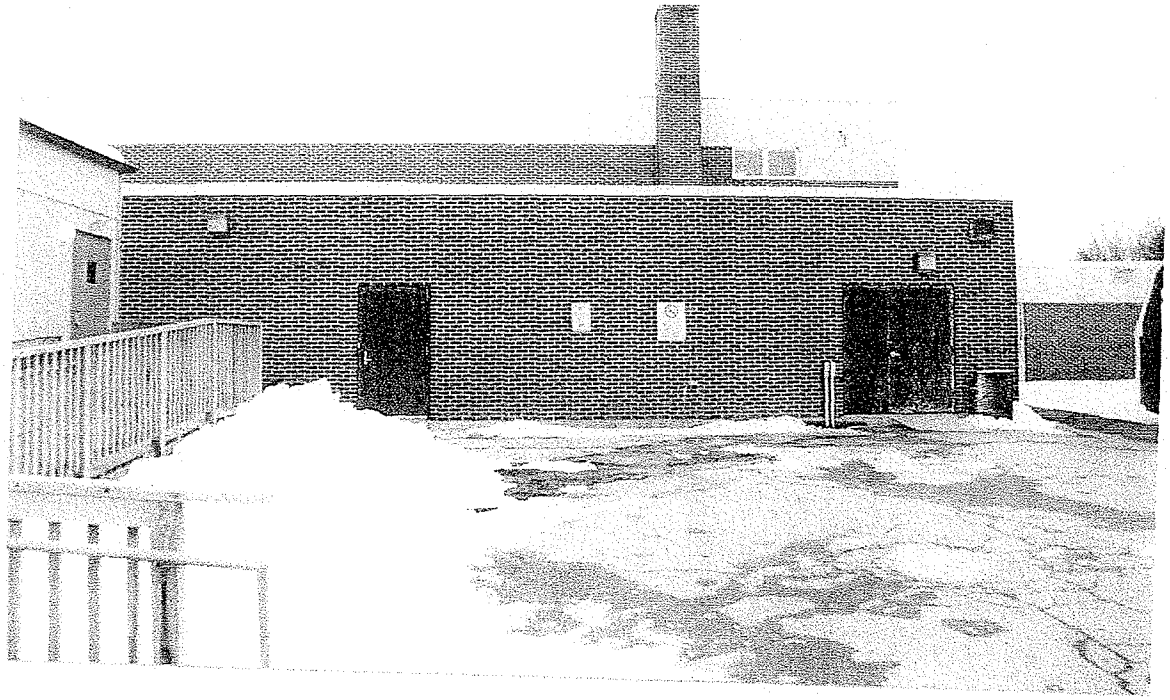
Post Office/Senior Center





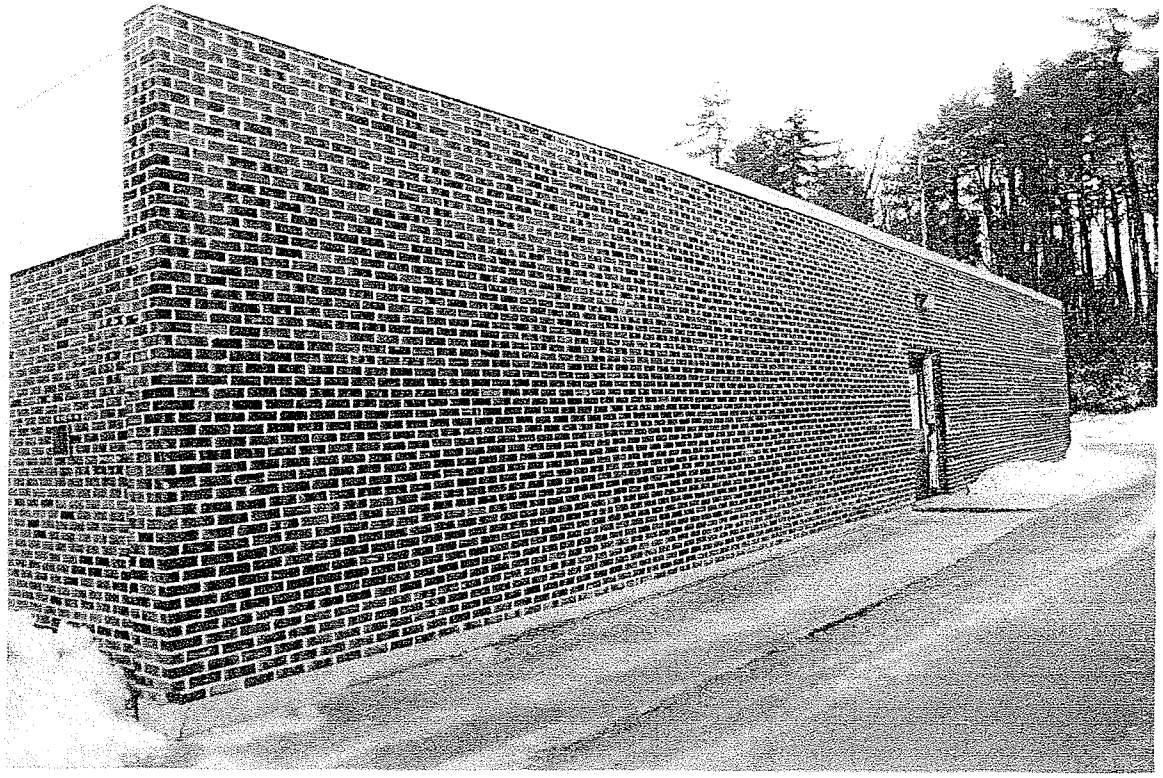
Post Office / Senior Center

New Elementary School

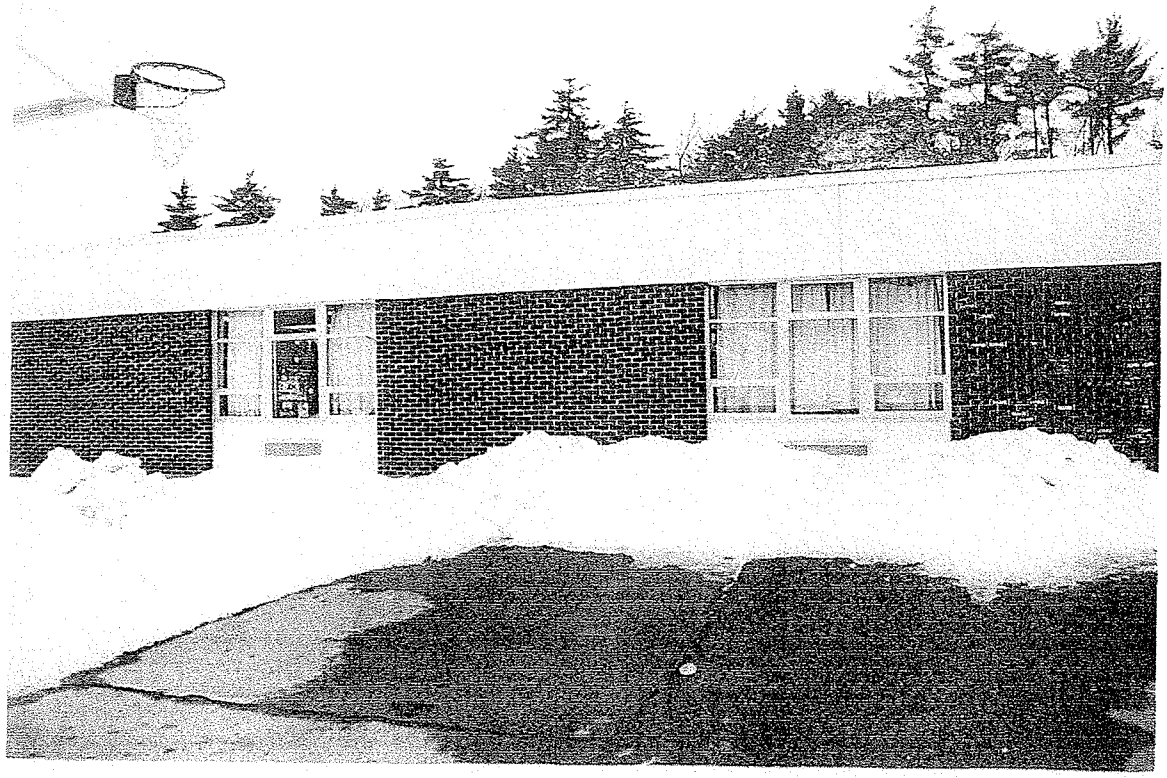


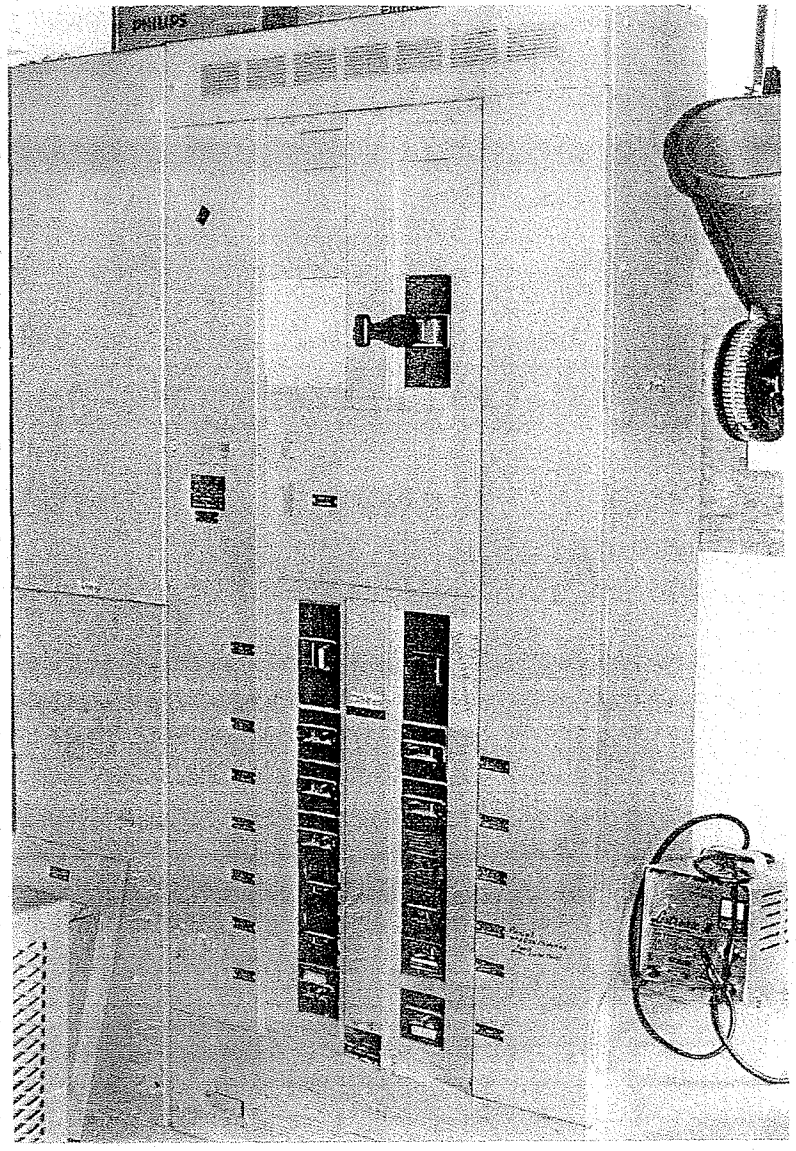
New Elementary School

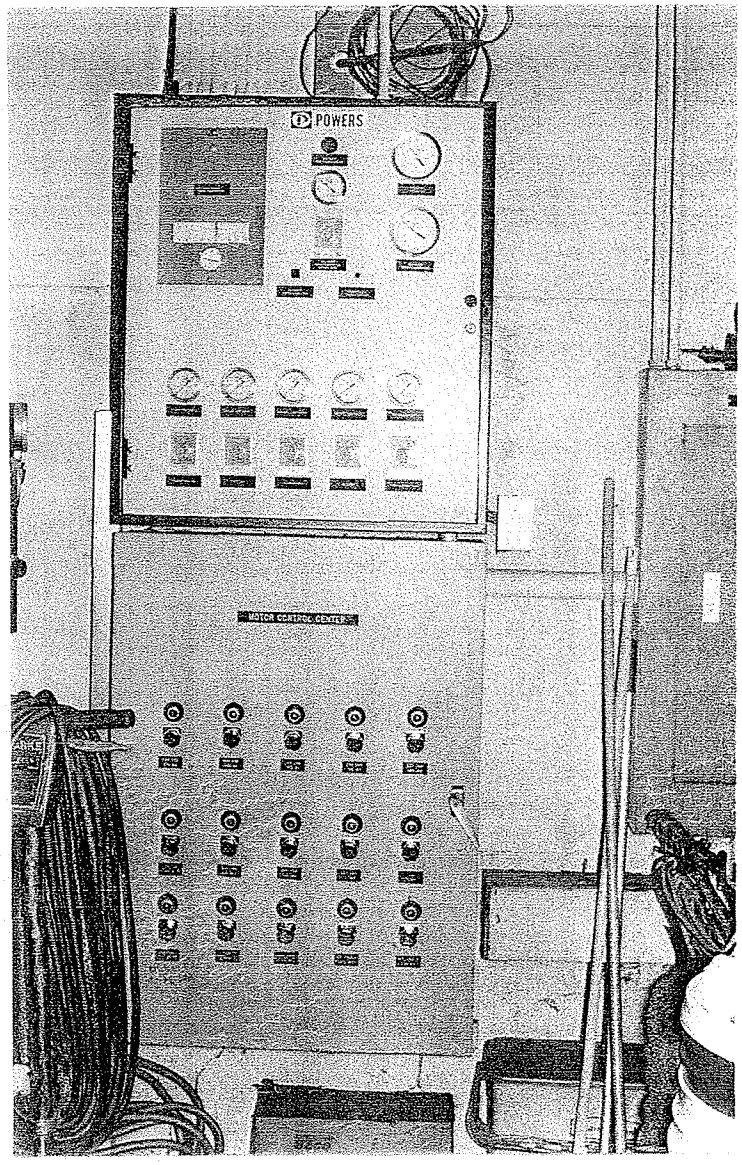
New Elementary School



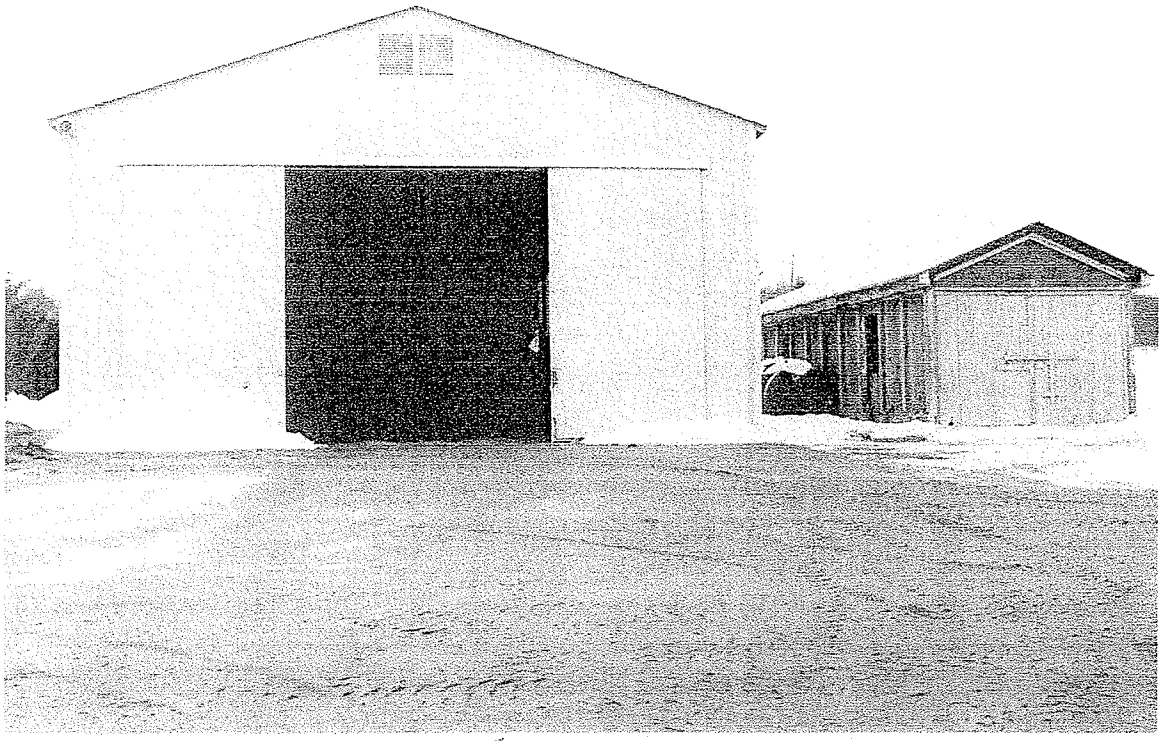
New Elementary School



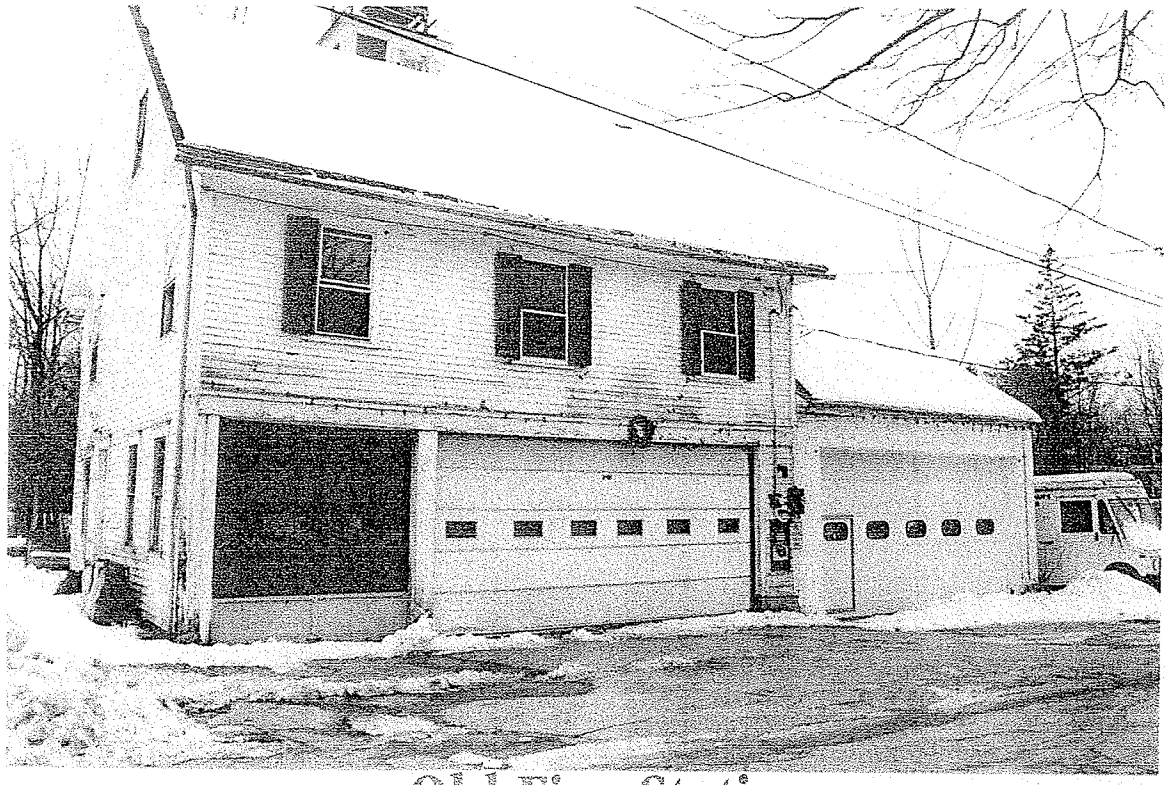




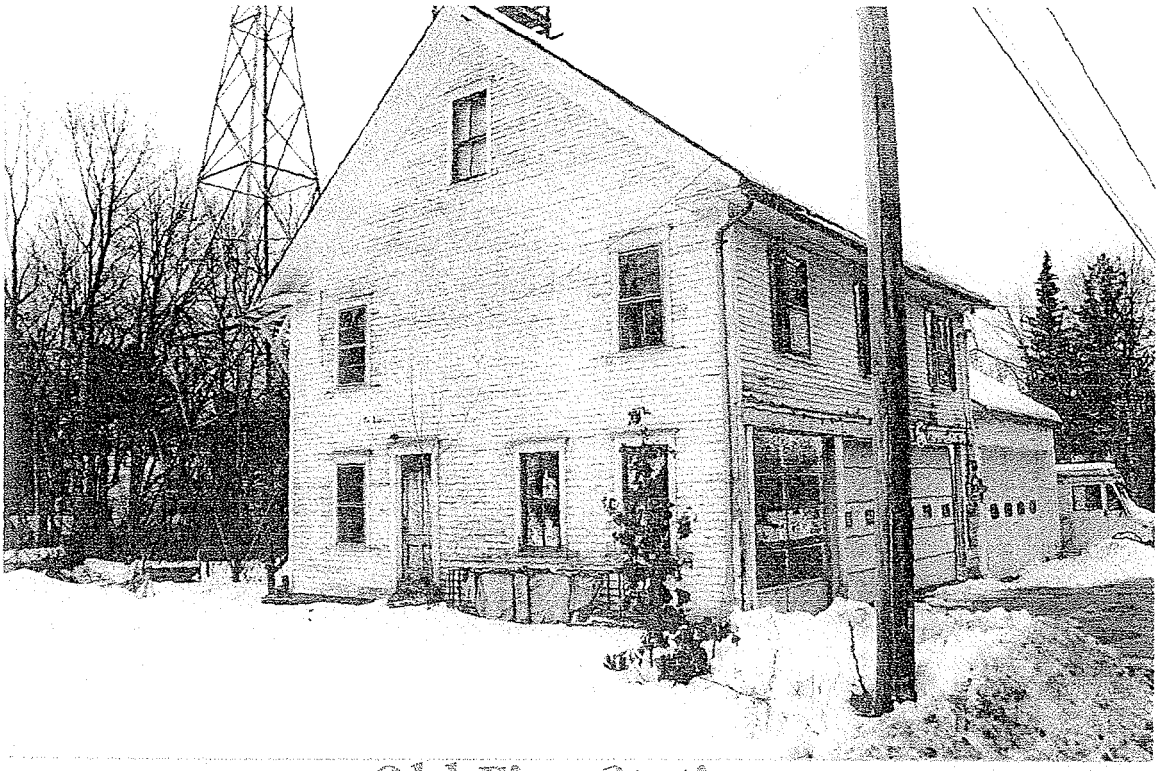
New Elementary School



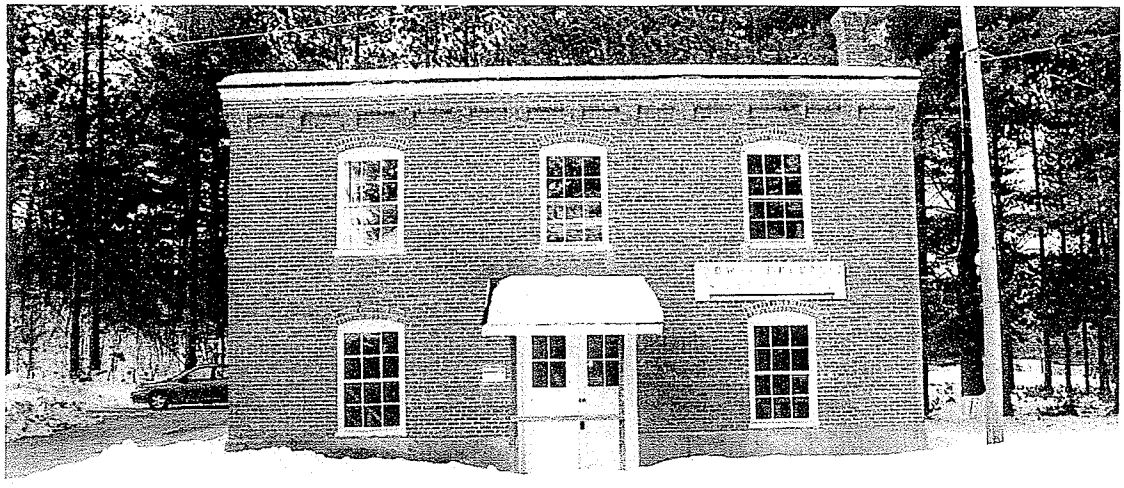
Salt Barn



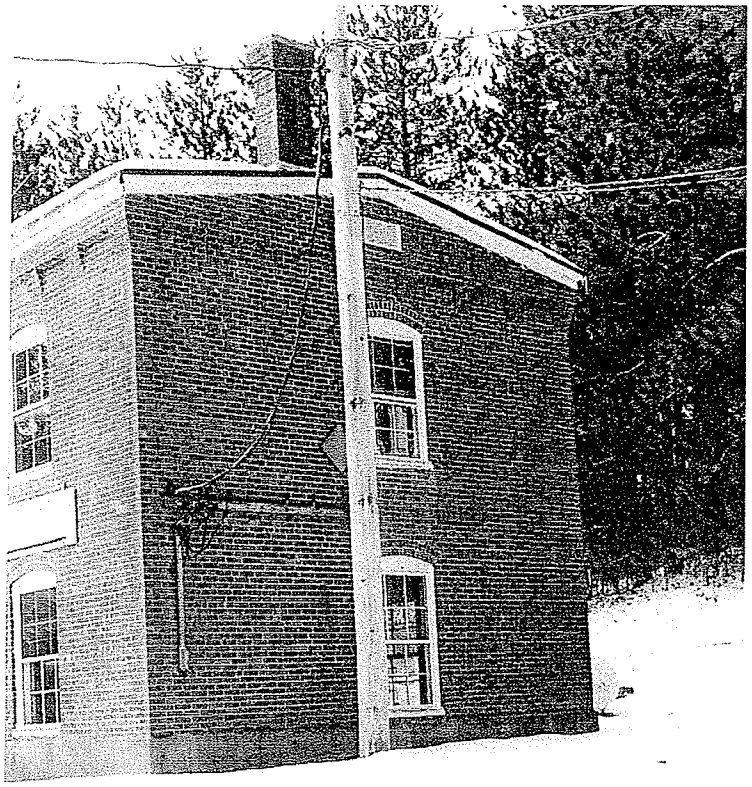
Old Fire Station



Old Fire Station

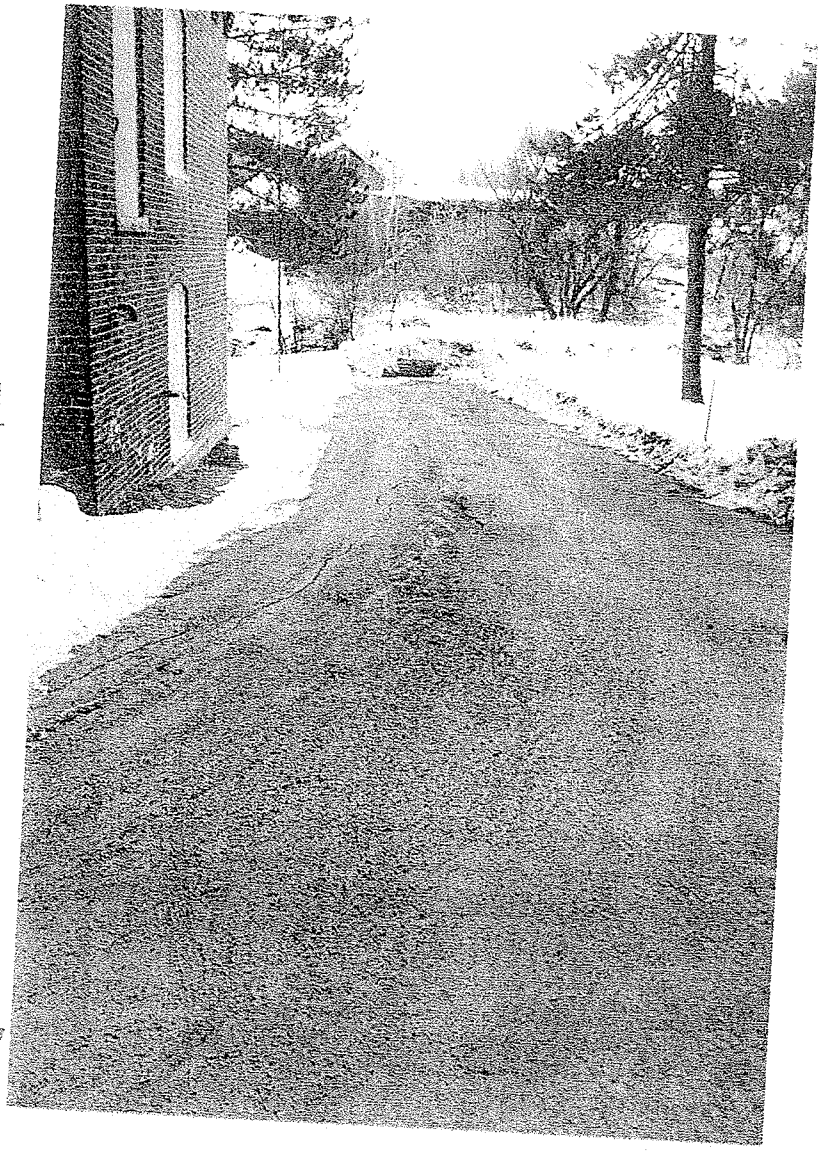


Pump Station #1 - New Roof

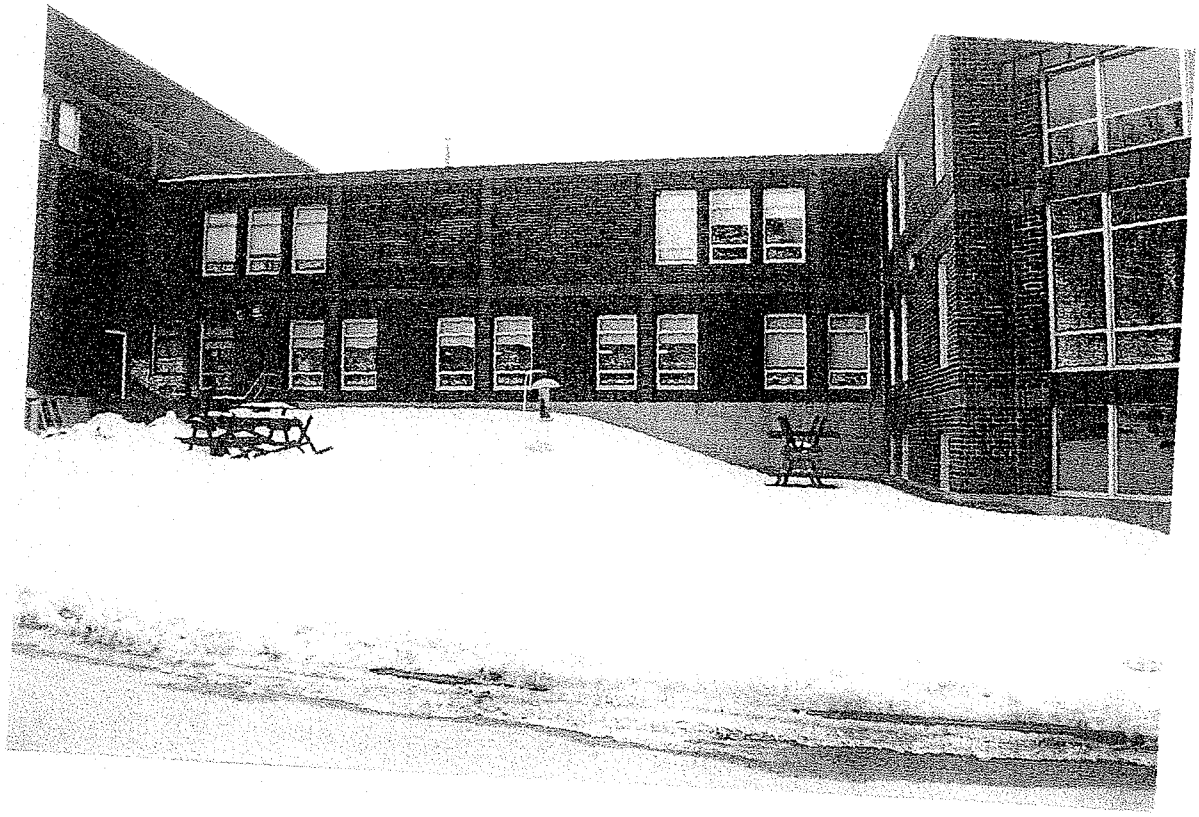


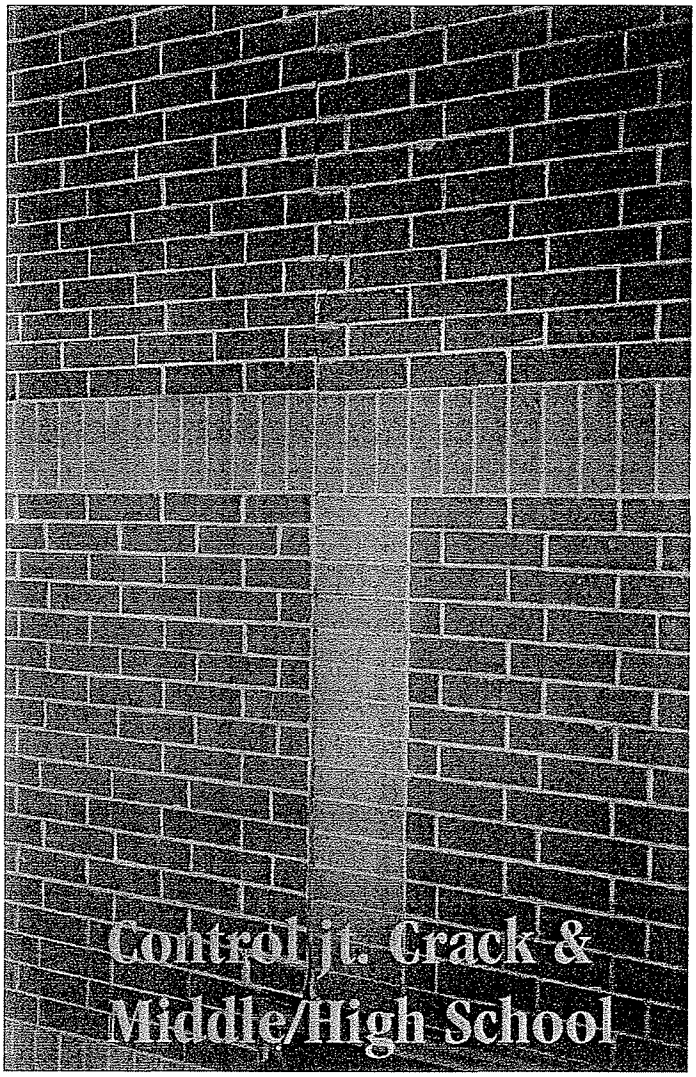
Pump Station #1 - New Roof

Pump Station #1

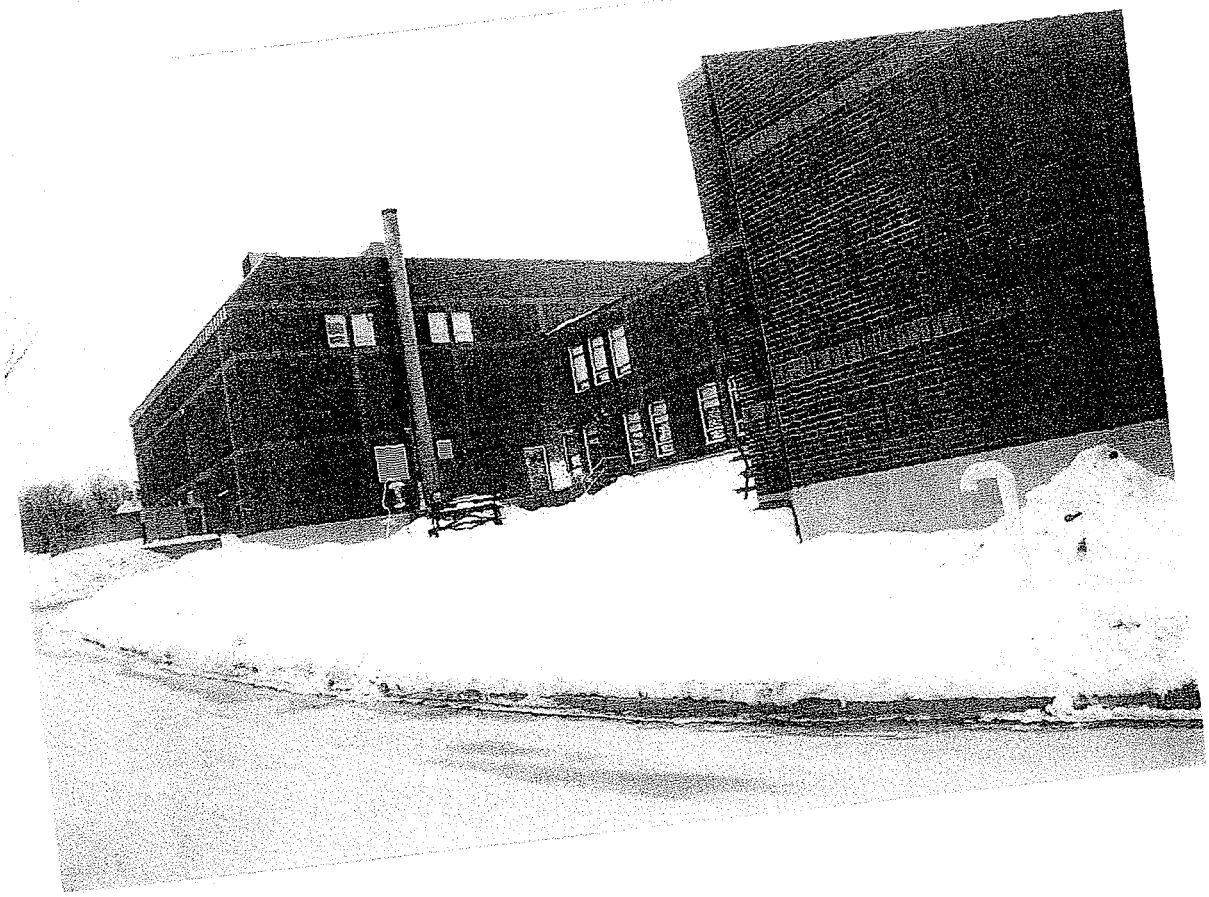


New Middle/ High School



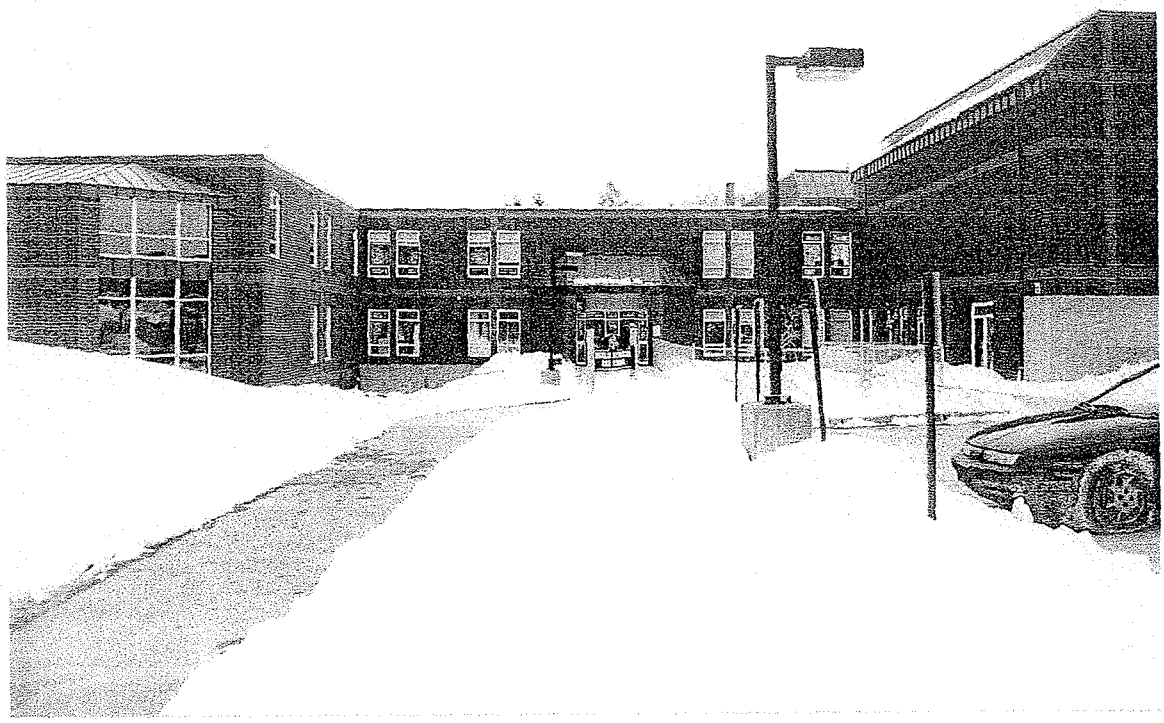

Control jt. Crack &
Middle/High School

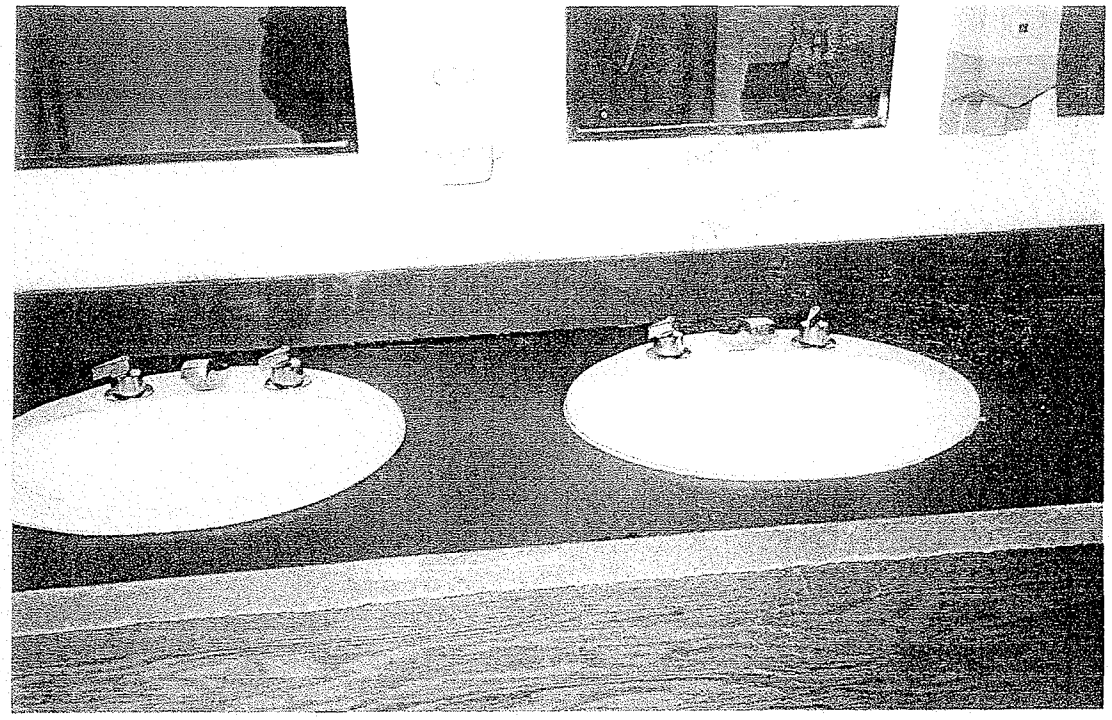
New Middle/
High School



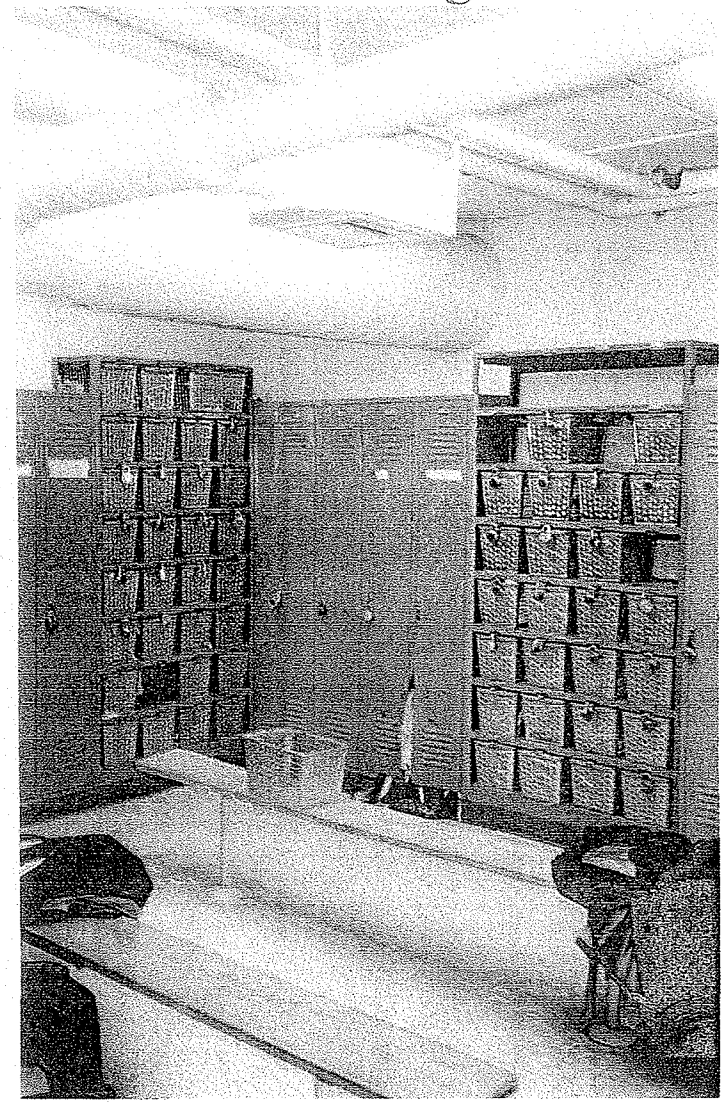
New Middle/High School

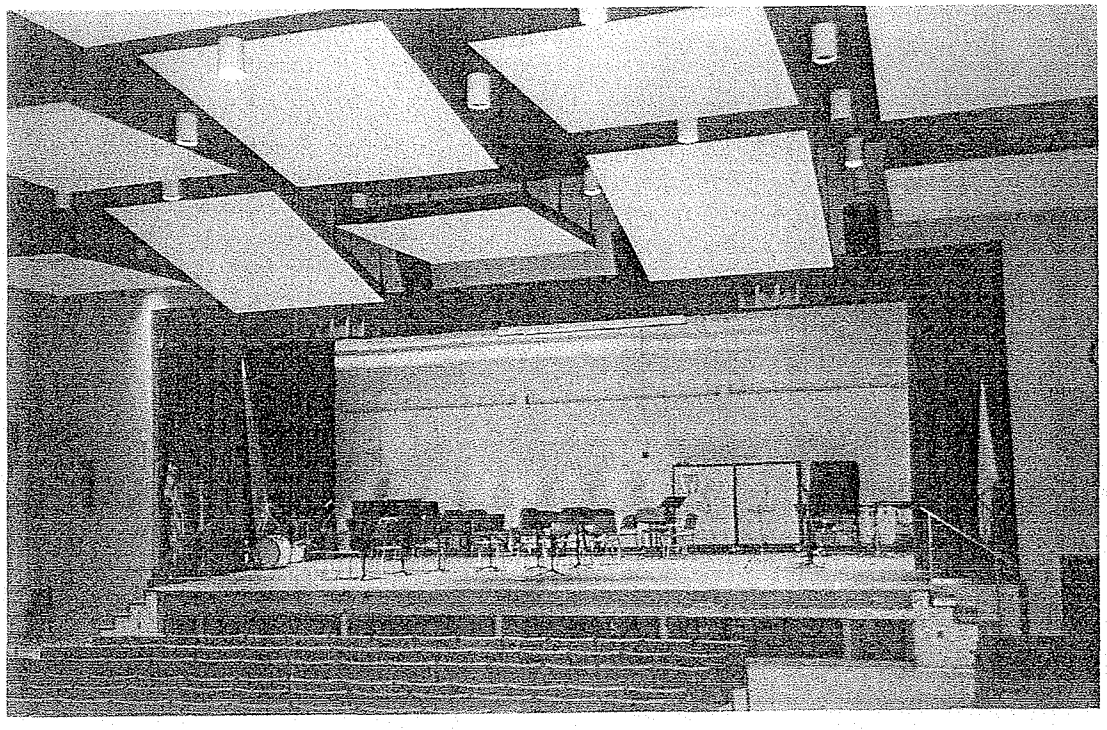
New Middle/High School



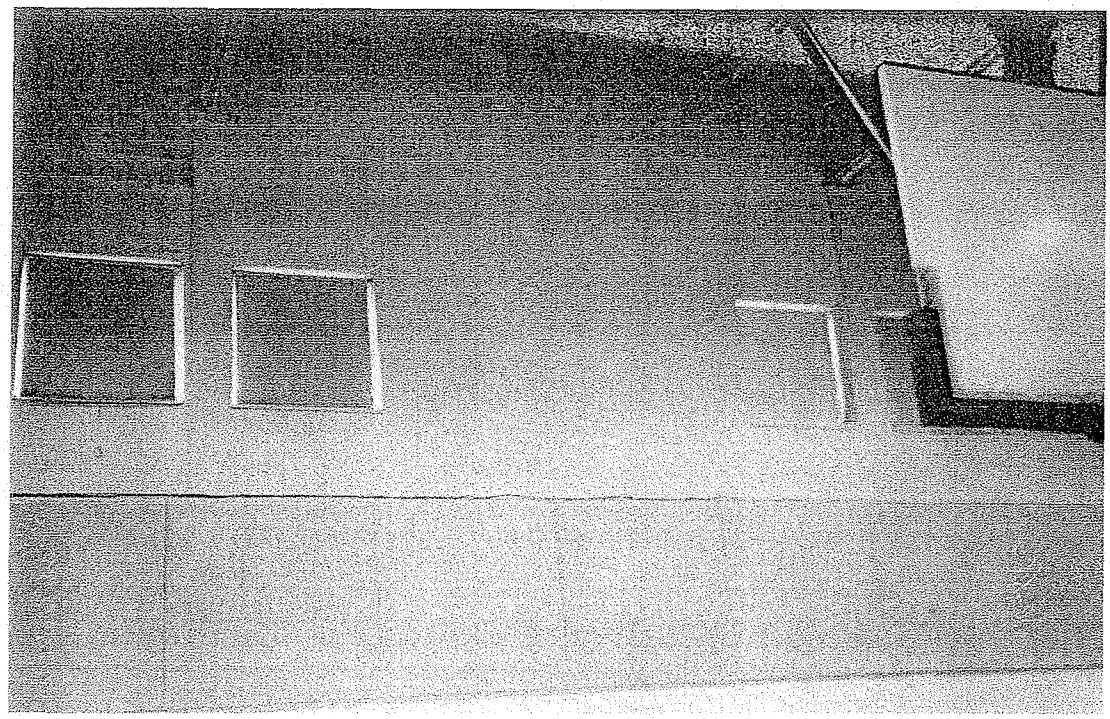


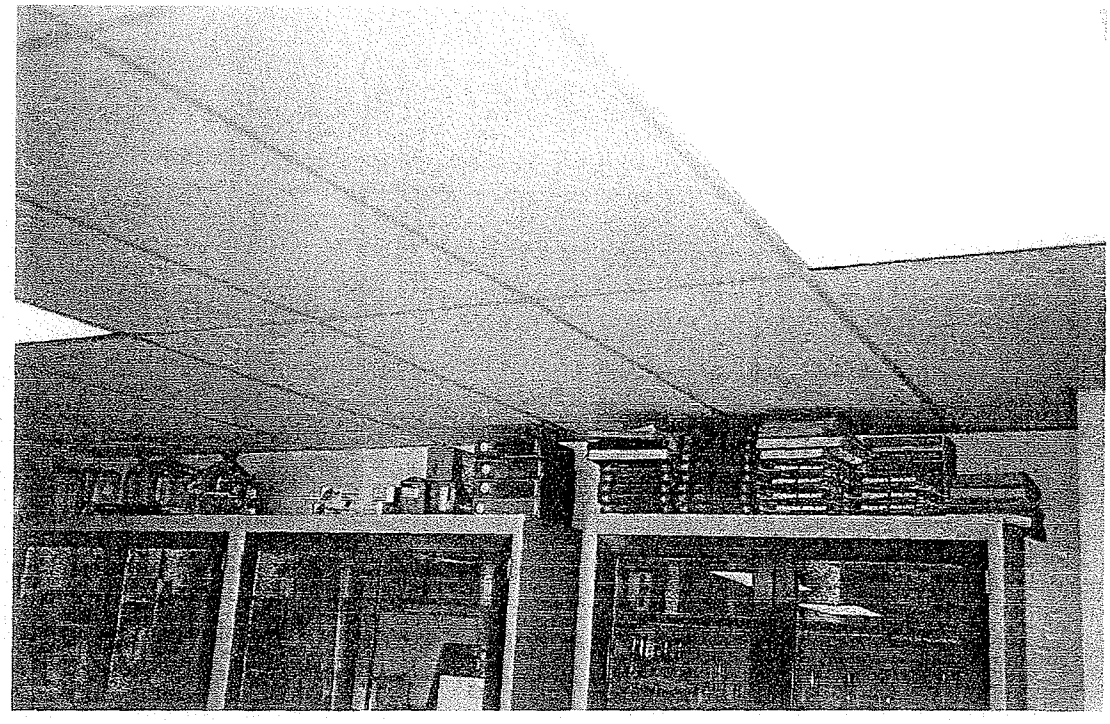
New Middle/High School



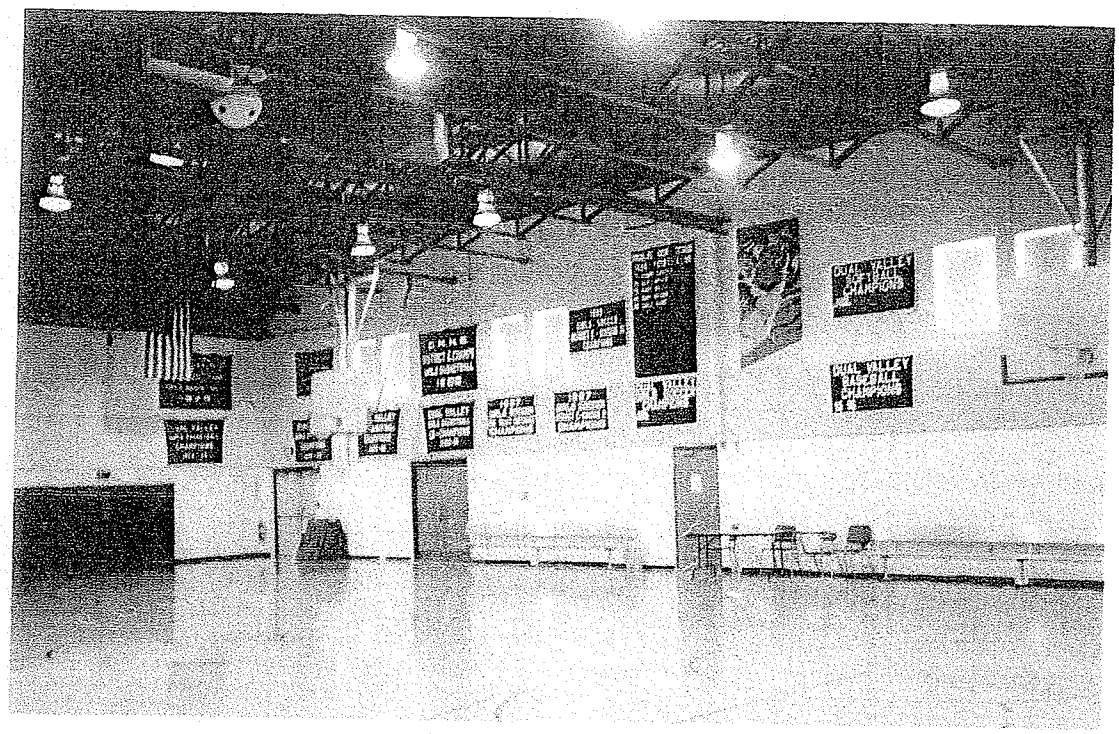


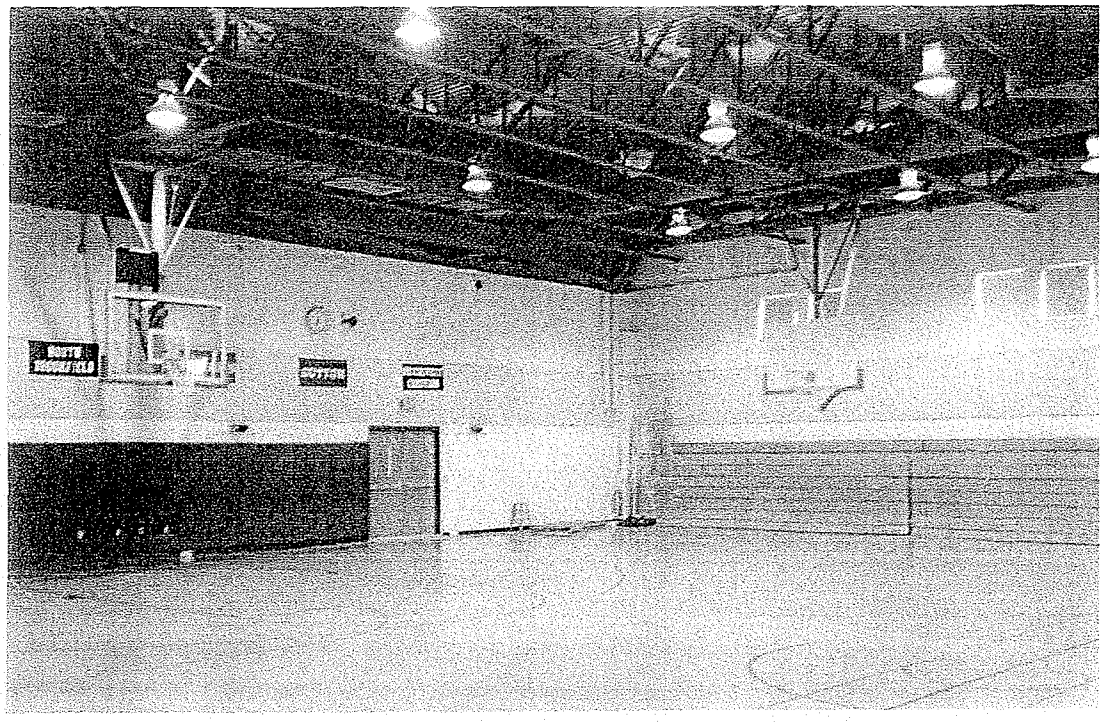
New Middle/High School



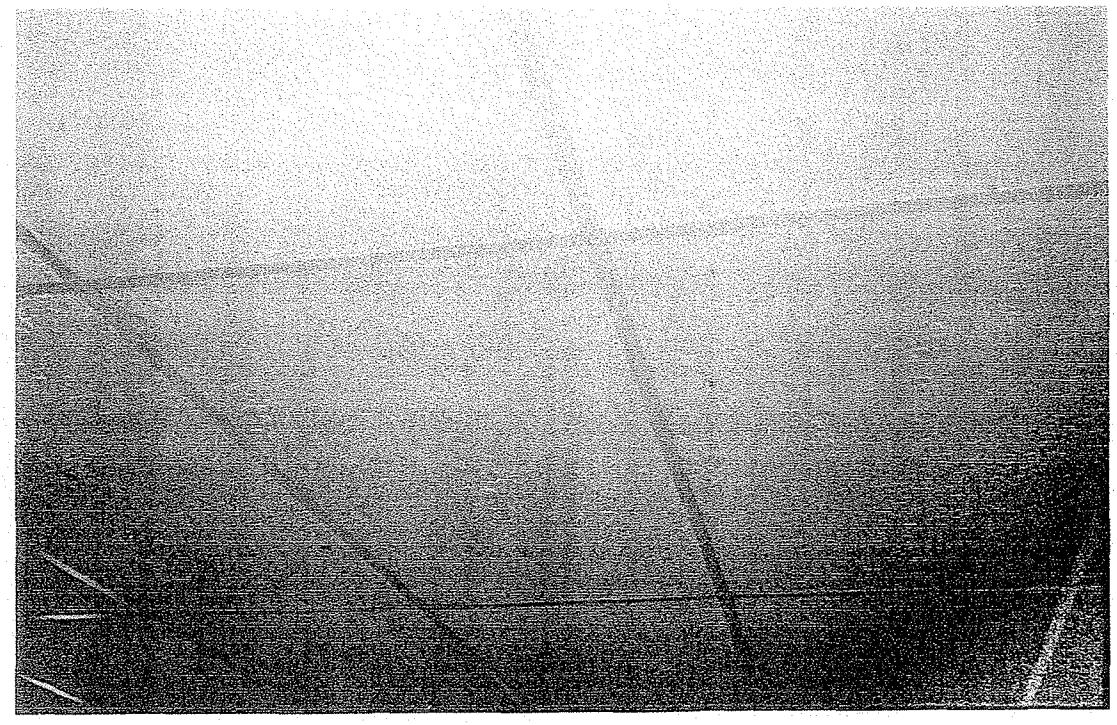


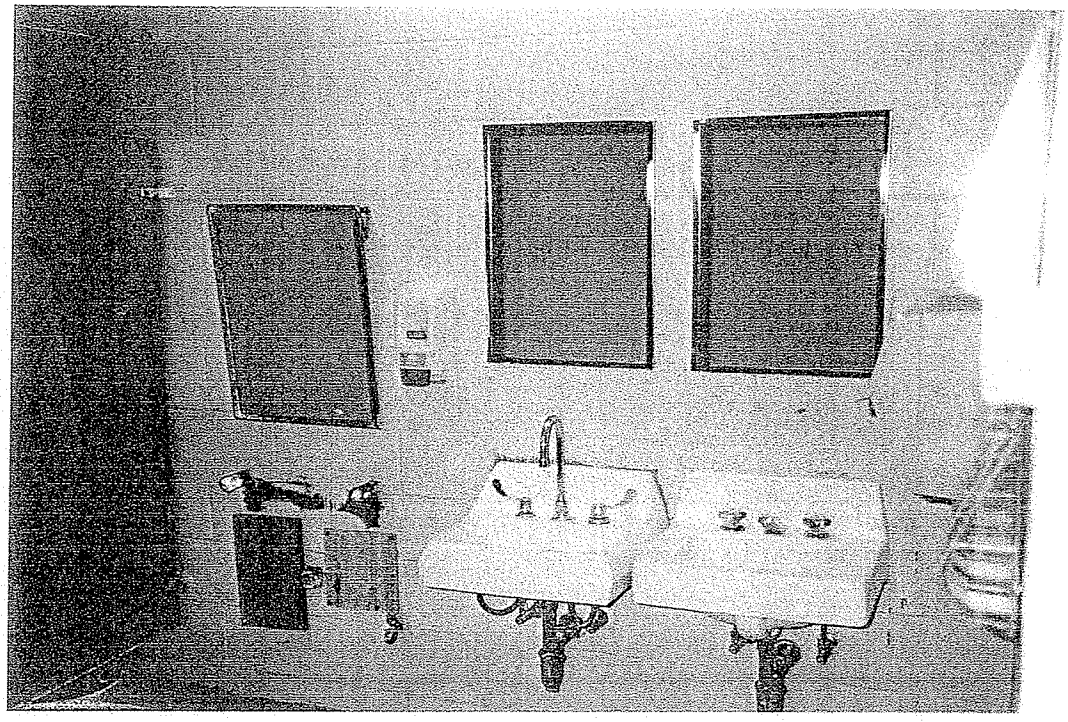
New Middle/High School



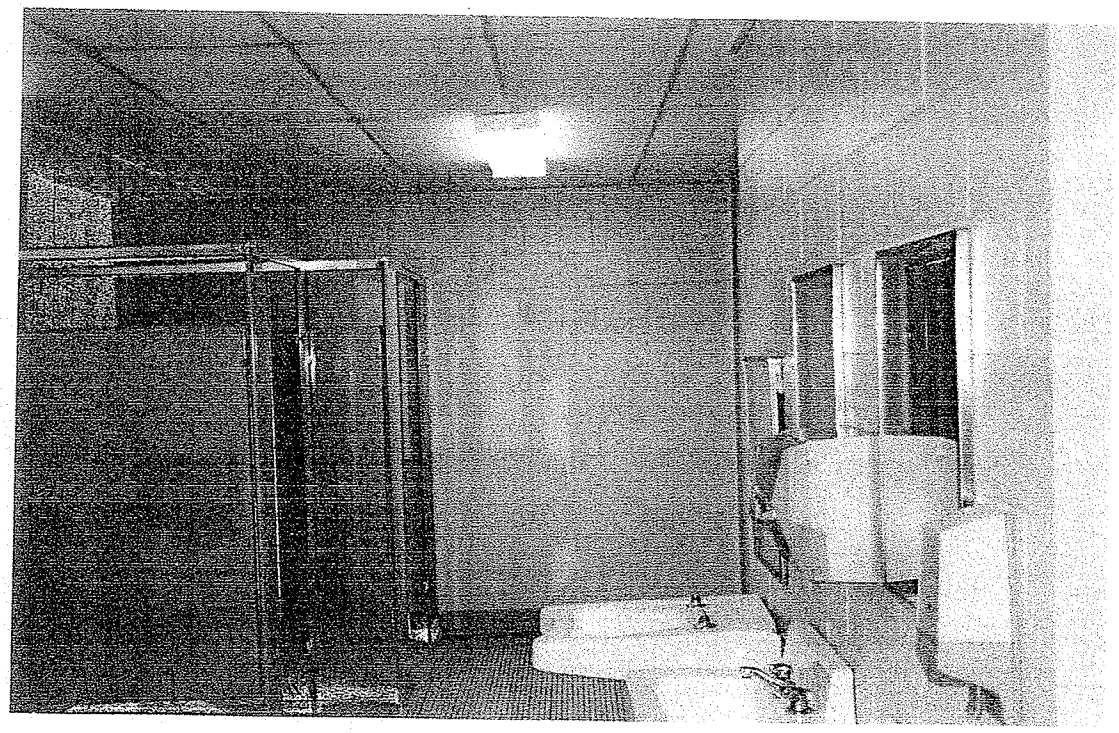


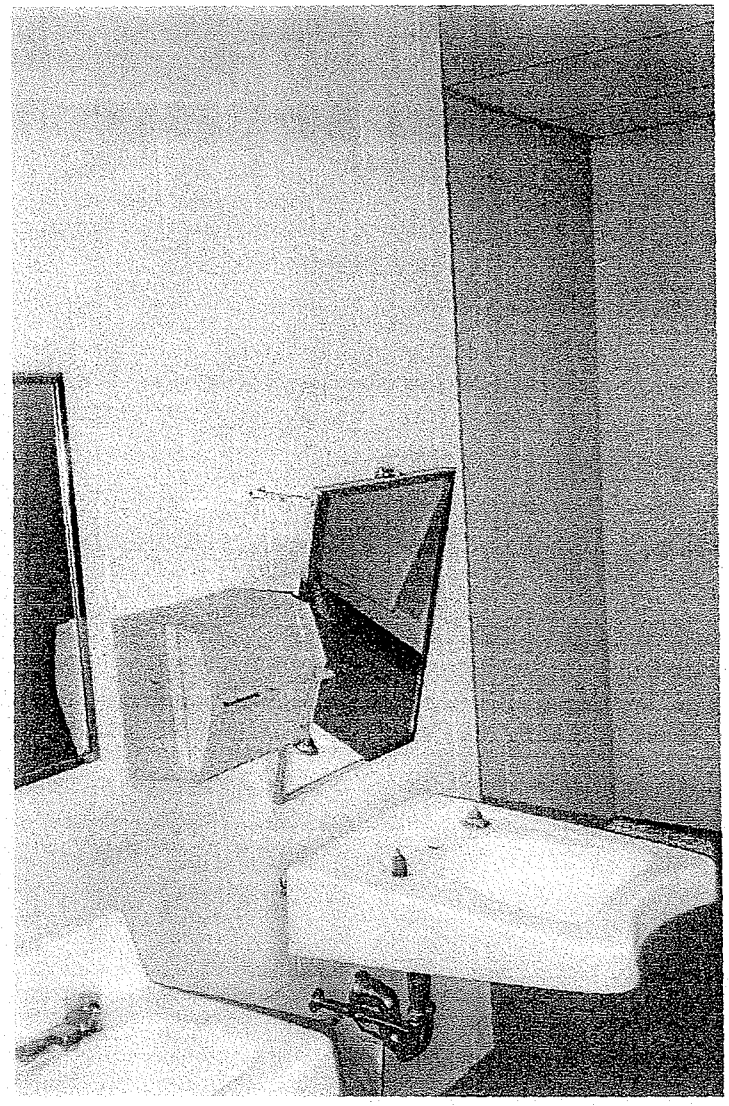
New Middle/High School

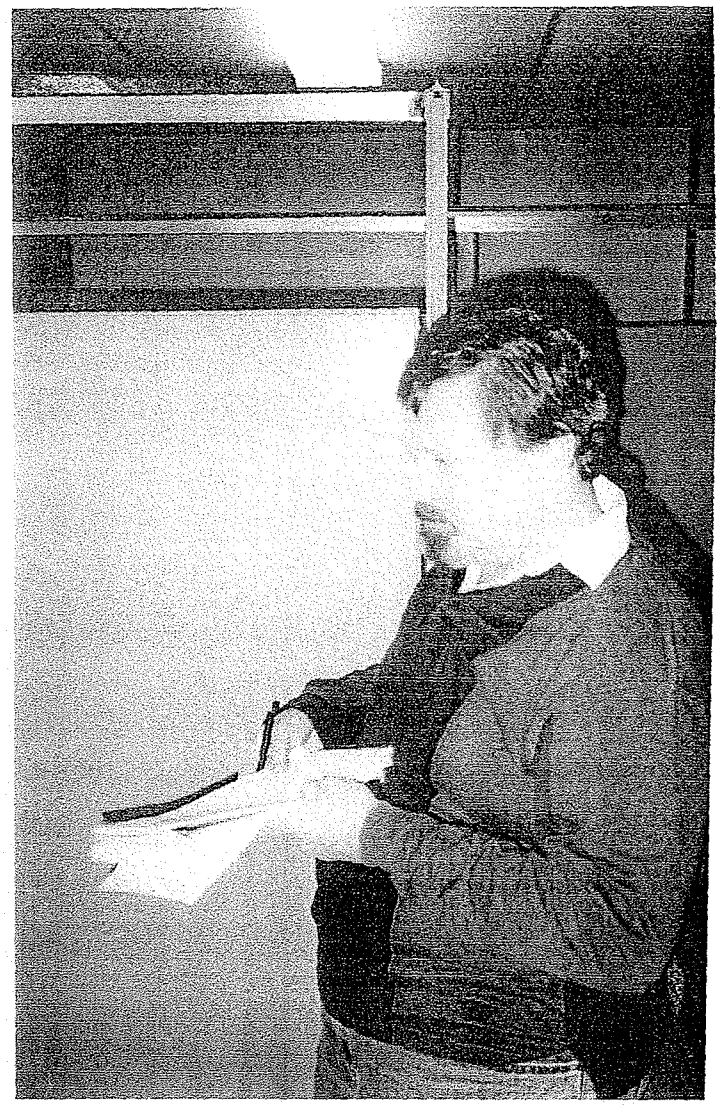




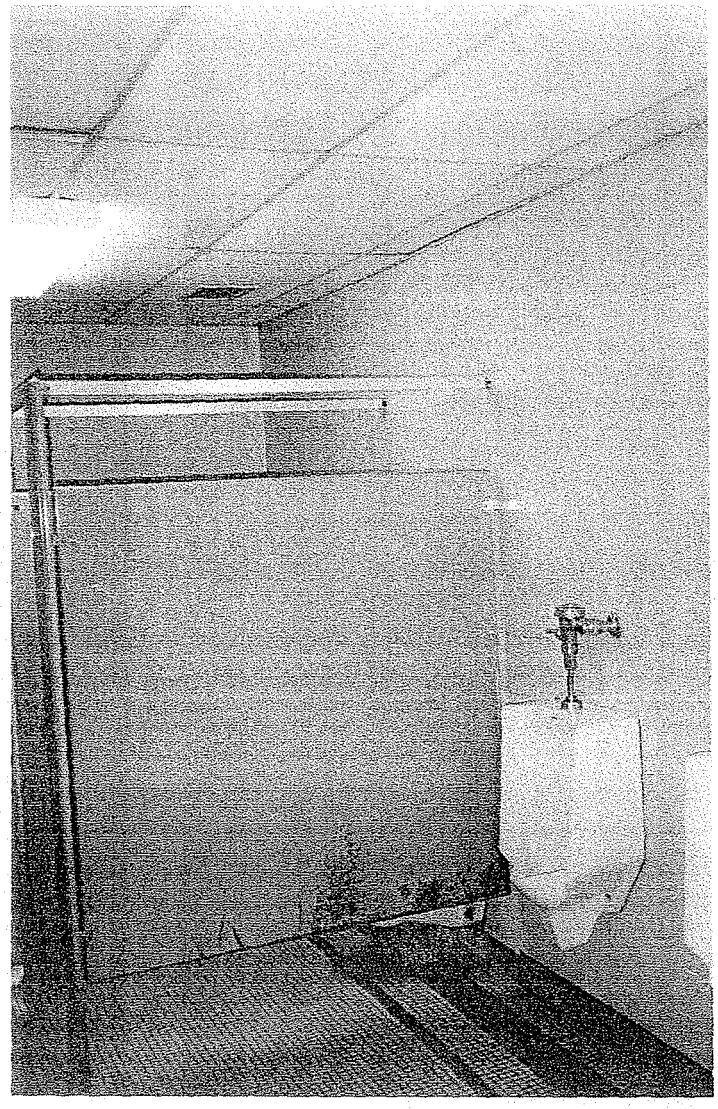
New Middle/High School



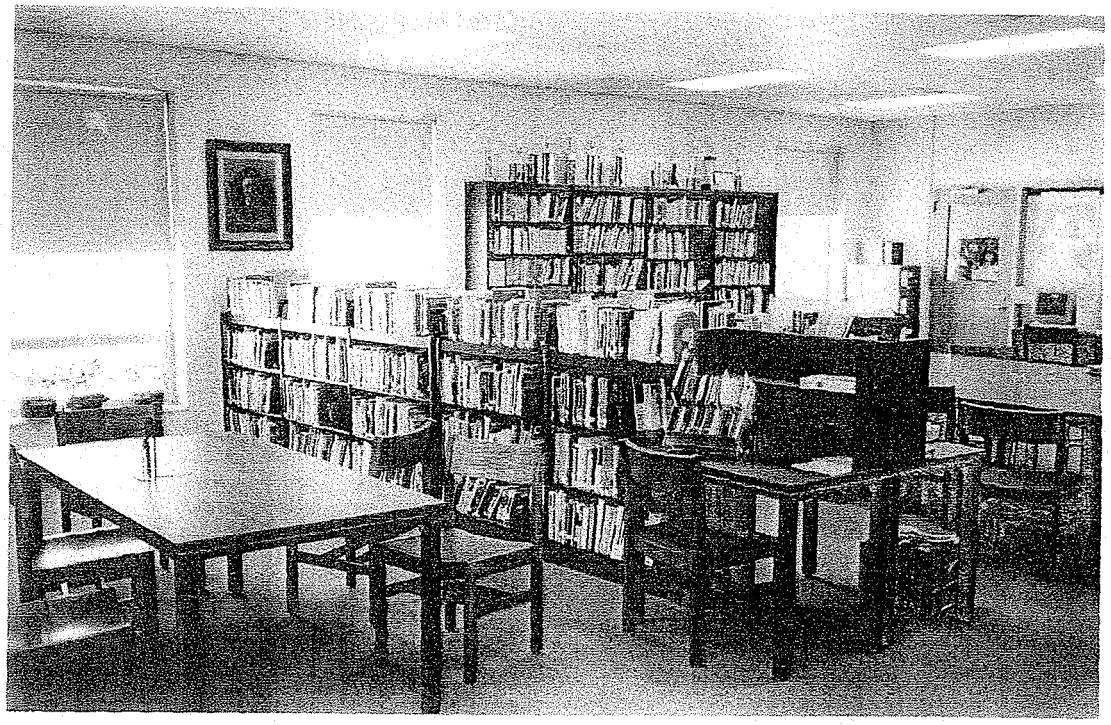




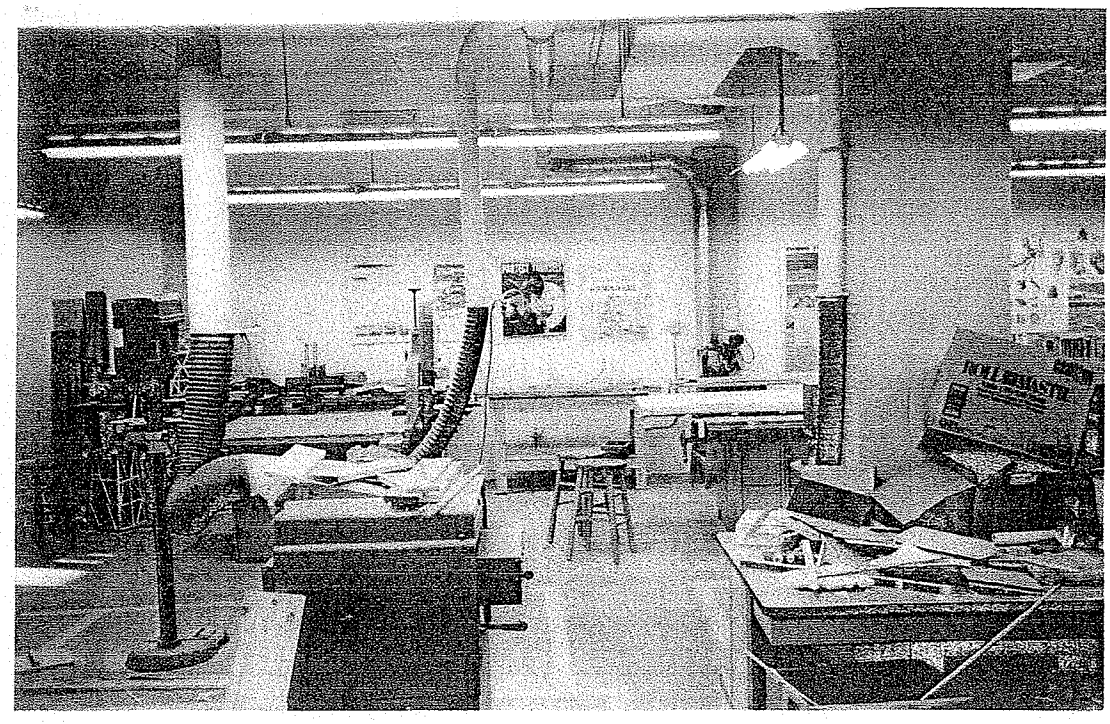
New Middle/High School

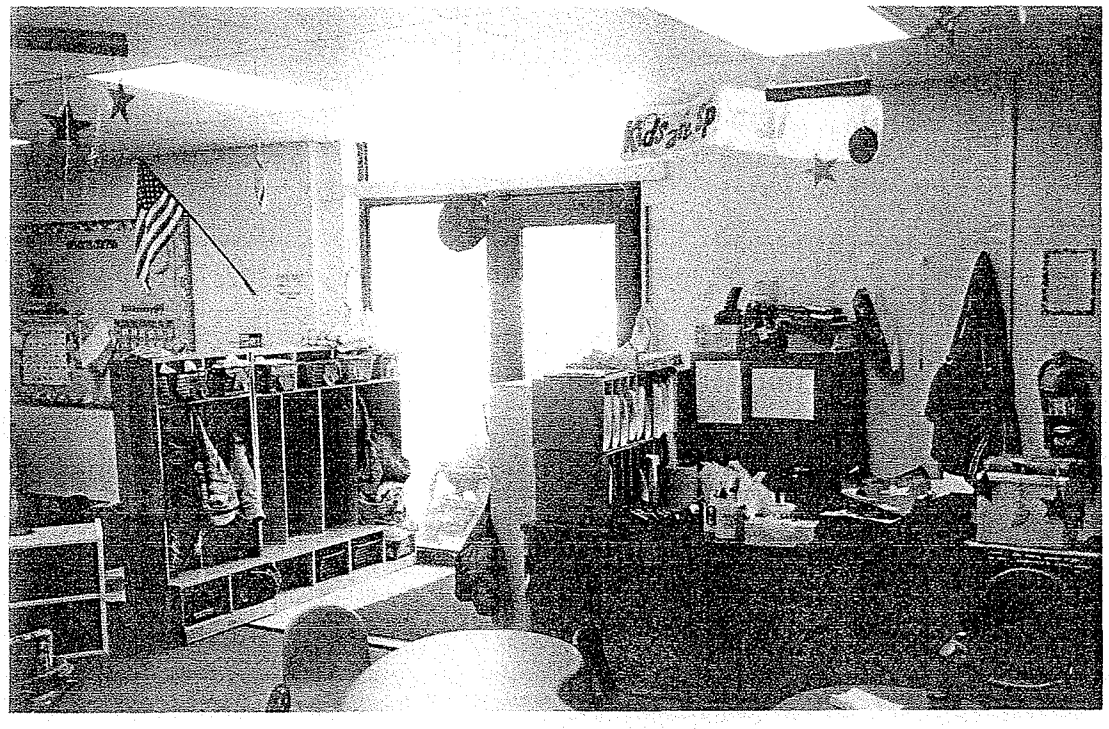


New Middle/High School

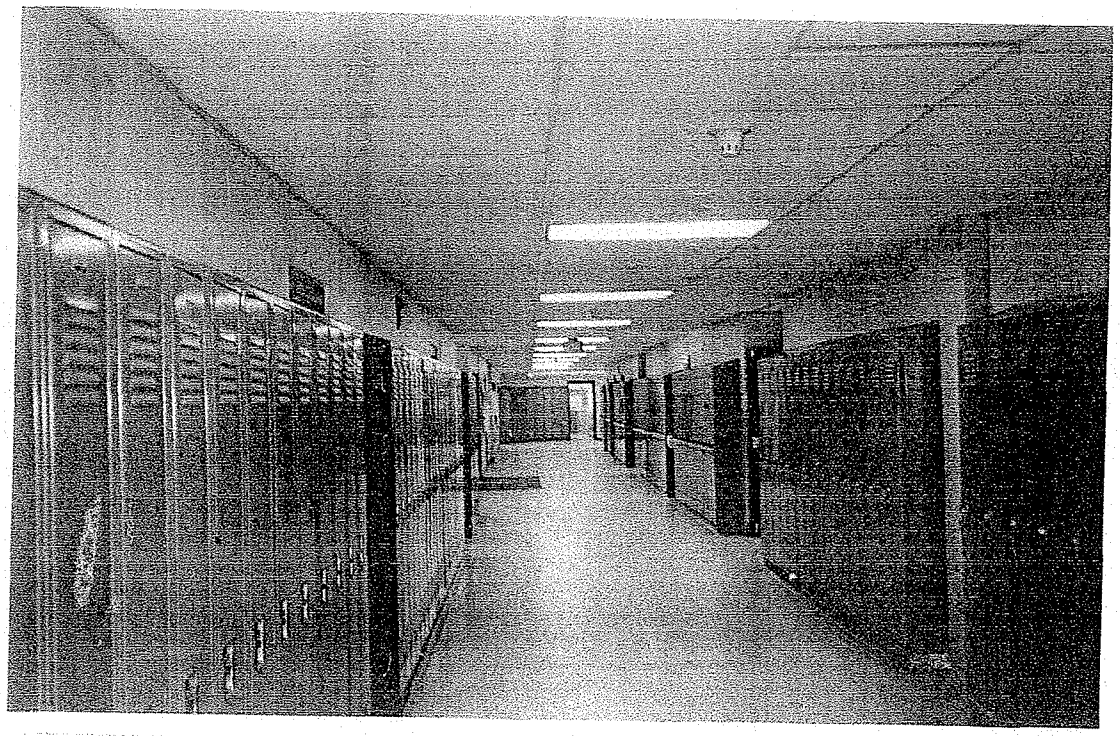


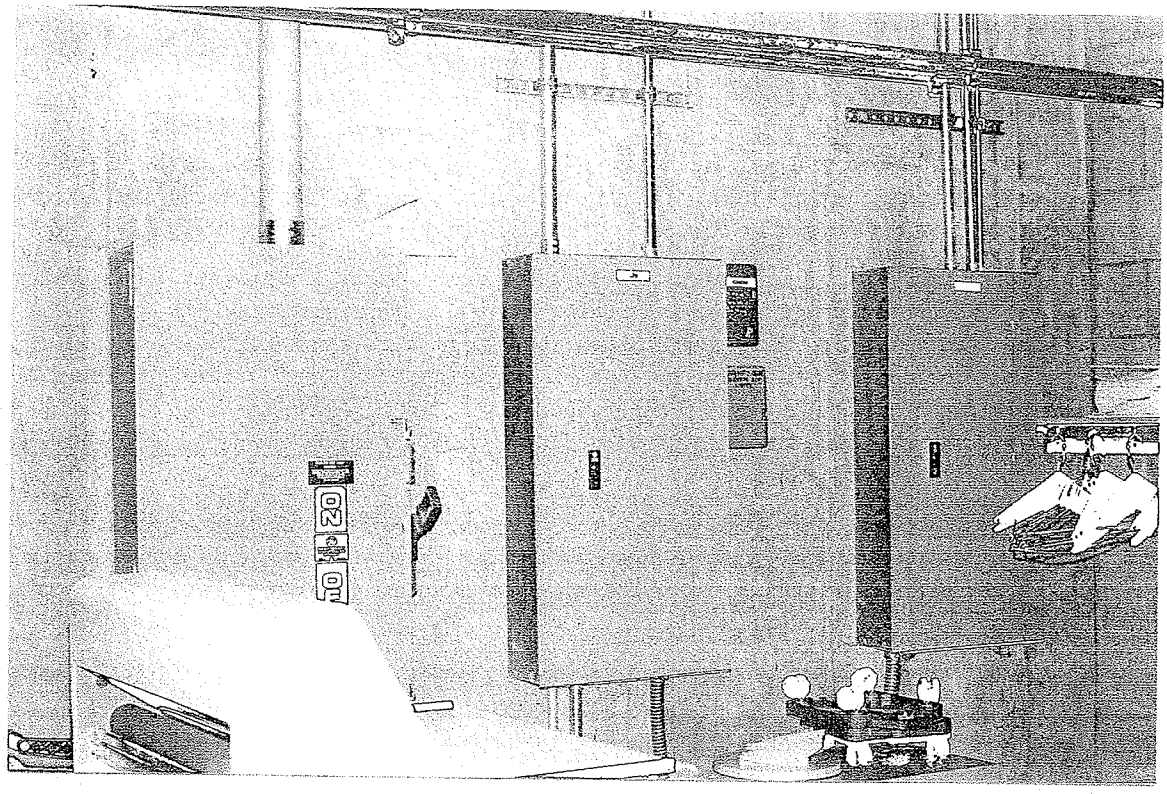
New Middle/High School



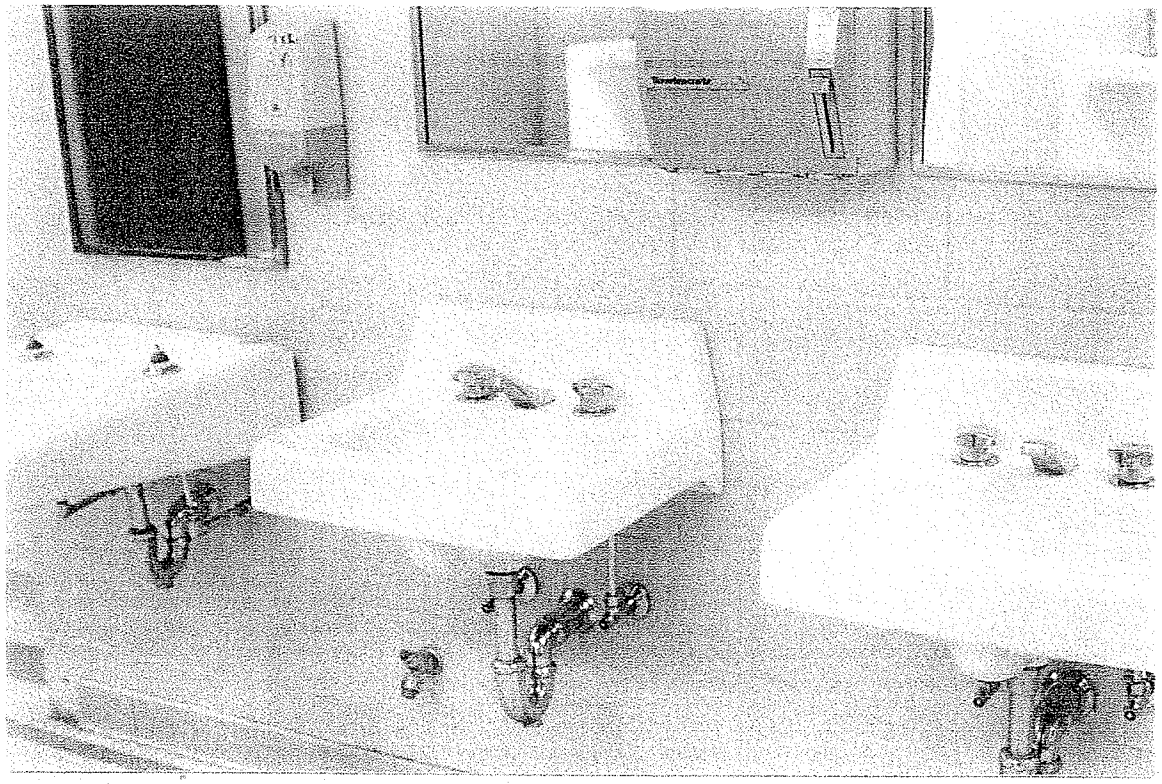


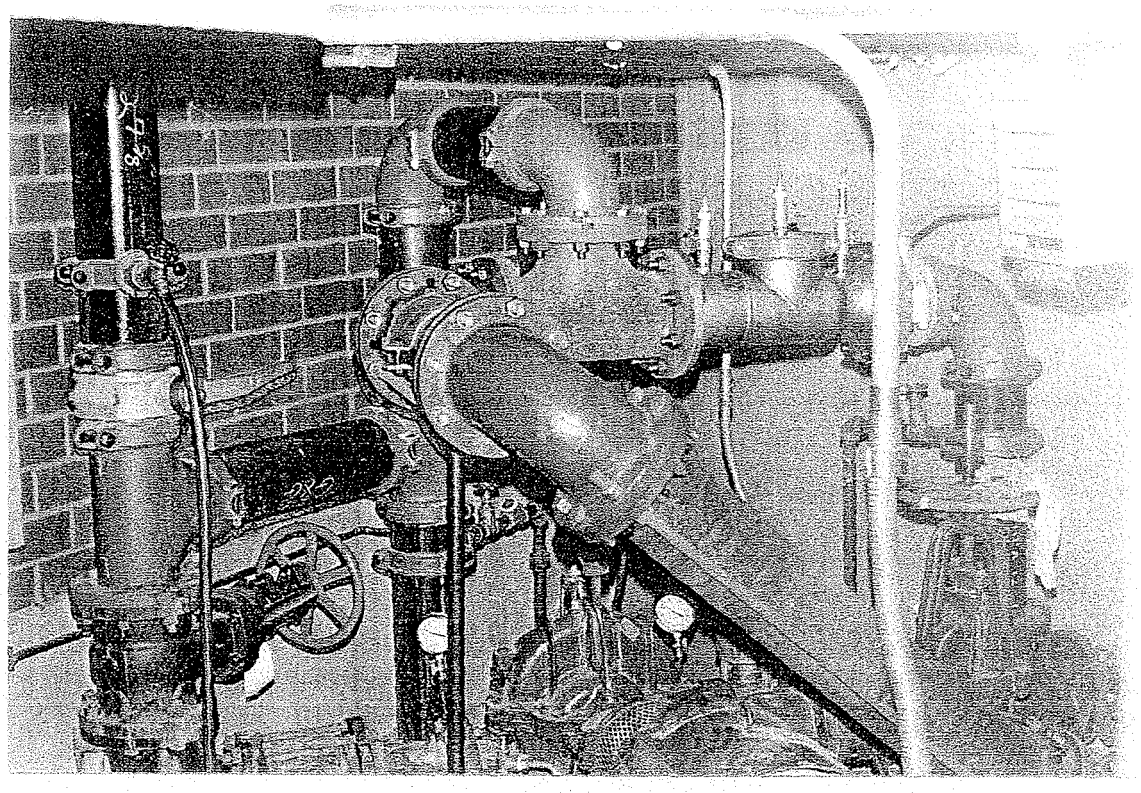
New Middle/High School

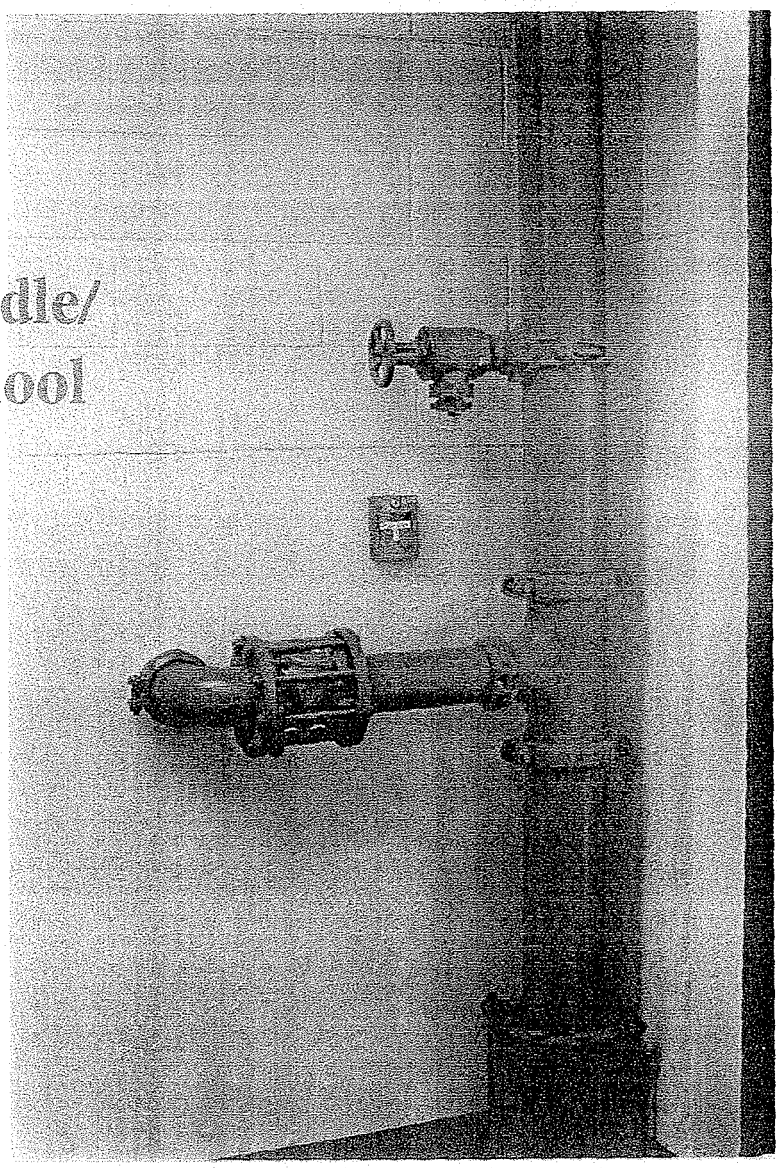




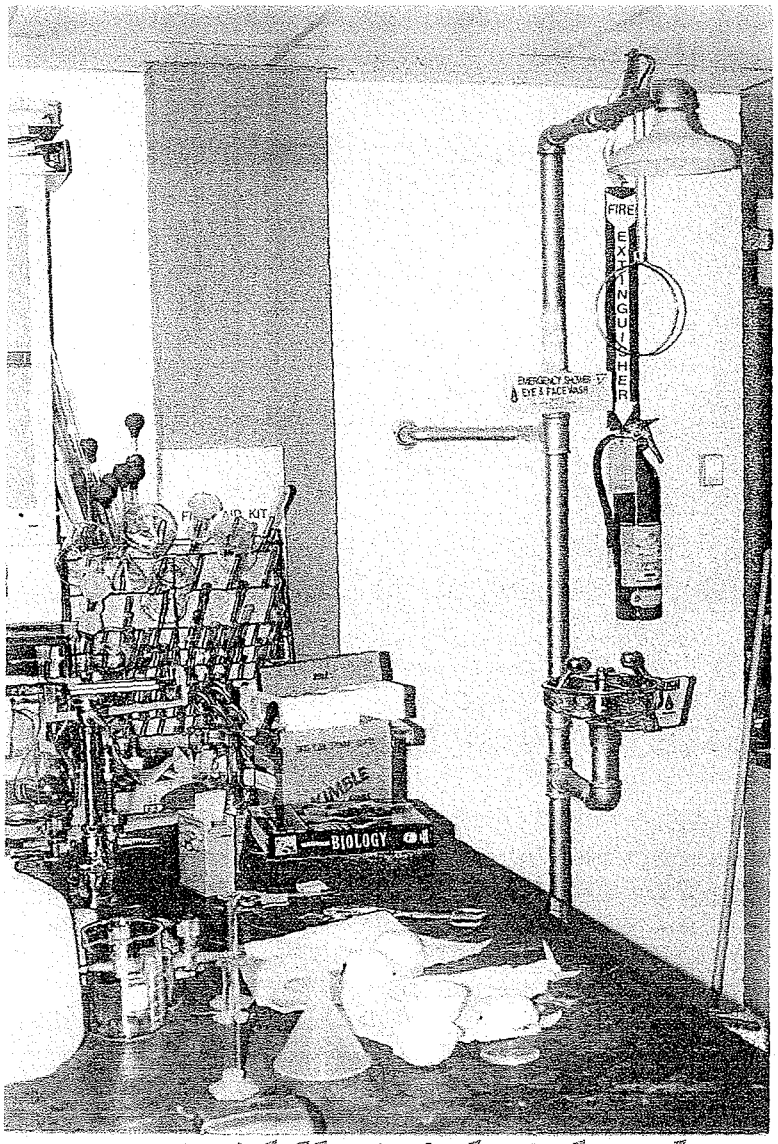
New Middle/High School



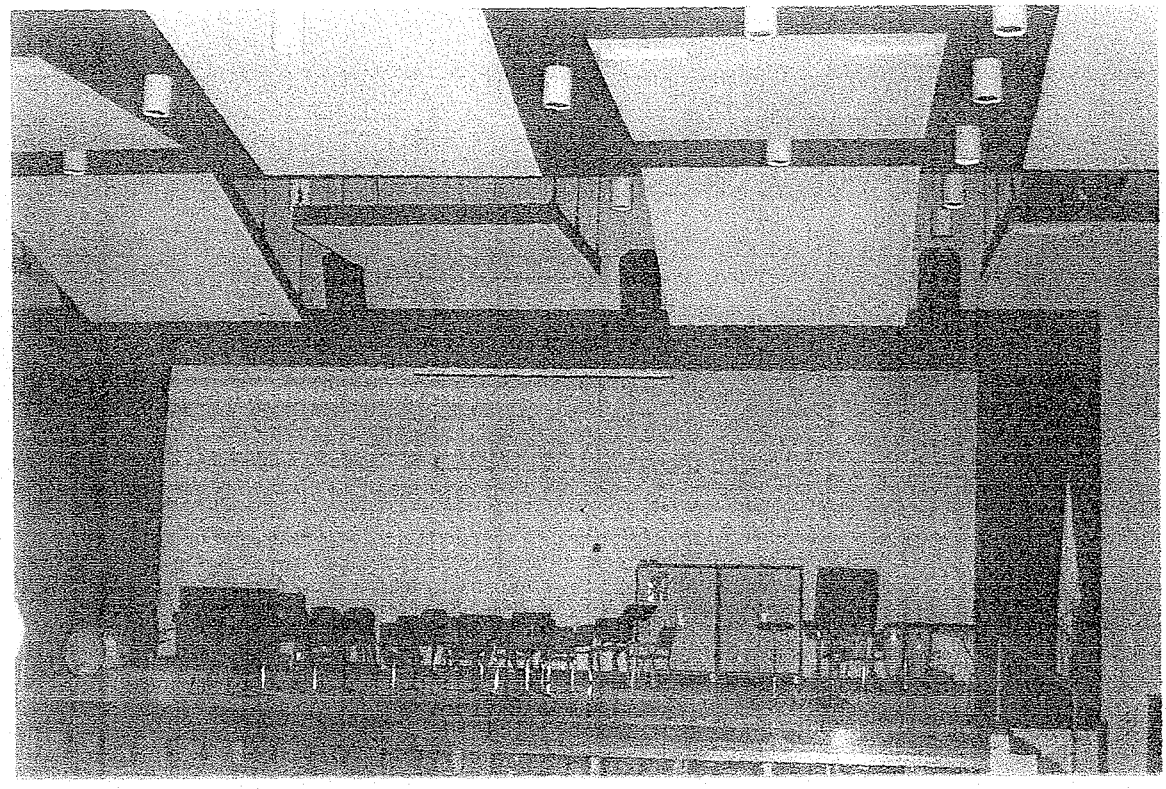


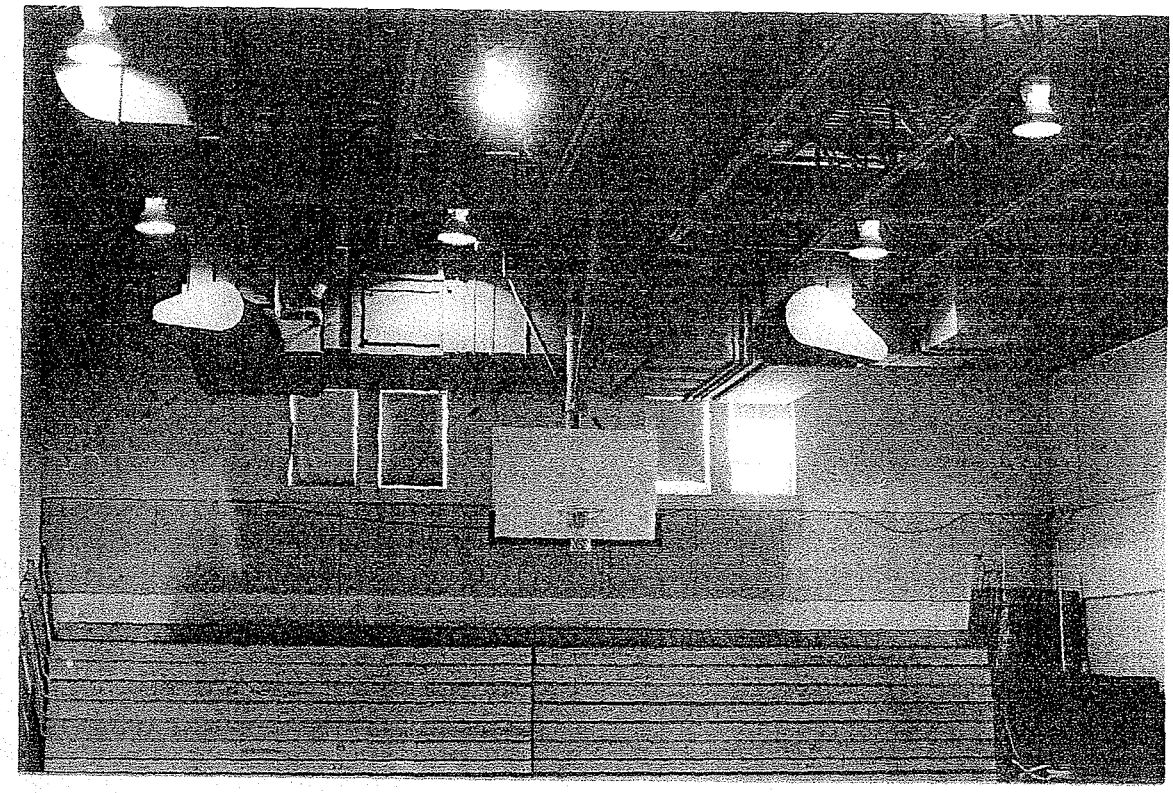


New Middle/
High School

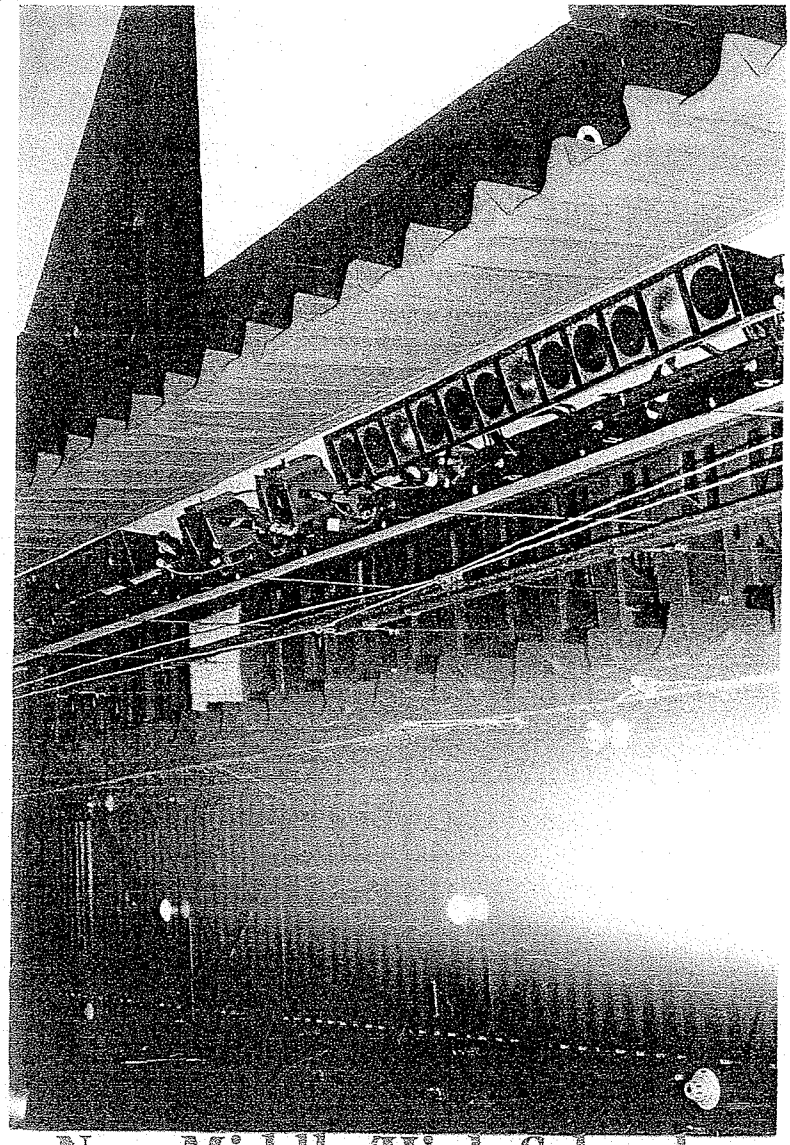


New Middle/High School

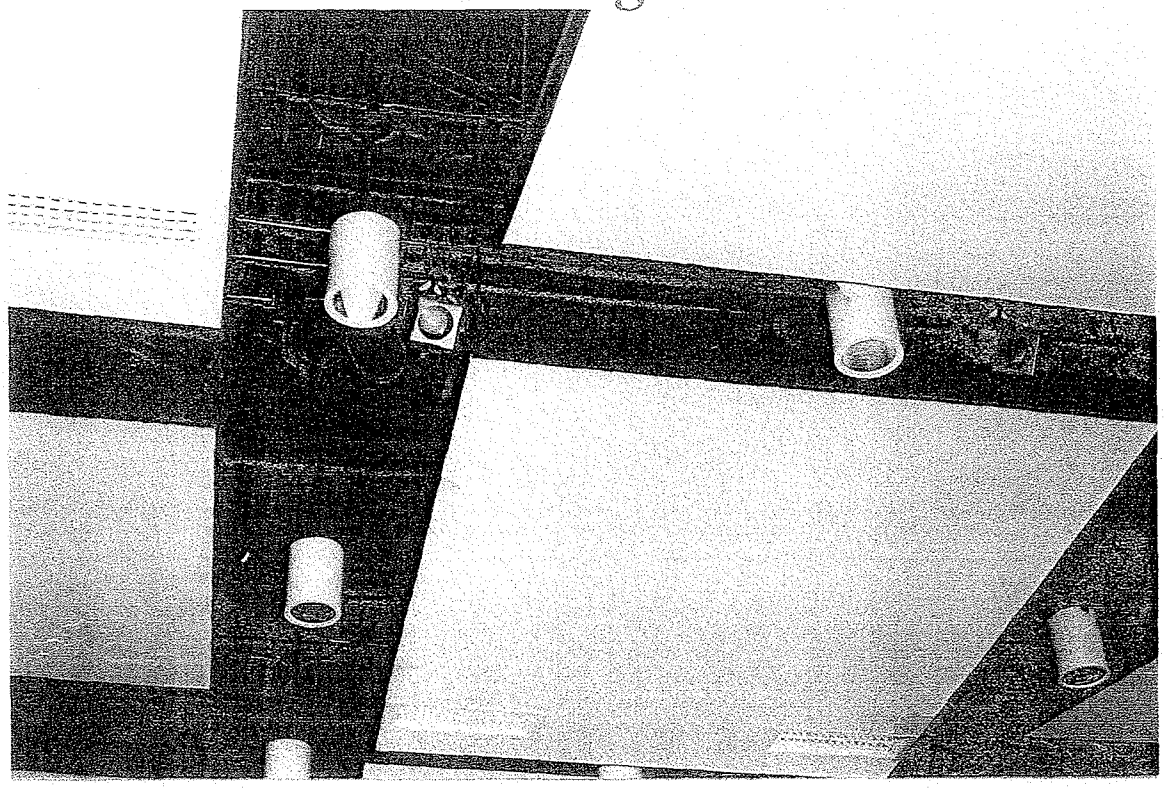




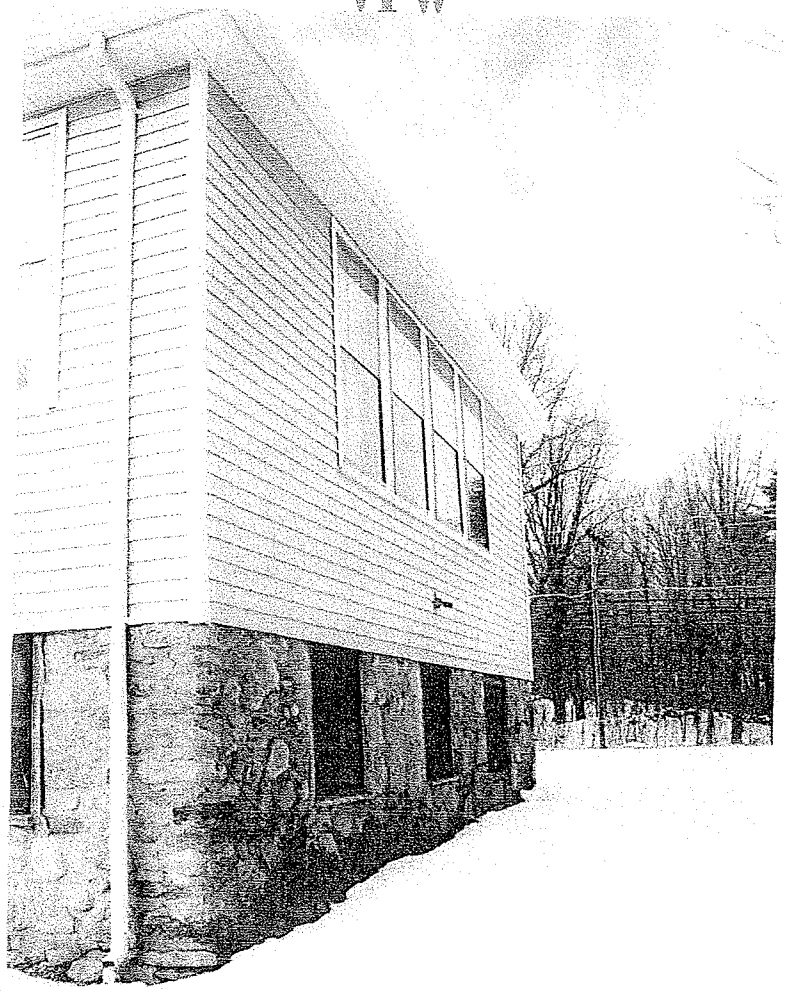
New Middle/High School

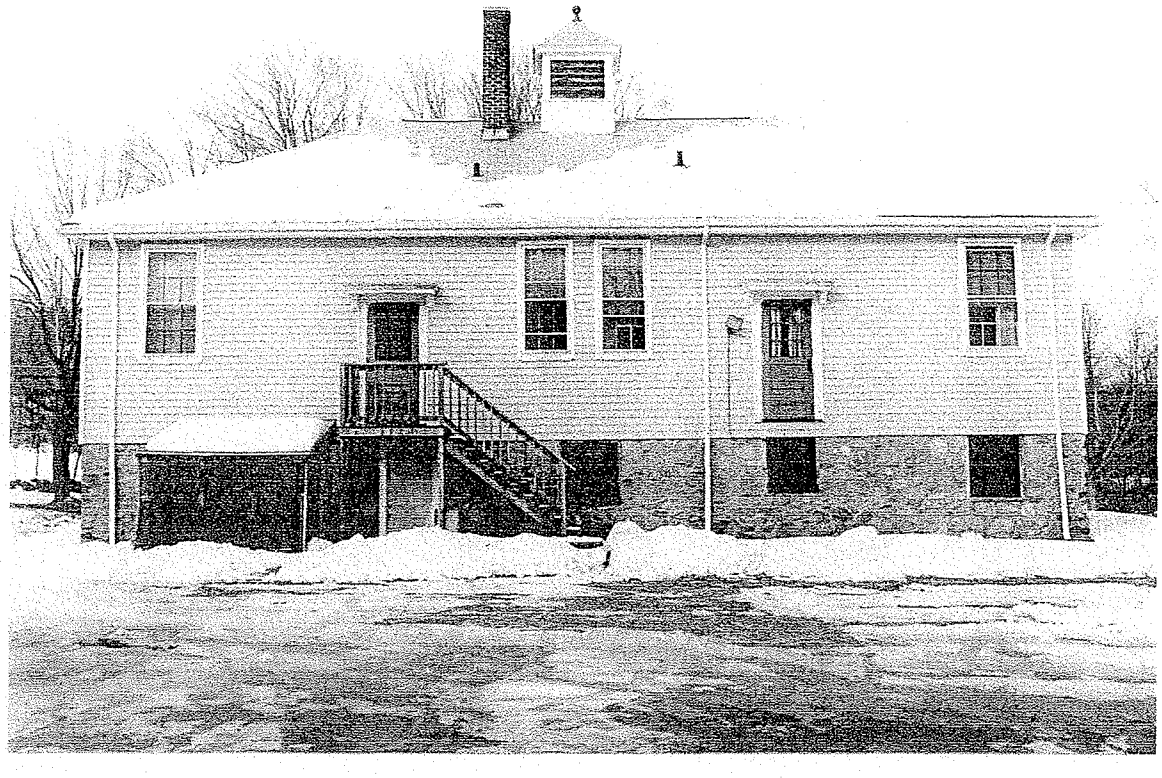


New Middle/High School

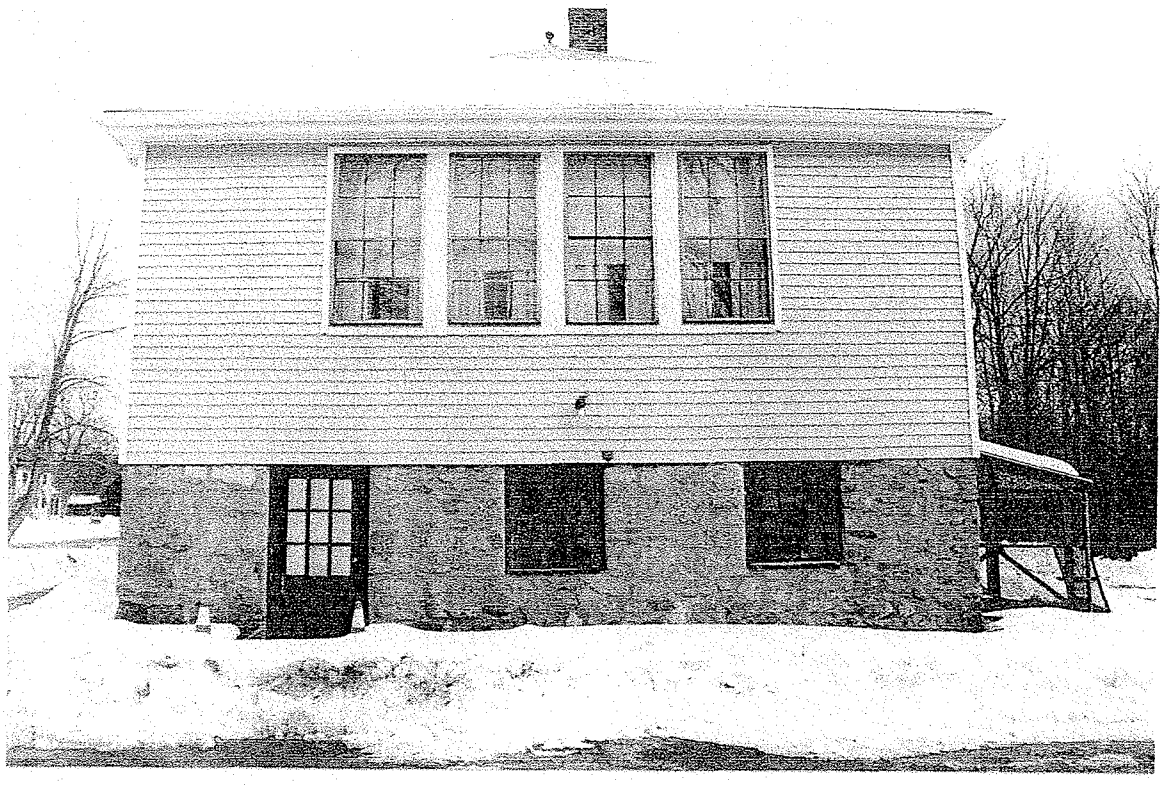


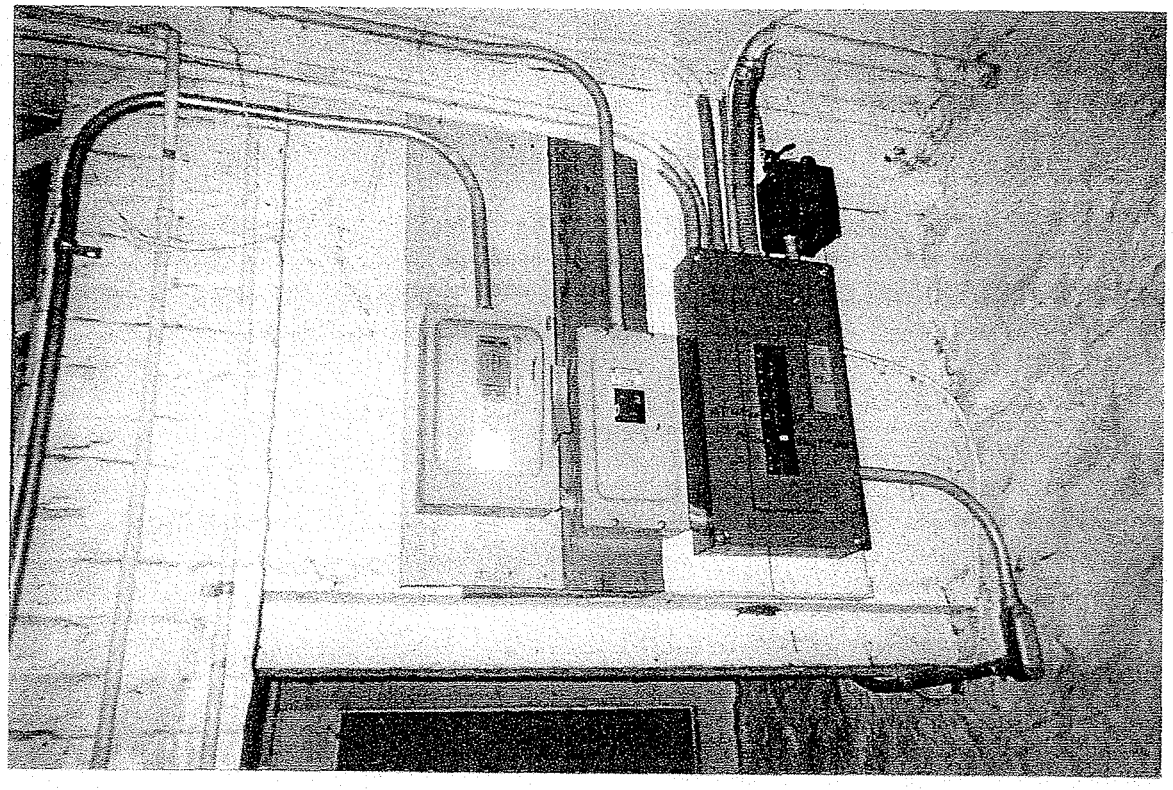
VFW



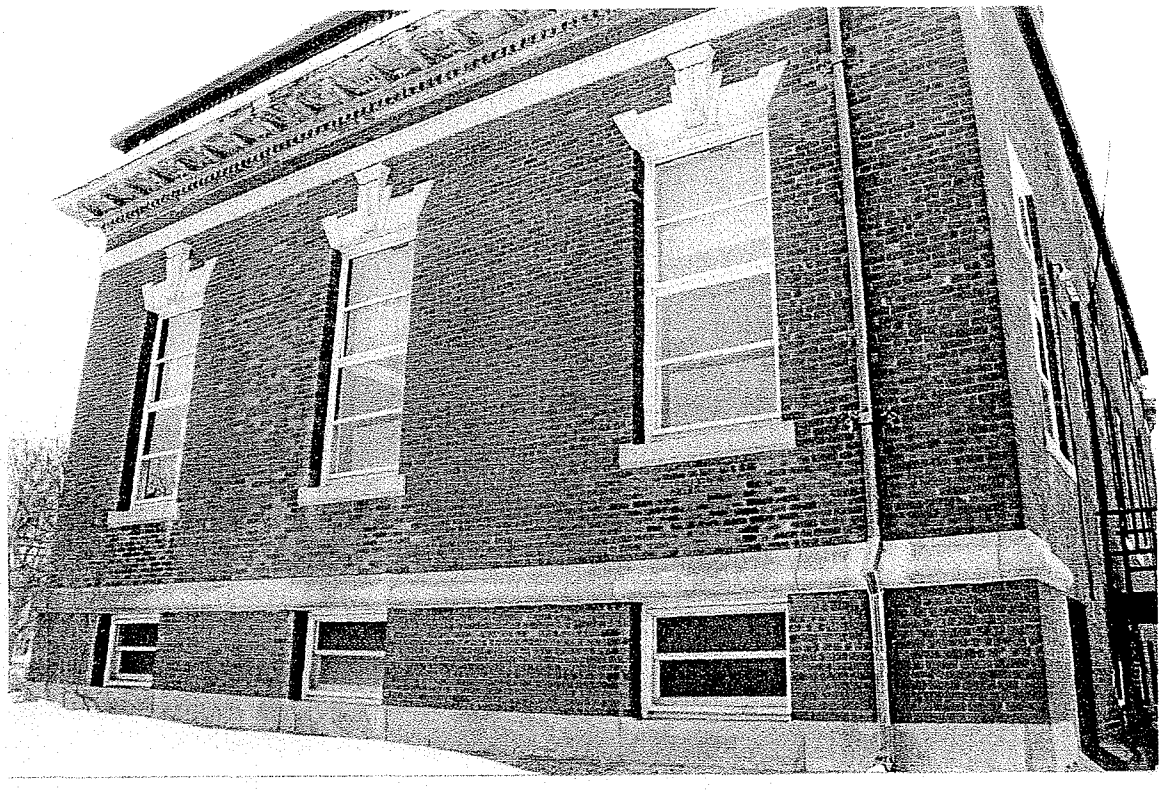


VFW



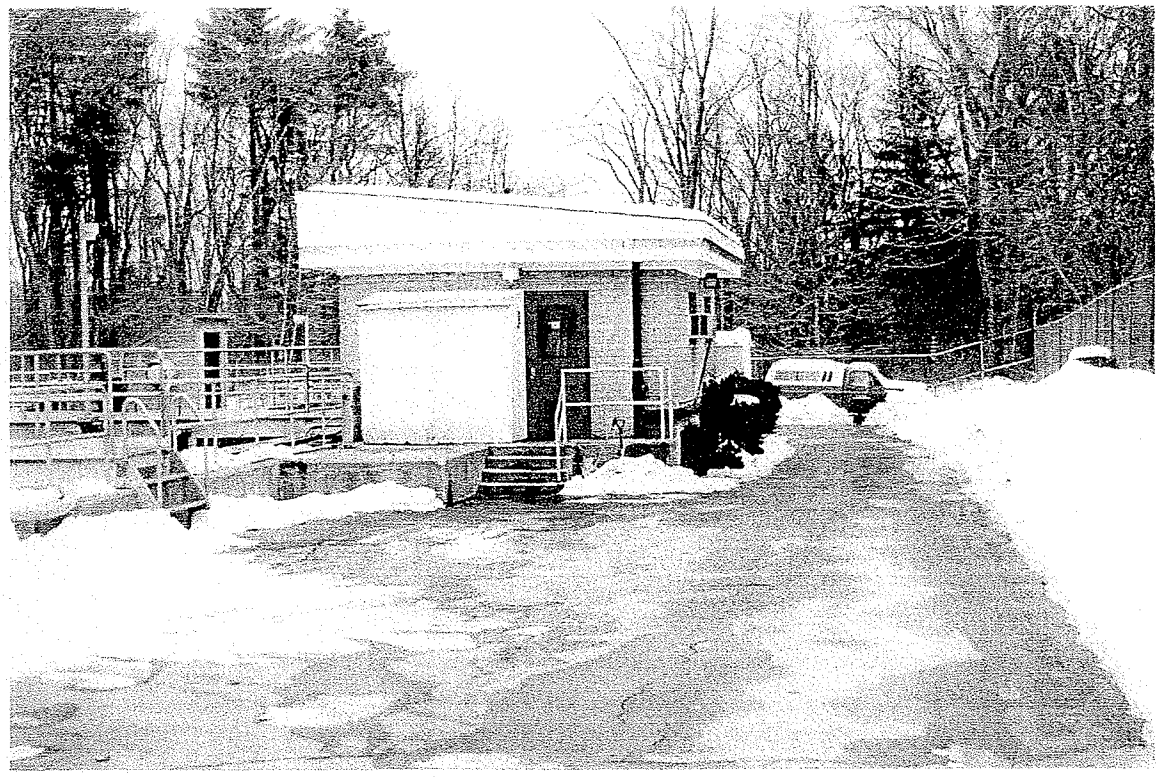


VFW

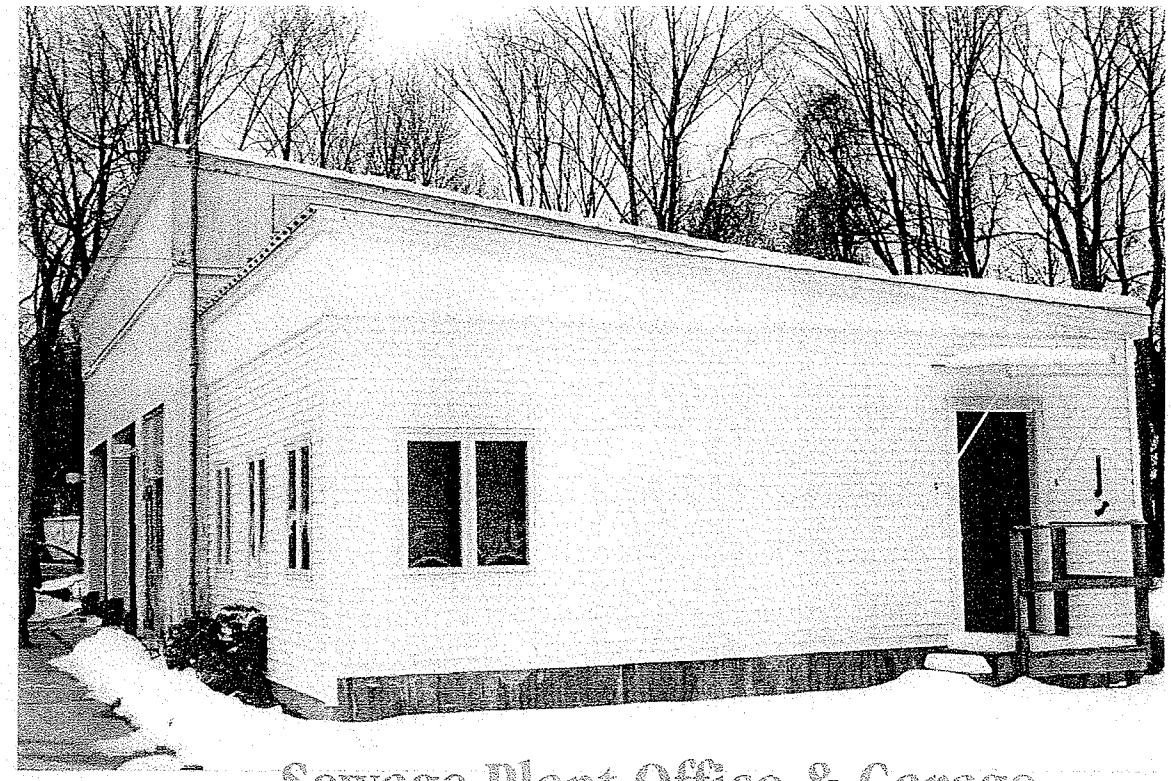


Library

Library

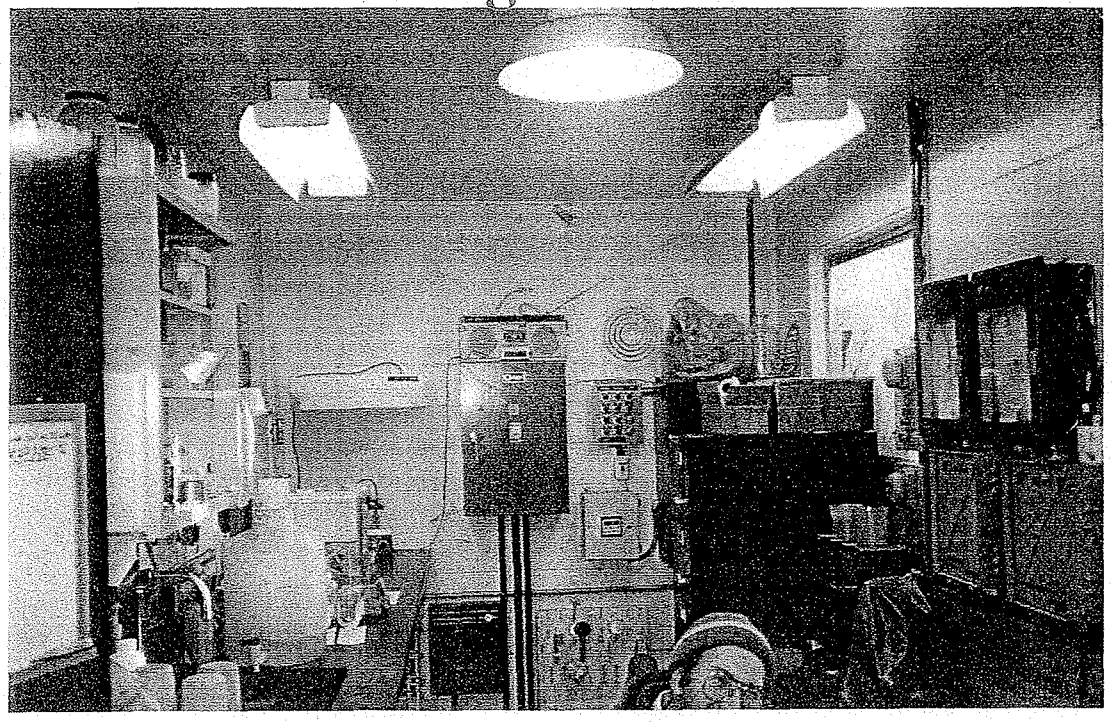


Sewage Plant

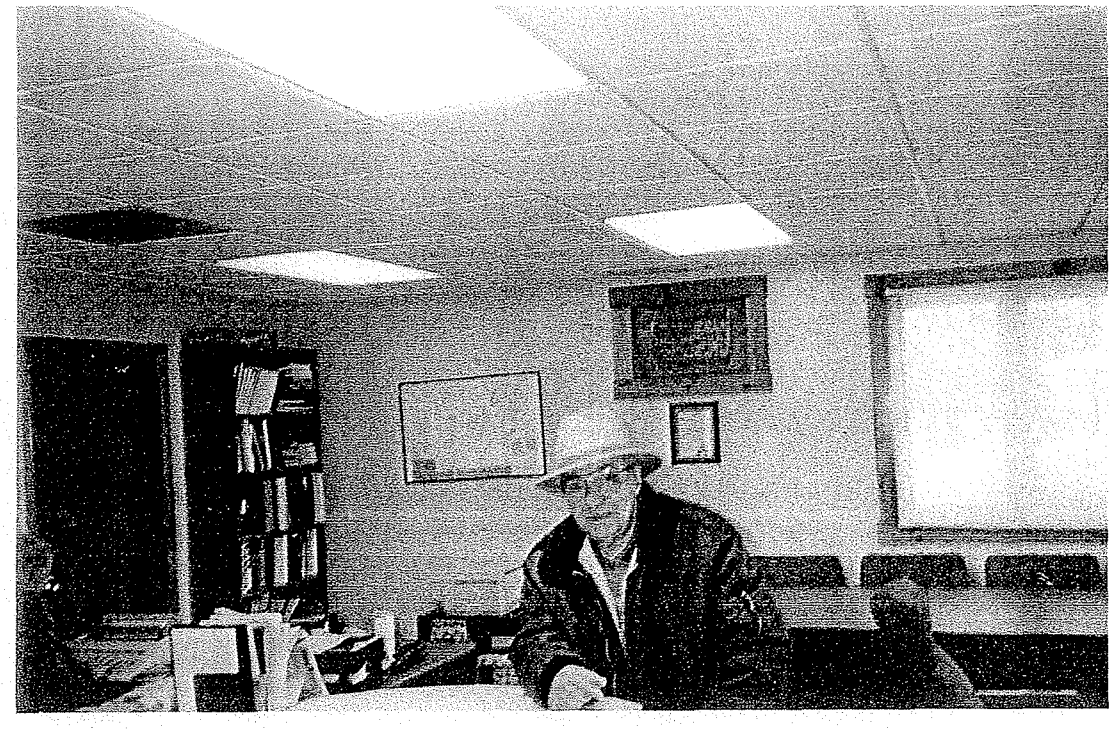


Sewage Plant Office & Garage

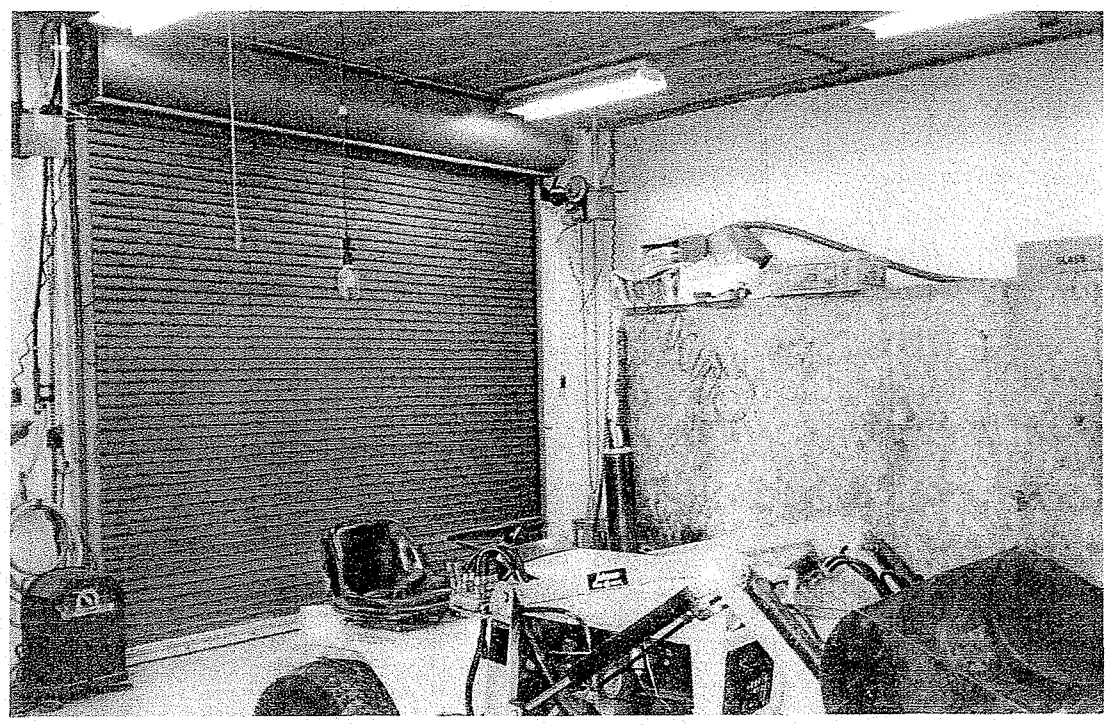
Sewage Plant

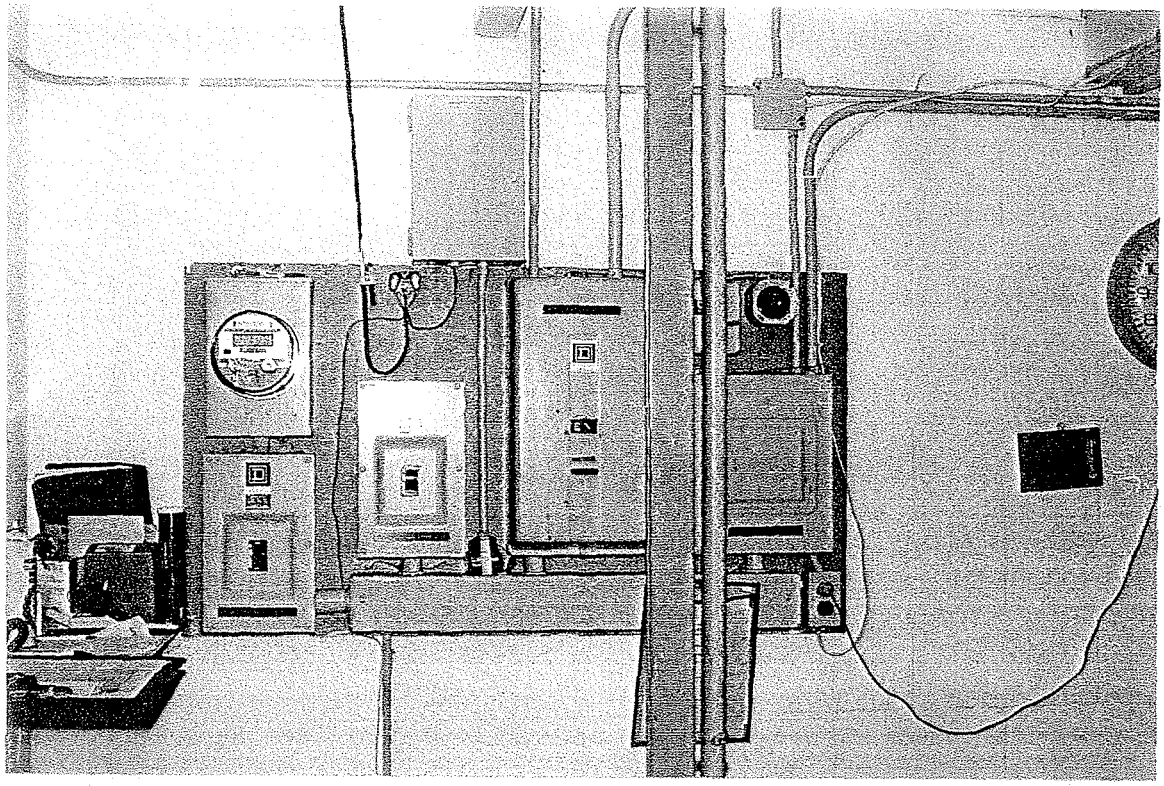


Sewage Plant Office & Garage

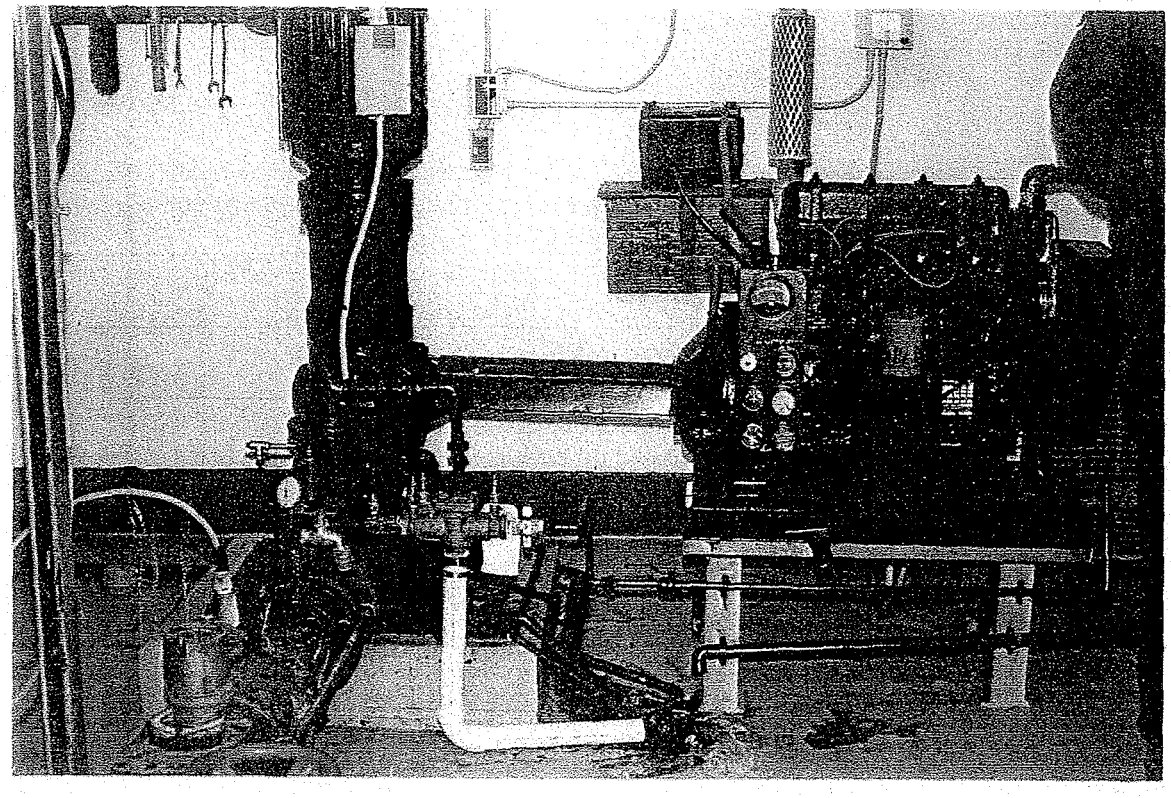


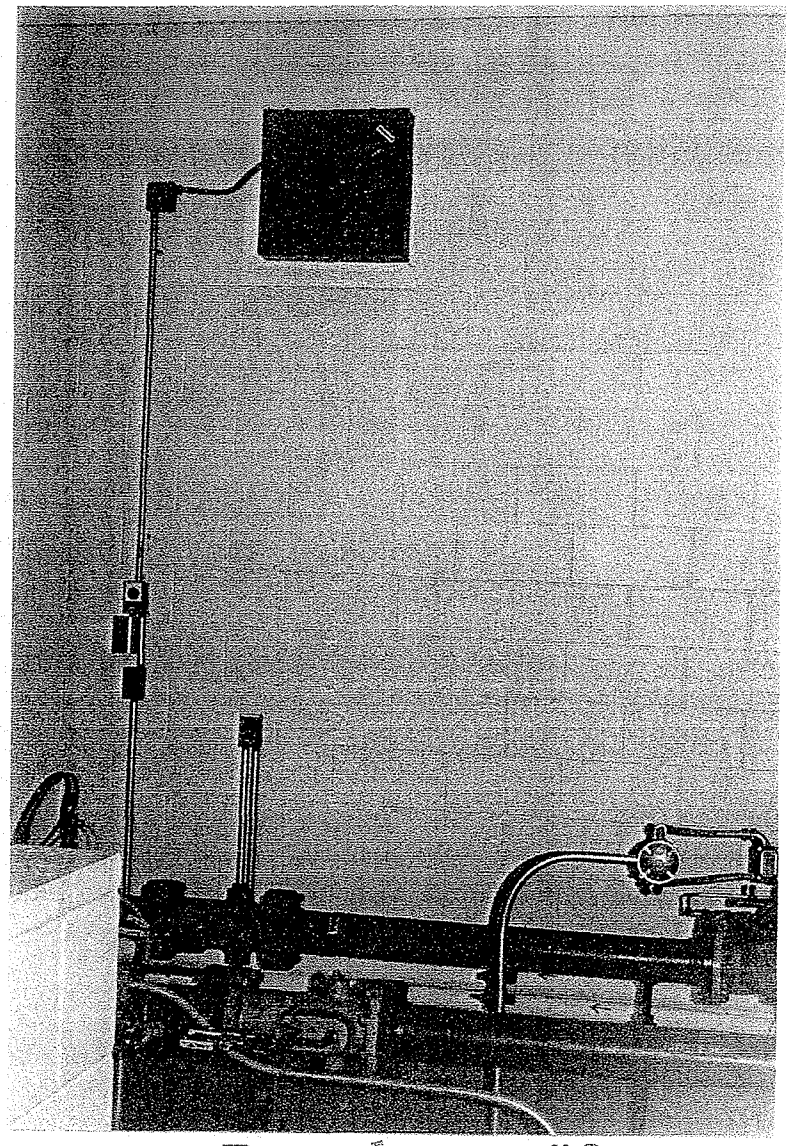
Sewage Plant Office & Garage



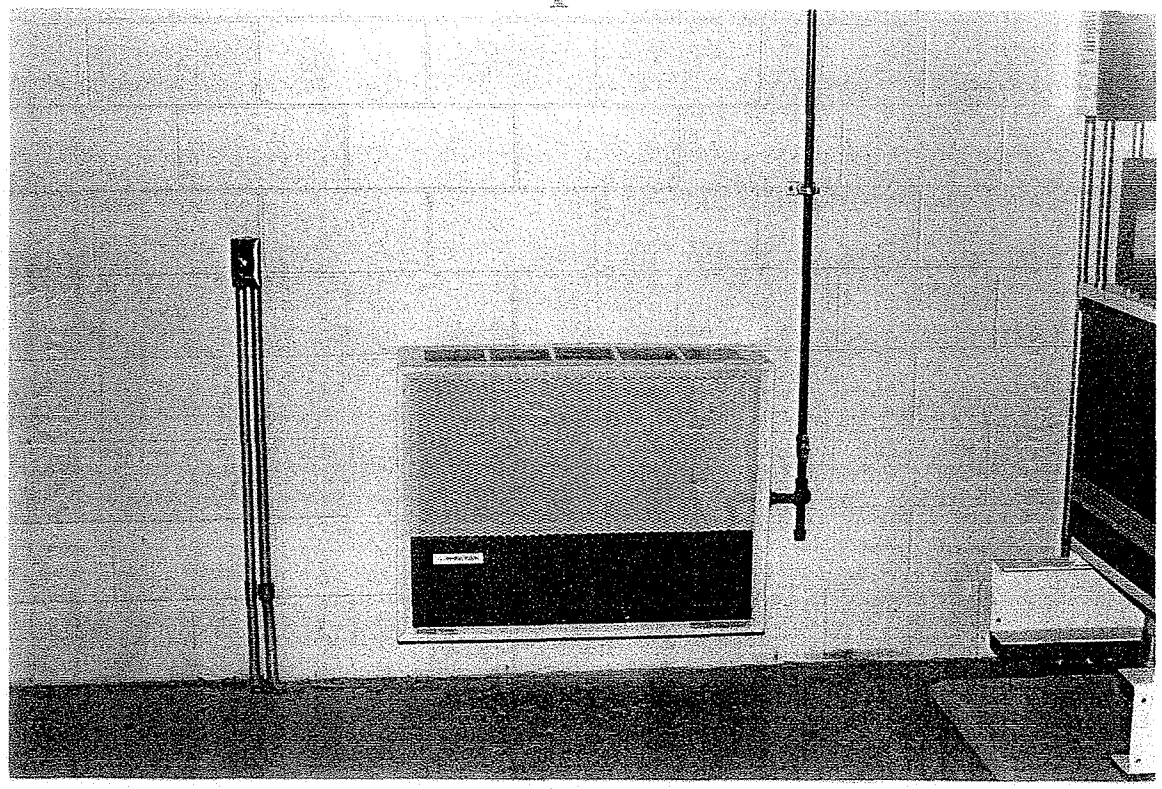


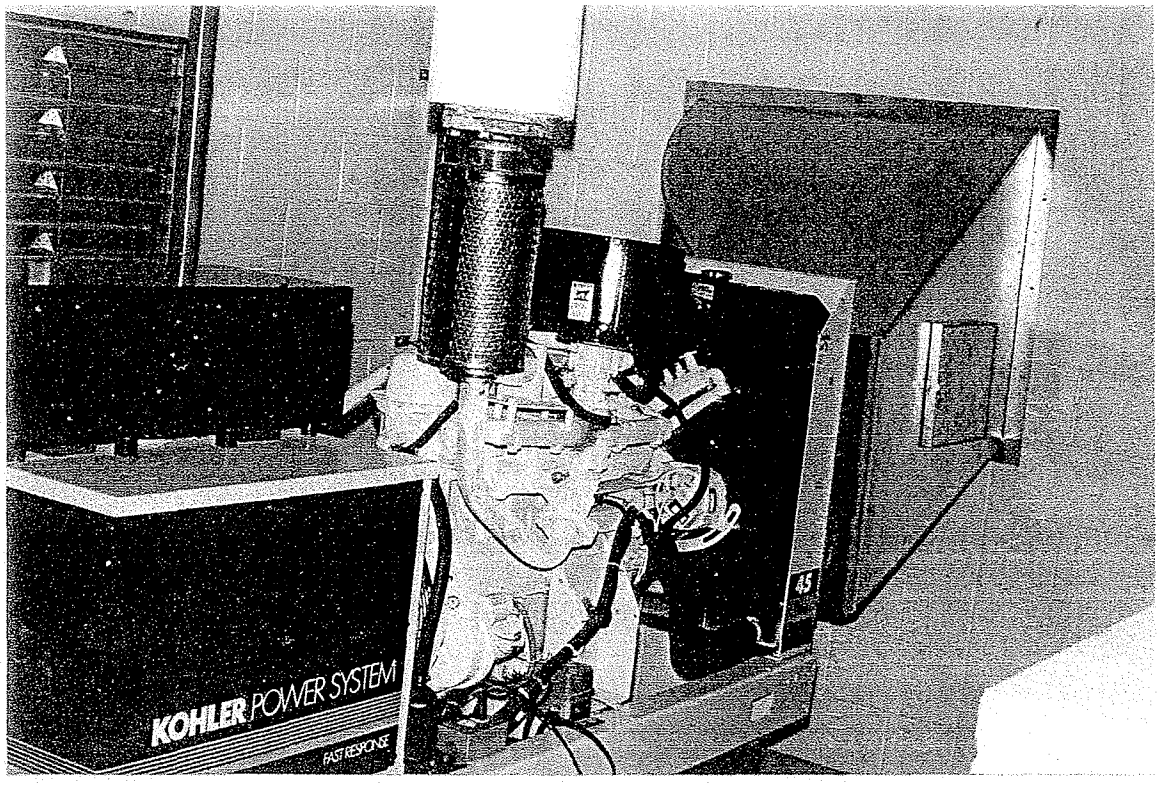
Pumphouse #2



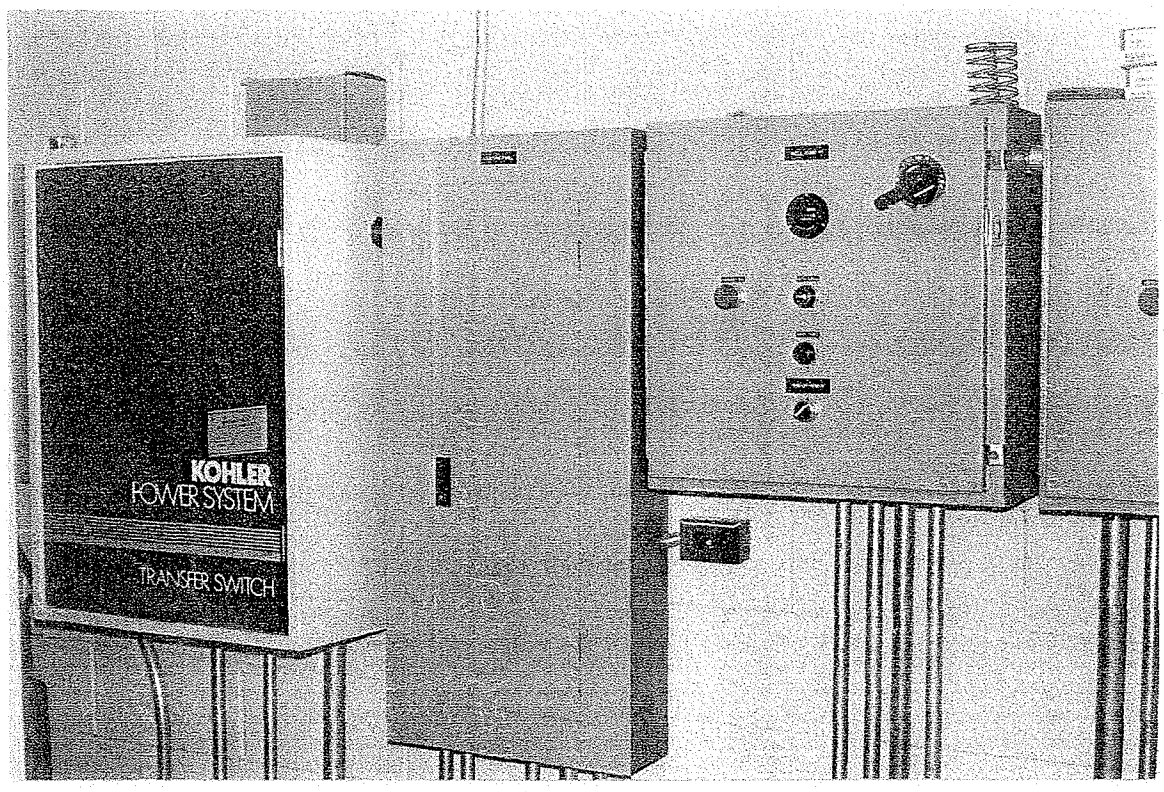


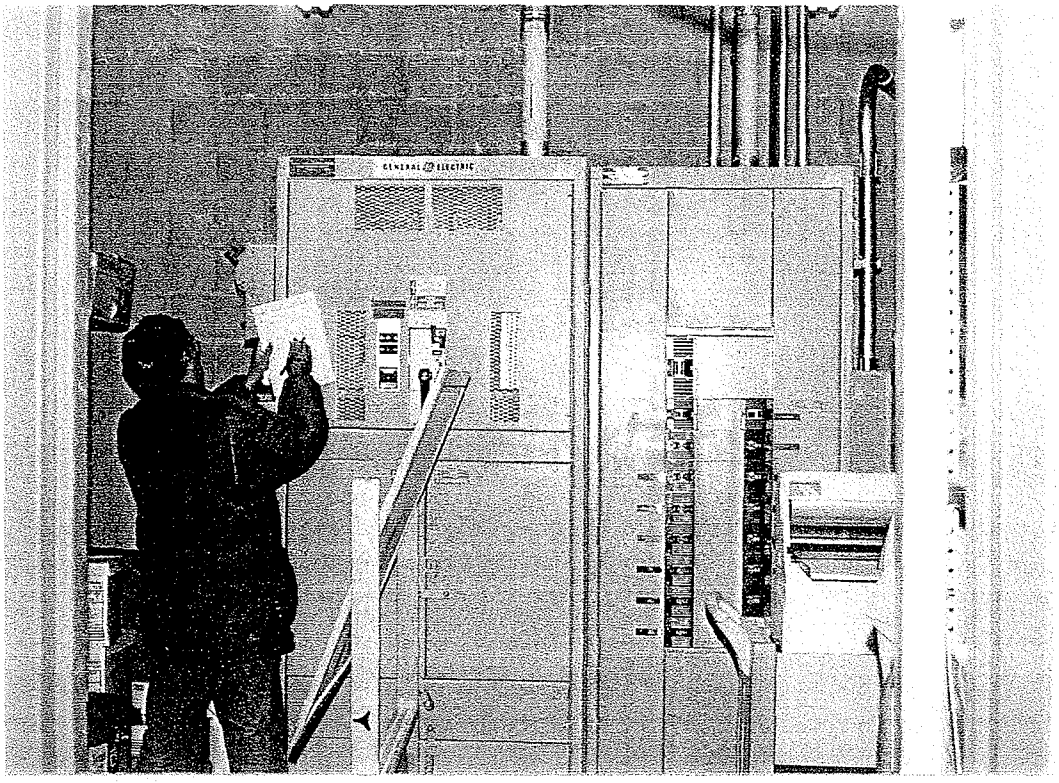
Pumphouse #3



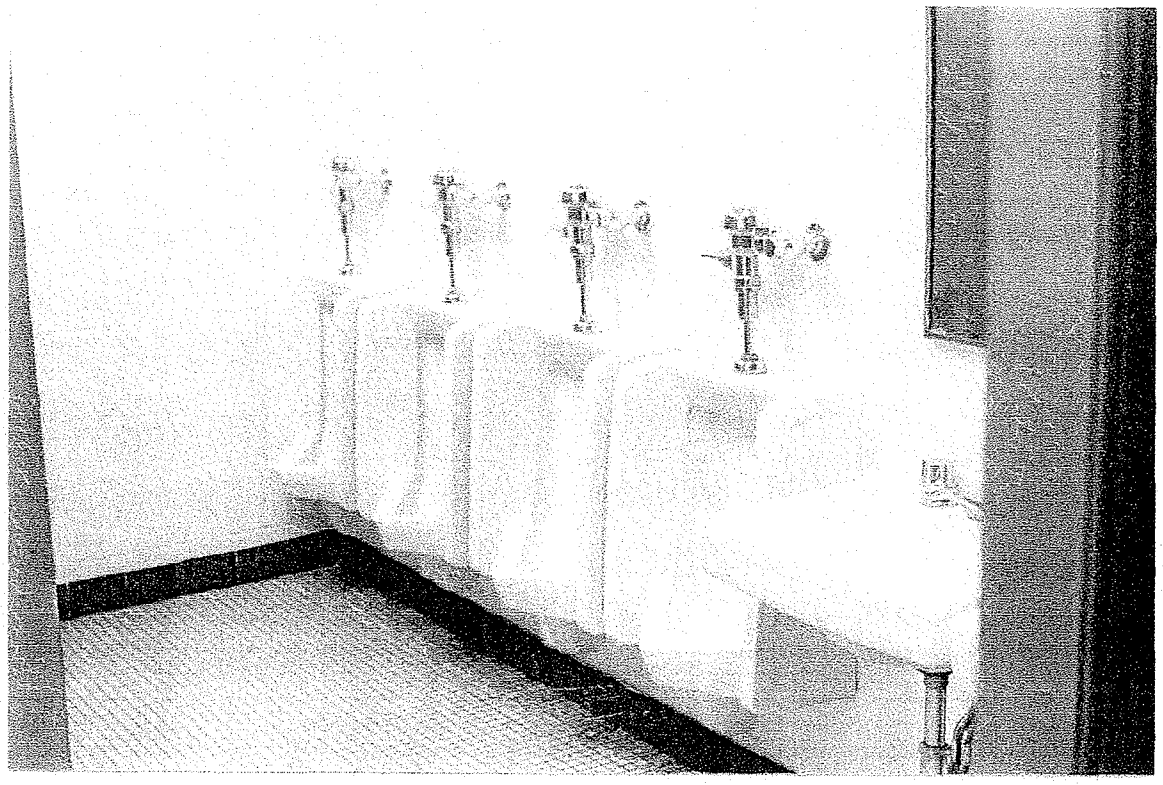

KOHLER POWER SYSTEM
FAST RESPONSE

Pumphouse #2

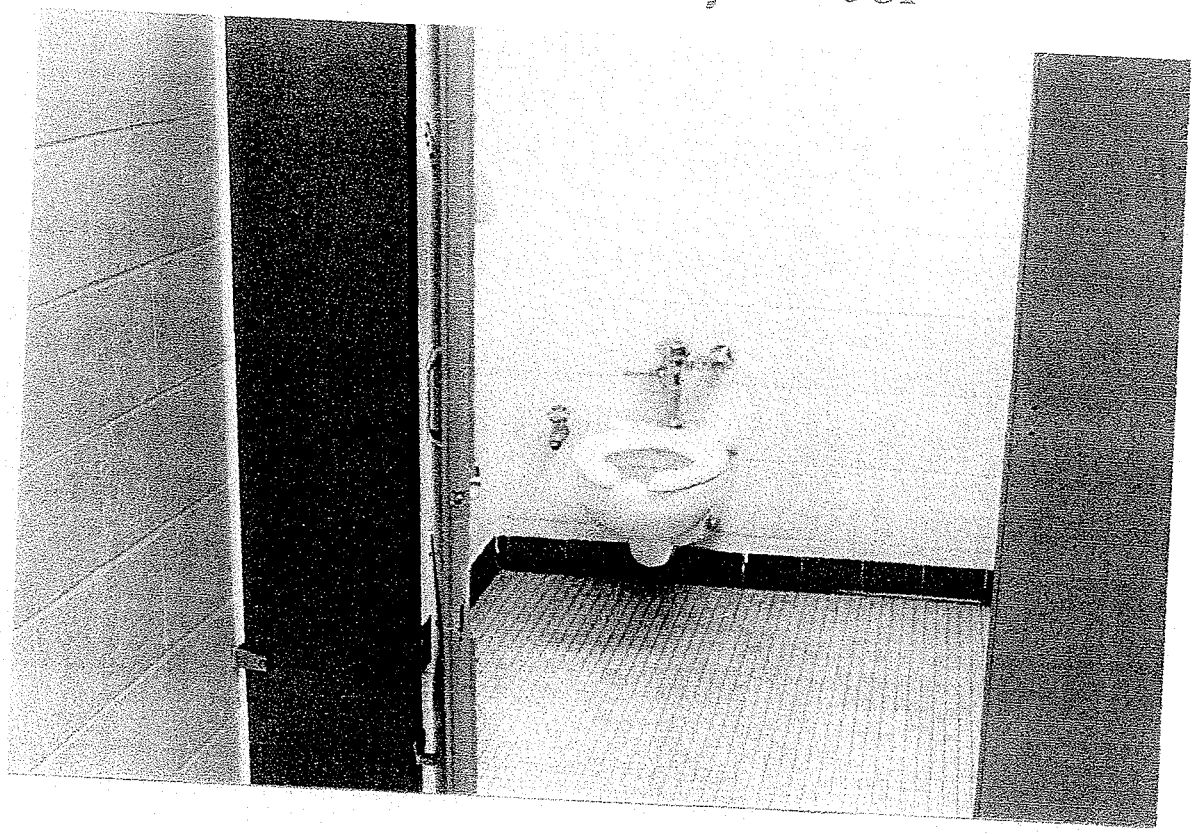

KOHLER
POWER SYSTEM
TRANSFER SWITCH



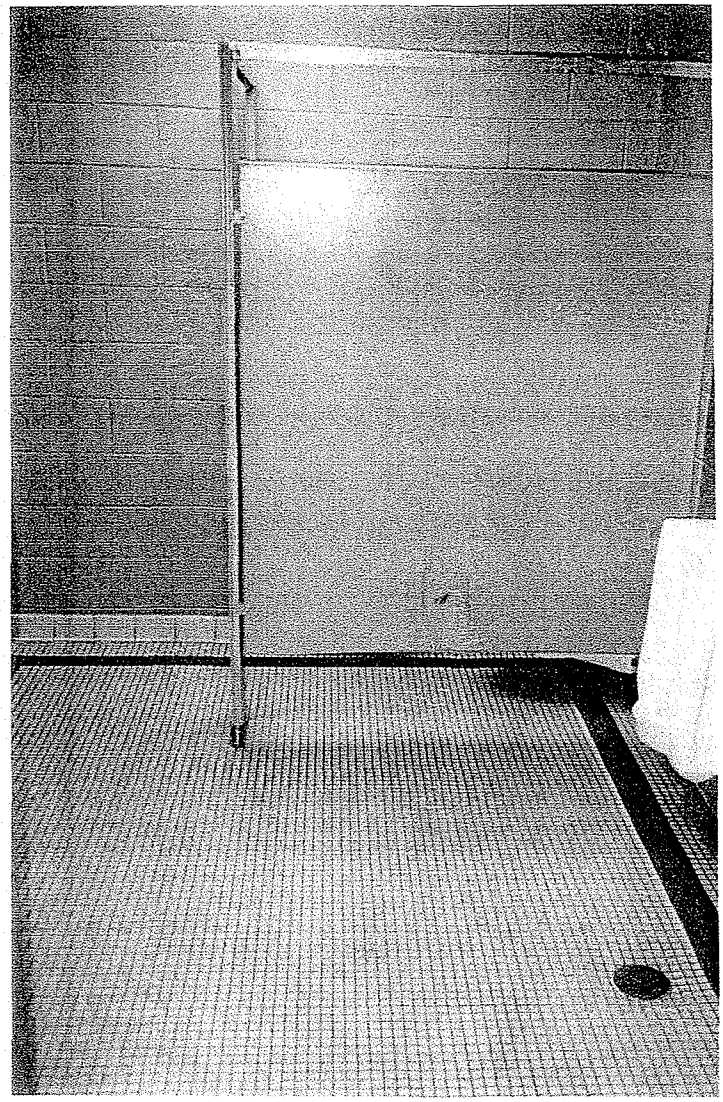
New Elementary School

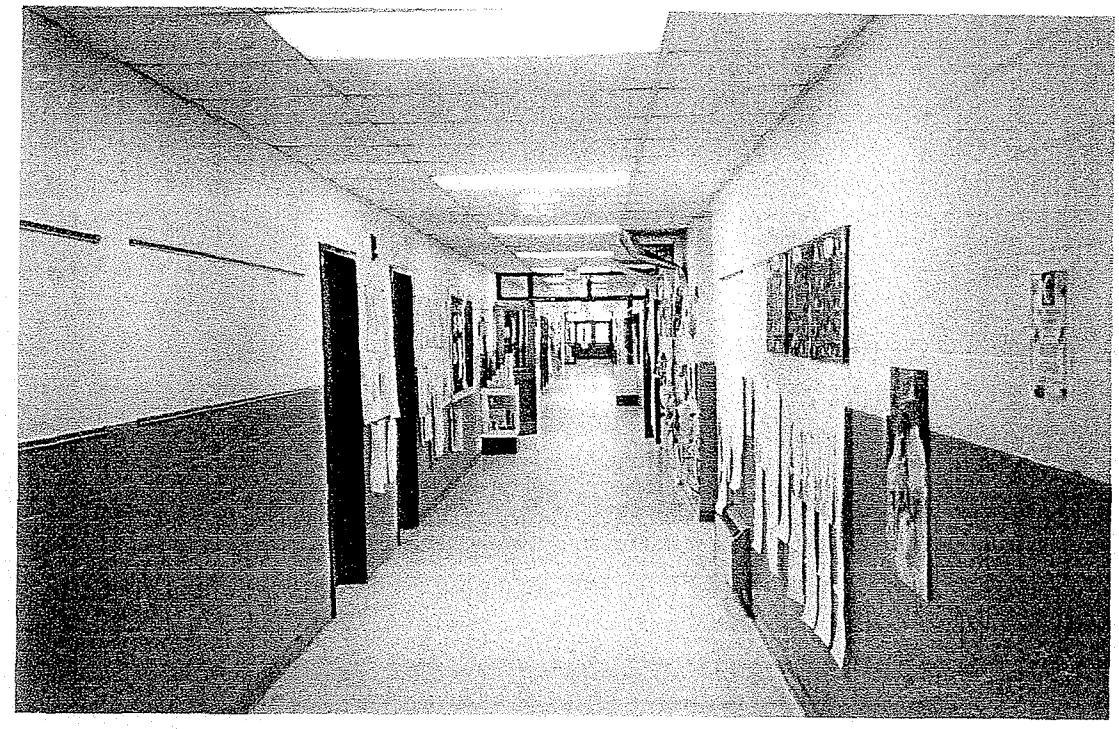


New Elementary School

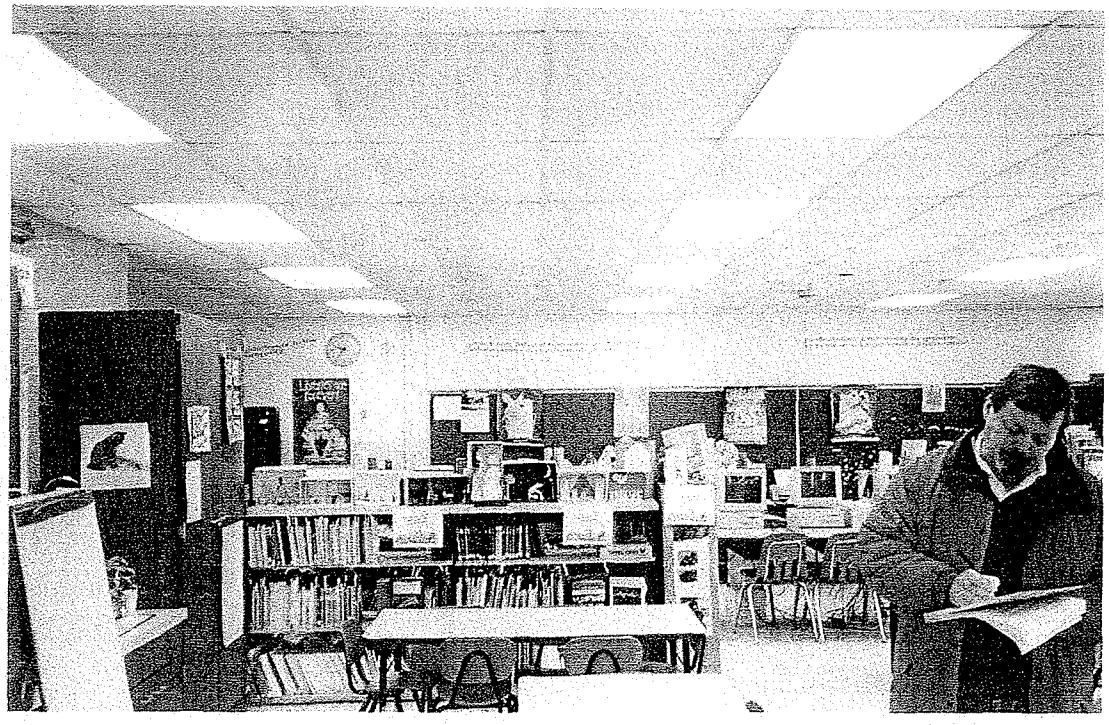


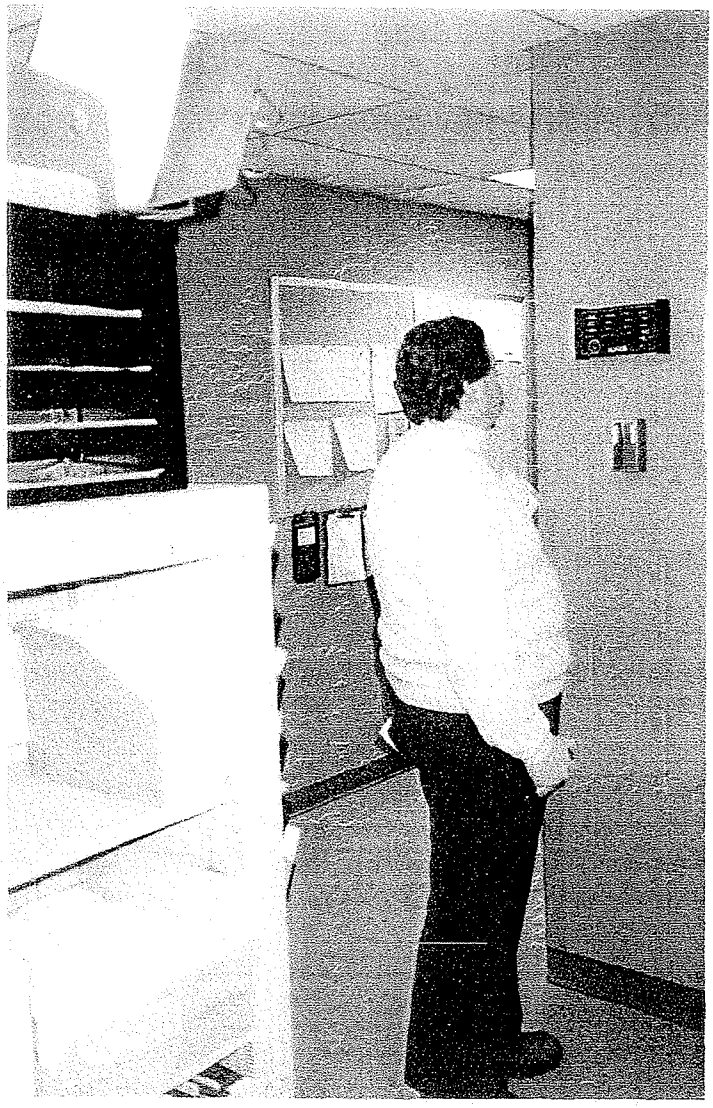
New Elementary School



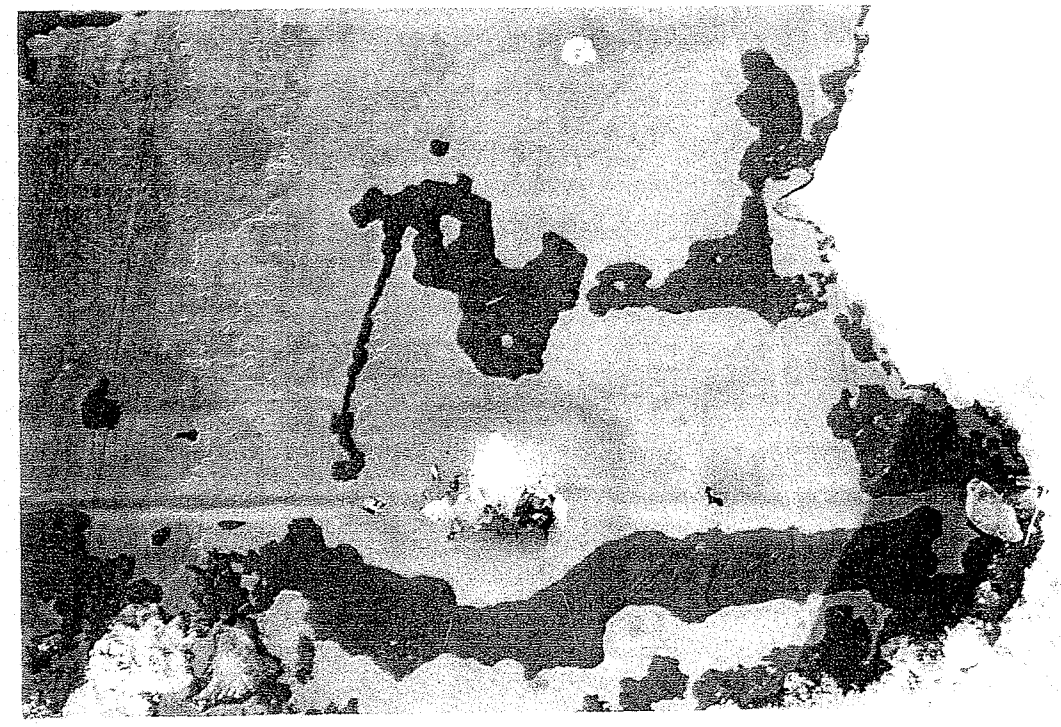


New Elementary School

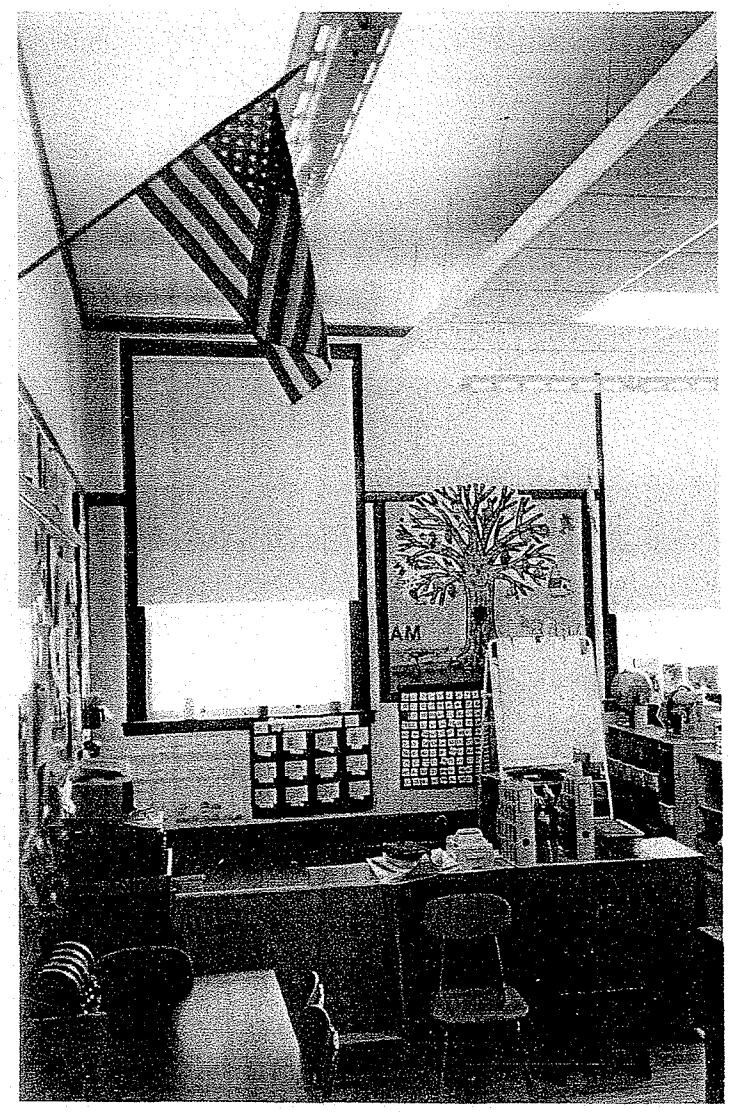


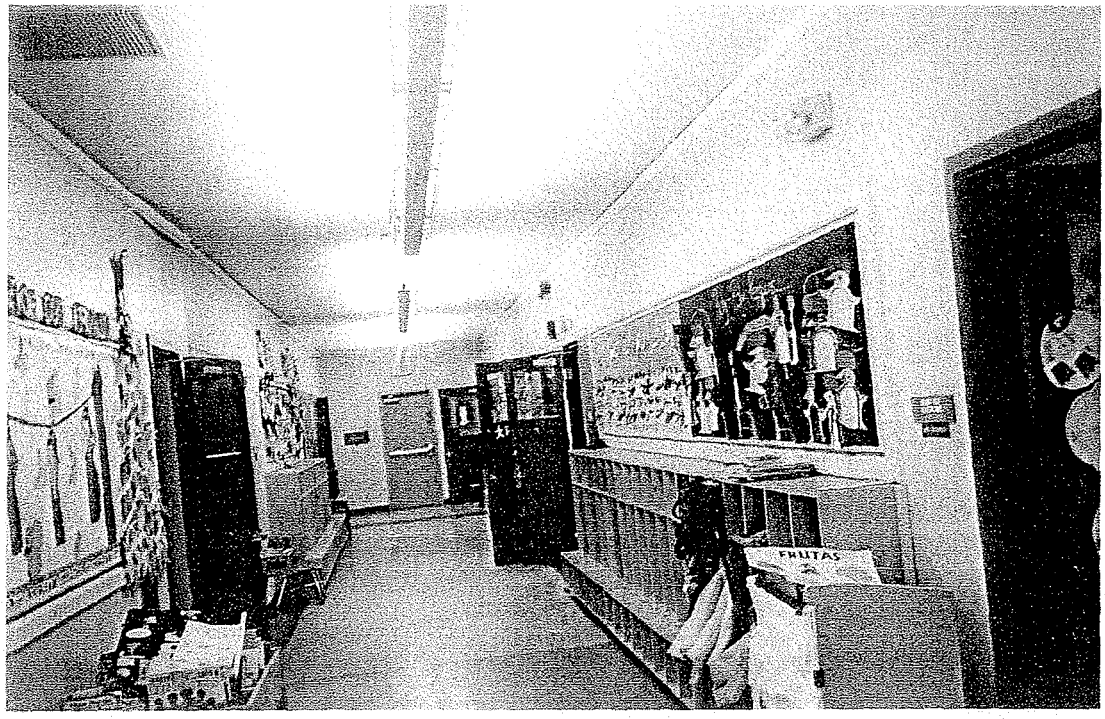


Municipal Building

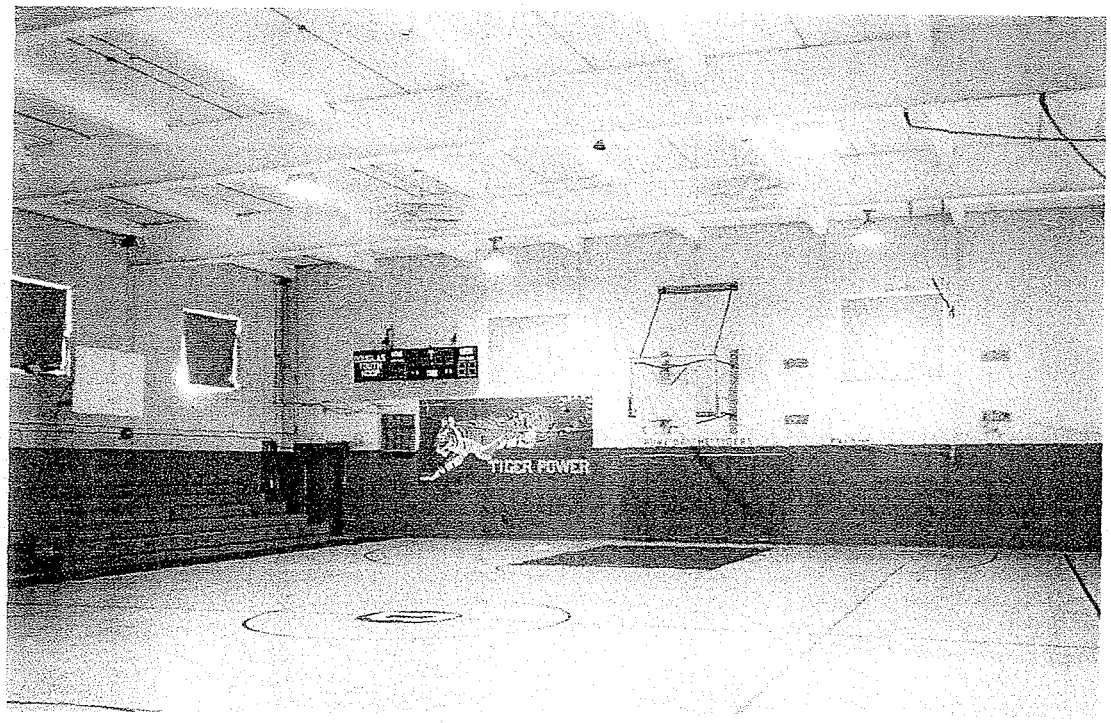


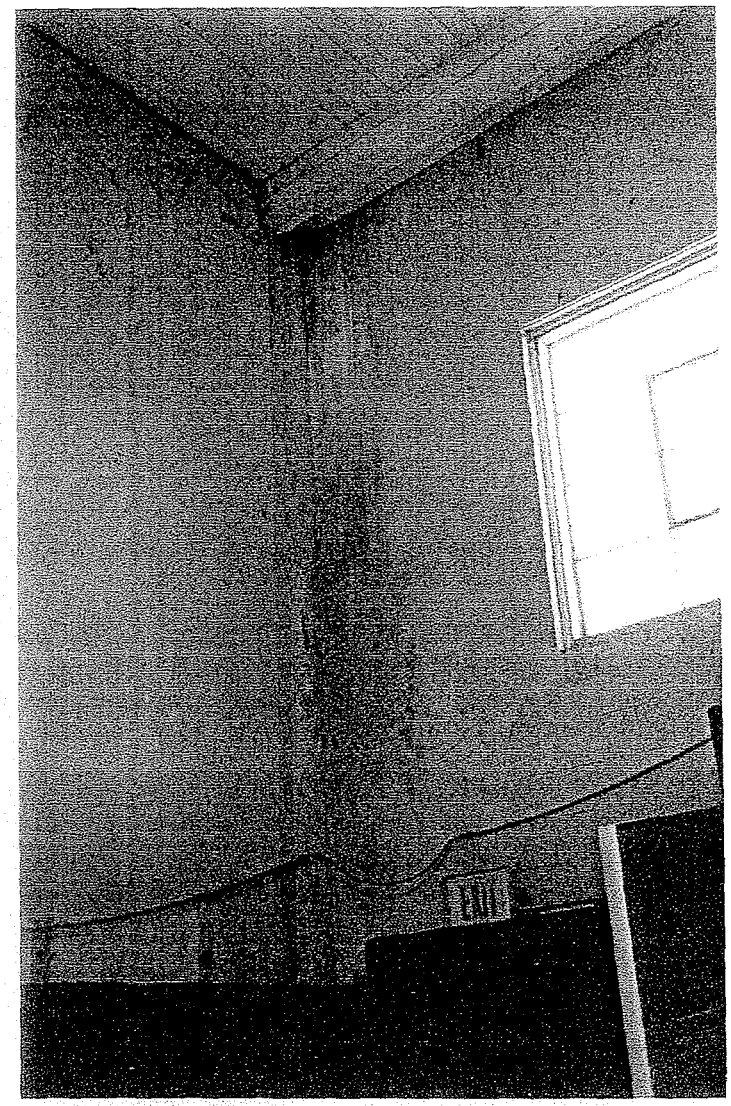
Municipal Building



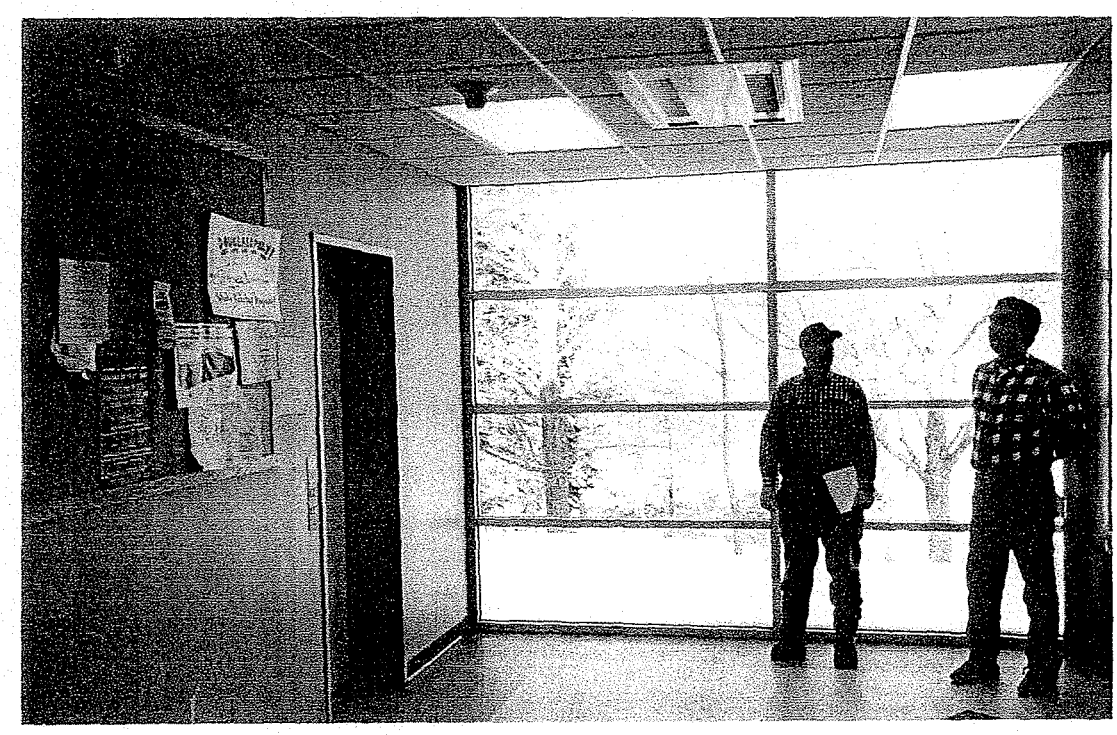


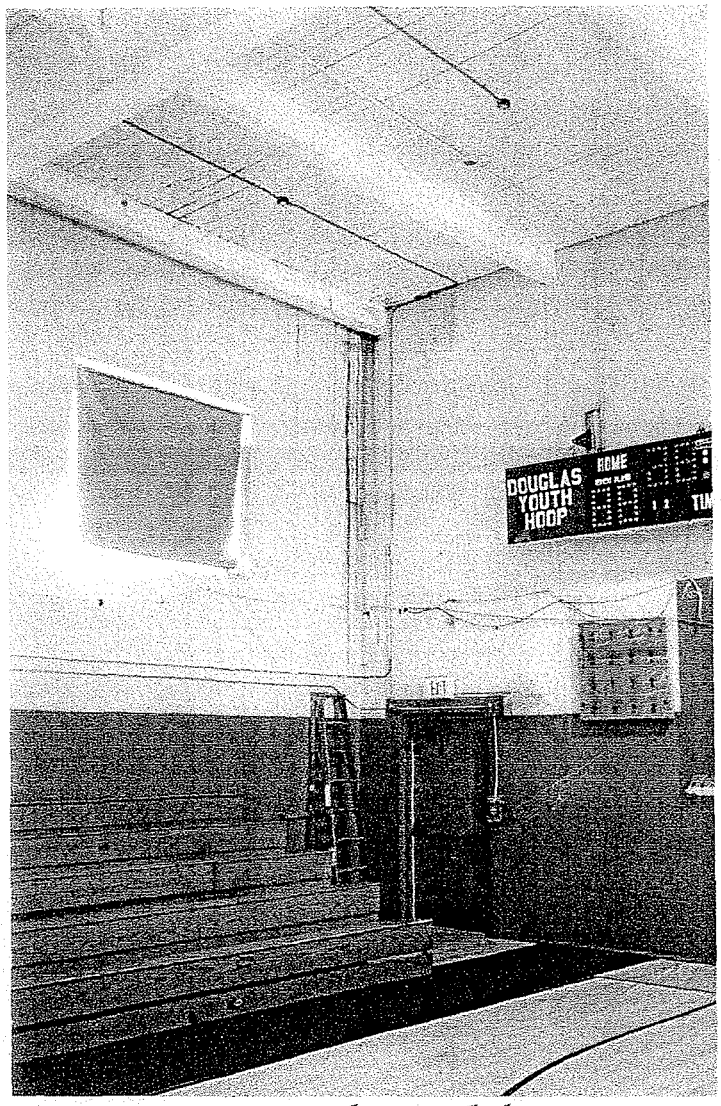
Municipal Building





Municipal Building

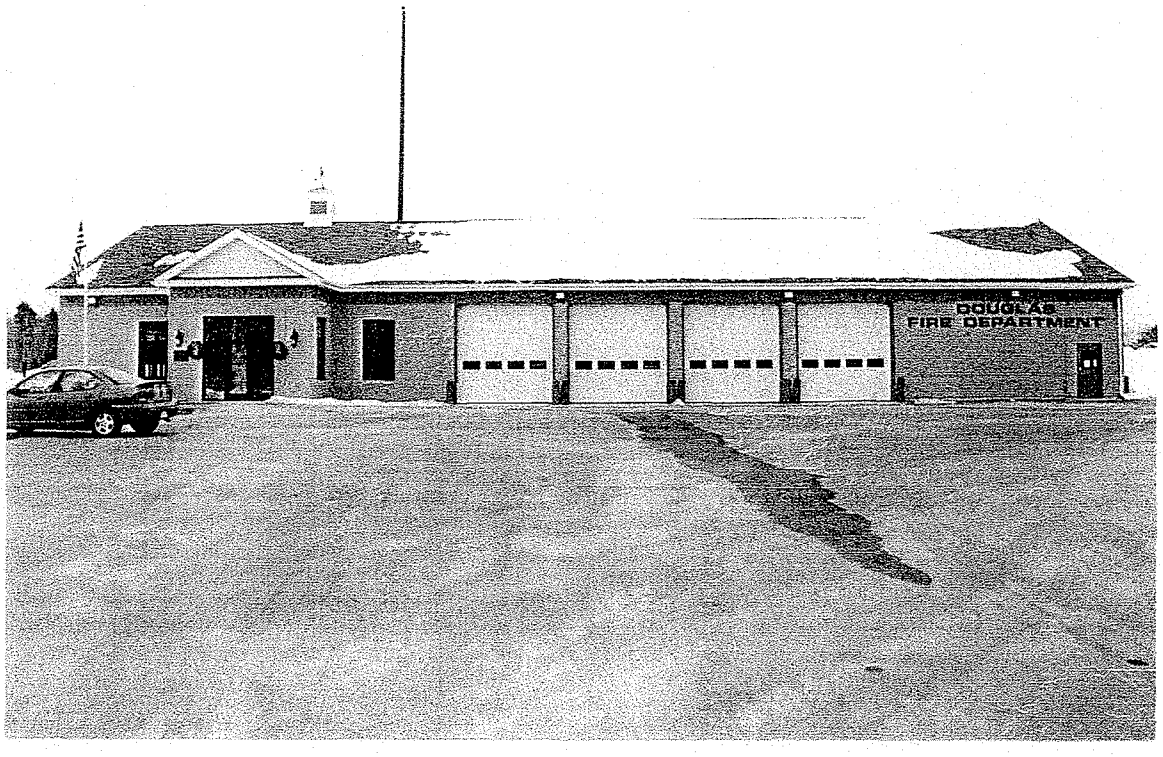


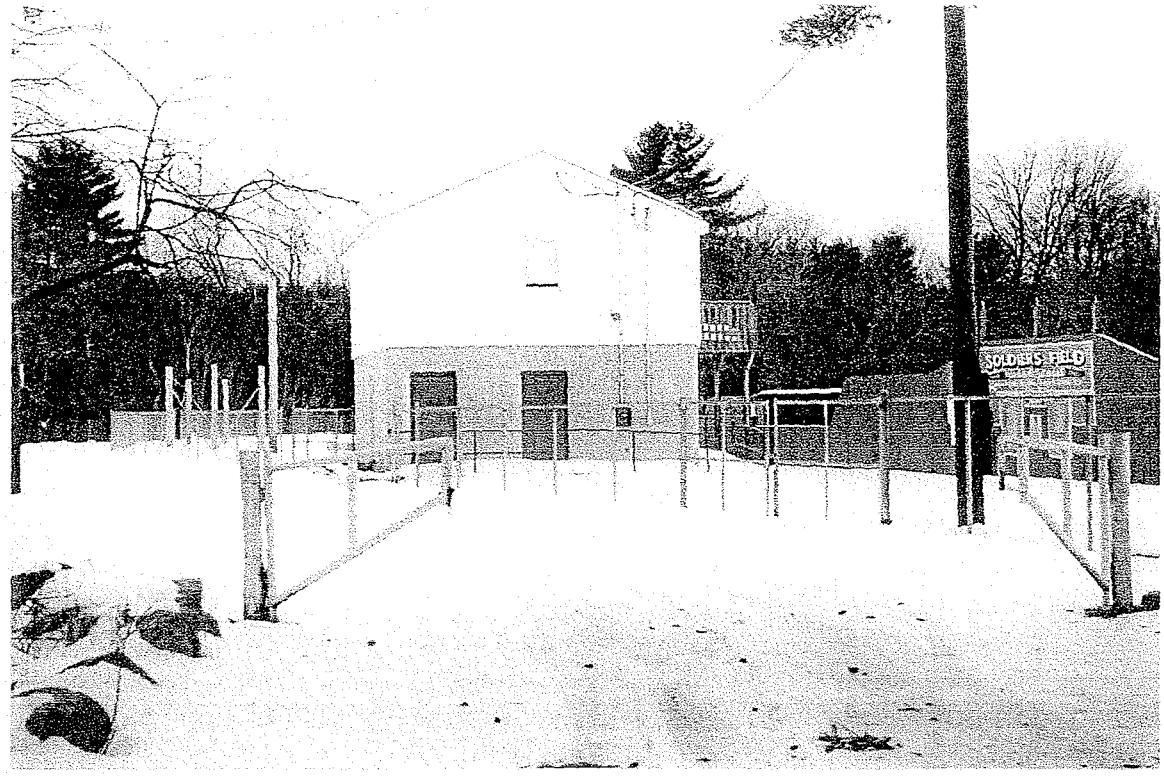


Municipal Building

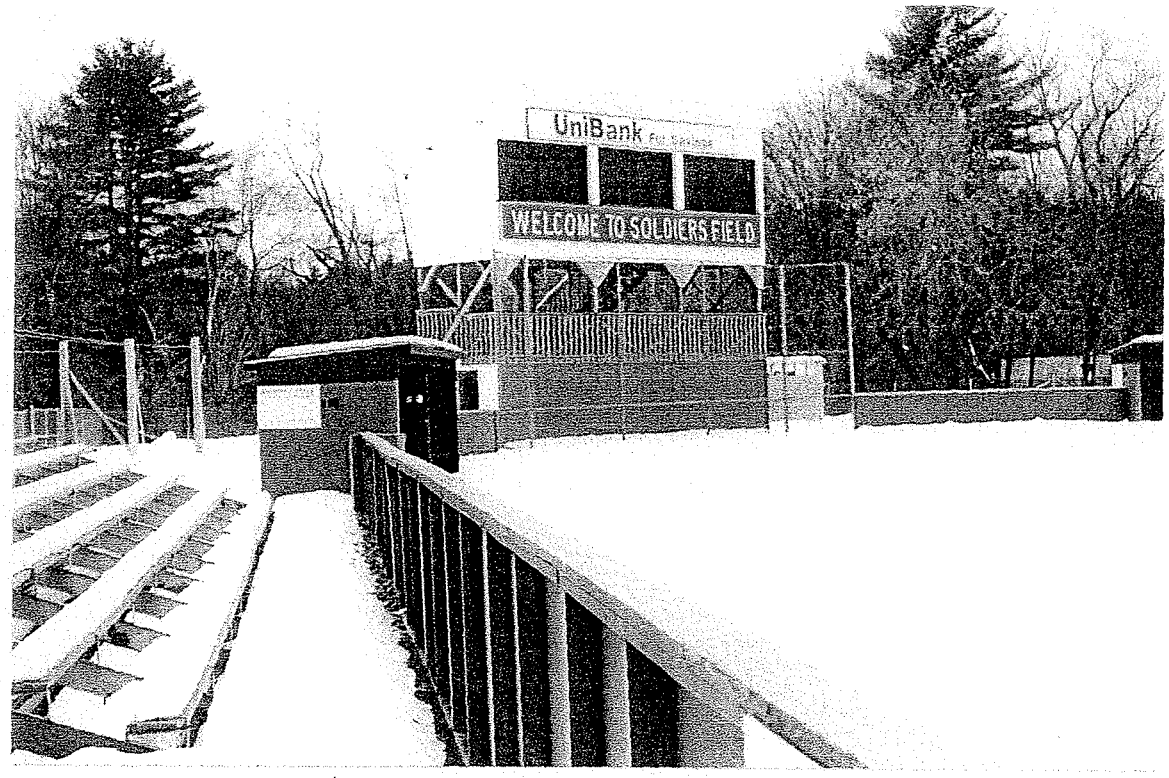
New Fire Station

New Fire Station

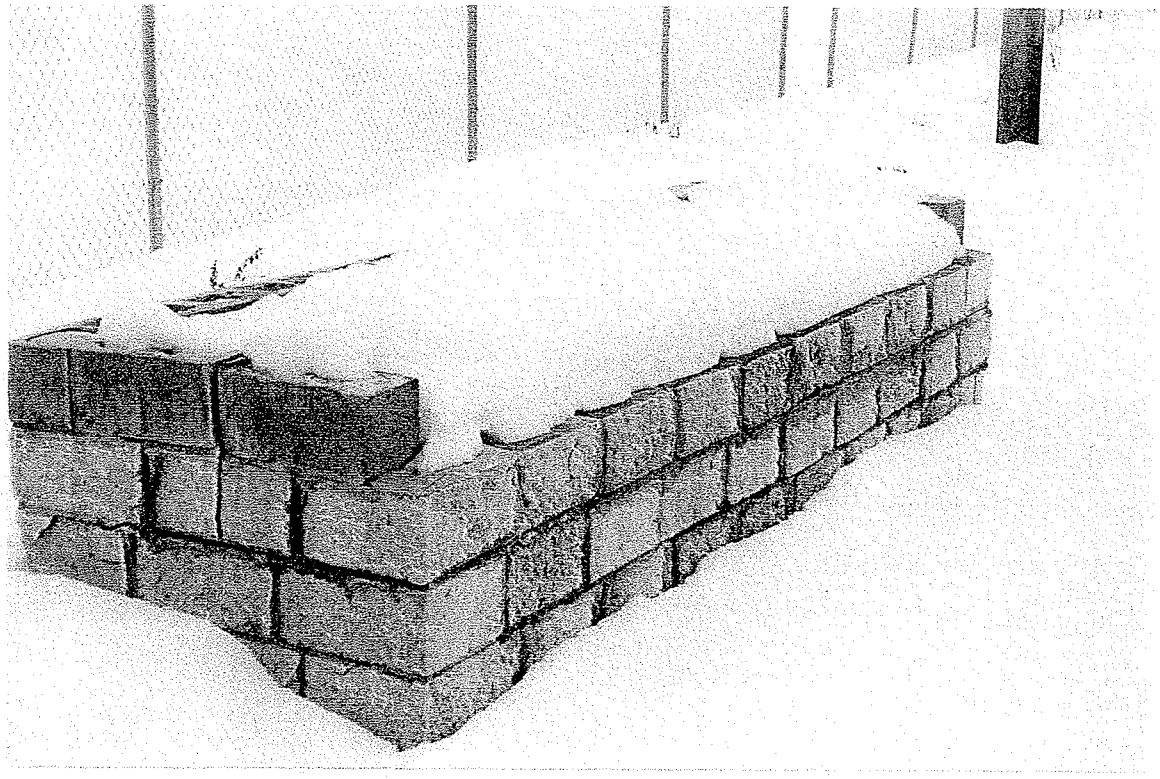


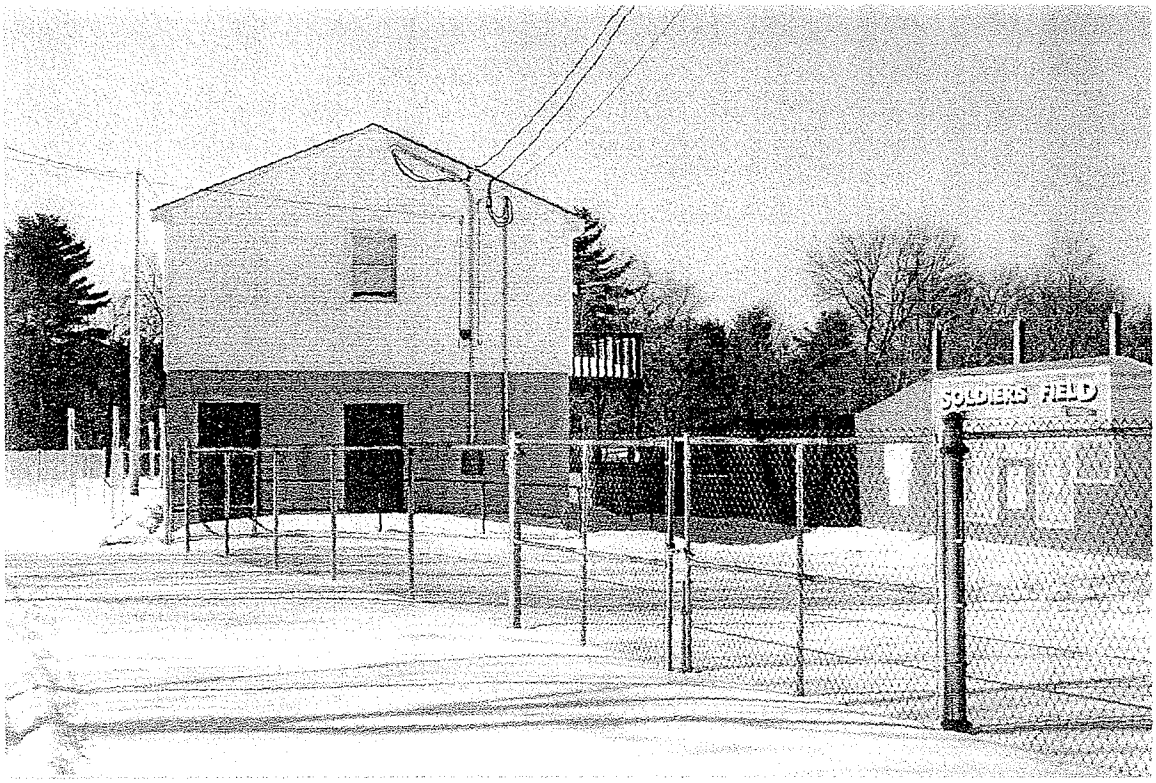


Soldier's Field

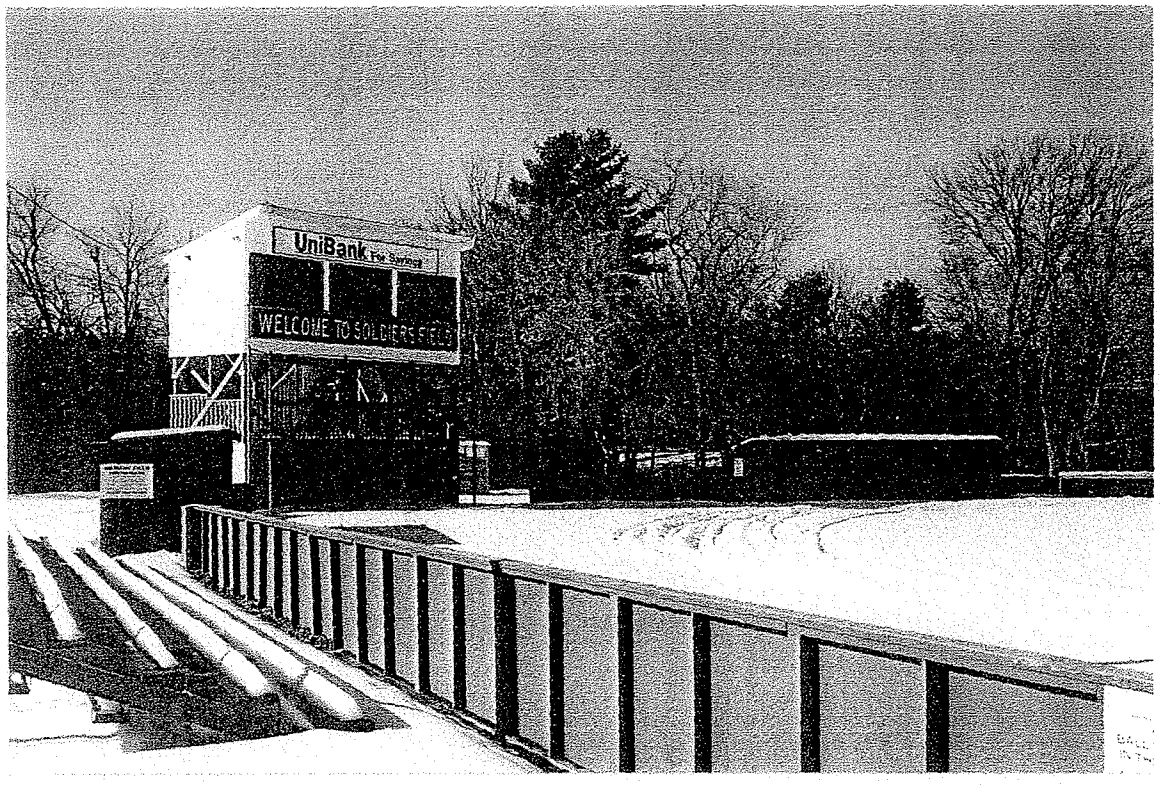


Soldier's Field





Soldier's Field



Soldier's Field

EXTERIOR INFORMATION

Type:	50	- GOVT BLD
Sty Ht:	2	
(Liv) Units:	3	
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	7	- BRICK
Sec Wall:		%
Roof Struct:	4	- FLAT
Roof Cover:	4	- TAR&GRAVEL
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- PLASTER	
Sec Int Wall:			%
Partition:	T	- TYPICAL	
Prim Floors:	4	- CARPET	
Sec Floors:	3	- HARDWOO	40 %
Bsmnt Flr:	12	- CONCRETE	
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	3	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

AssessPro 4.0
Patriot Properties, Inc.

BATH FEATURES

Full Bath:		Rating	
A Bath:		Rating	
3/4 Bath:		Raung	
A 3QBth		Rating	
1/2 Bath:	13	Rating	GOOD
A HBth:		Rating	
OthrFix:	40	Rating	AVERAGE

OTHER FEATURES

Kits:	1	Rating	AVERAGE
A Kits:		Rating	
Frpl:		Rating	
WSFlue:		Rating	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG	- Very Go	20 %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	20.00 %

CALC SUMMARY

Basic $ / SQ:	50.00
Size Adj:	0.84393
Const Adj:	1.03312
Adj $ / SQ:	43.5939
Grade Factor:	1.30
Other Features:	73633.60
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	1884720.13
Depreciation:	376944.00
Depreciated Total	1507776.13

COMMENTS

DOUGLAS TOWN HALL, SITE - EARLY CHILDHOOD CENTER., LLV = POLICE STATION. EASEMENT DD TO MA ELECTRIC CO IN BK 19291 43.

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:			BRs:				Baths:			HB	13

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

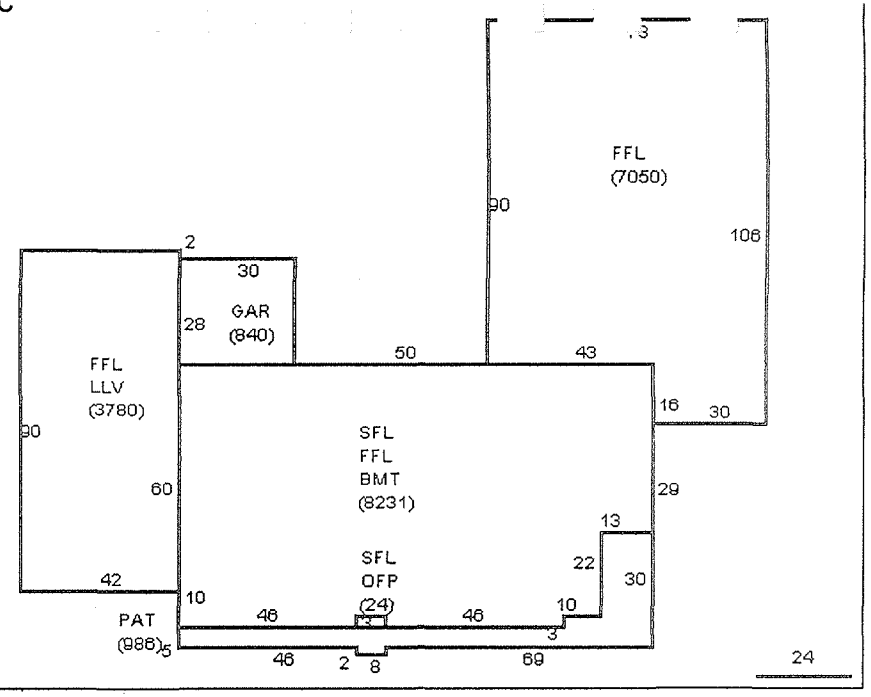
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind Val	0		

Juris. Factor:		Val/Su Fin:	50.58
Special Features:	65000.00	Val/Su Net:	38.20
Final Total:	1572800.00	Val/Su Sza	57.58

ETC



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
OFP	OPEN PORCH	24	19.500	468
GAR	GARAGE	840	17.440	14,648
PAT	PATIO	986	5.260	5,187
LLV	LOWR LEVEL	3,780	26.160	98,871
BMT	BASEMENT	8,231	8.720	71,764
SFL	2ND FLOOR	8,255	43.590	359,868
FFL	1ST FLOOR	19,061	43.590	830,943
	Net Sketched Area:	41,177	Total:	1,381,749
Size Ad	27316	Gross Area	41177.00	FinArea 31096.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	GFB	100		1

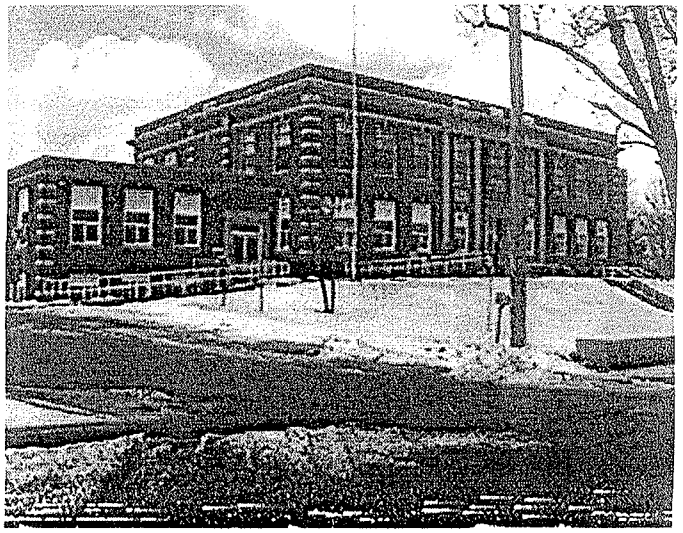
SPEC FEATURES/YARD ITEMS

PARCEL ID 2303-8

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
85	PAVING	D	Y	1	40000	G	AV	1998	1.52	T	10	903		1	54,800			54,800
77	LITE-SIN	D	Y	1	1	A	AV	1980	800.00	T	30	903		1	600			600
61	ELEV-PAS	M	S	1	2	G	GD	1997	40,625.00	B	20	903		1	65,000			65,000
28	B-BALL C	D	Y	1	45 X 80	P	FR	1975	1.23	T	45	903		1	2,400			2,400
78	LITE-DBL	D	Y	1	2	P	FR	1975	750.00	T	45	903		1	800			800

More: N | Total Yard Items: 58,600 | Total Special Featues: 65,000 | Total: 123,600

IMAGE



Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
29		DEPOT ST

OWNERSHIP

Owner 1: TOWN OF DOUGLAS
Owner 2: MUNICIPAL CENTER
Owner 3:
Street 1:
Street 2:
Twn/City:
St/Prov: Cntry: Own Occ:
Postal: Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION

This Parcel contains 4.8 ACRES of land mainly classified as MUNICPL with a(n) GOVT BLDG Building Built about 1925, Having Primarily BRICK Exterior and TAR&GRAVEL Roof Cover, with 3 Units, 0 Baths, 13 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zone	VR	VILLAGE RE		Utilities	1	TYPCL
	Census:	7521				
	Flood Haz:					
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	3	TYPICL

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	1,572,800	58,600	4.800	114,000	1,745,400	MUNICPL
Total Card	1,572,800	58,600	4.800	114,000	1,745,400	
Total Parcel	1,572,800	58,600	4.800	114,000	1,745,400	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 56.13 /Parcel: 56.13

Tax Info: Tax Year: Amount:

User Acct: 0
GIS Ref:
GIS Ref:
Appr Date:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	1,572,800	58,600	4.800	114,000	1,745,400		02/17/2000
1999	903	1,572,800	16,300	4.800	114,000	1,703,100	FY1999	03/30/1999
1998	903	977,400		4.800	70,700	1,048,100		10/17/1997
1997	903	977,400		4.800	70,700	1,048,100	CONVERSION	08/04/1997

Parcel ID: 2303-8

PRINT

Date	Time
05/30/00	14:10:15

LAST REV

Date	Time
03/28/00	12:09:42

PAT ACCT.: 1947

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	2417 515		09/29/1926	N OTHER		No	No	D		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V.Date	V.Date	V.Date	Comment
02/08/2000	44-00	REMODEL		O				RESOURCE RM
01/20/1999	16-99	REMODEL		C				KITCHEN/RESTROOM
09/01/1998	256-98	SHED		O				and playground for Early Chi
06/17/1997	121-97	REMODEL	800,000	C	06/02/1998			EARLY CHILDHOOD CTR
05/20/1997	101-97	RENOVATIOI		C	06/02/1998			DEMOLISH APO 2ND FLR
05/08/1997	93-97	REMODEL	6,500	C	06/02/1998			RESOURCE ROOM
11/08/1995	311-95	REROOFING	79,949	C	06/02/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
06/17/1999	PERMIT VISIT	105	DUANE ADAMS
06/02/1998	PERMIT VISIT	232	MIKE B
12/04/1997	AREAS&INSPCTD	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		87120		SQUARE FE	SITE		0	1.1	1.000	CA									95,832						95,800	
903	MUNICPL		2.8		ACRES	EXPAN		0	6,500.	1.000	CA									18,200						18,200	

AC/HA T F/SM: 88.02 Parc NICPI F IB De MM A Tot 114, Spl C Tote 114,0

EXTERIOR INFORMATION

Style:	50	- GOVT BLD
Sty Ht:	2H	
(Liv) Units:	2	
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	7	- BRICK
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/Fl:	STD		
Prim Int Wal	1	- DRYWALL	
Sec Int Wall:	2	- PLASTER	25 %
Partition:	T	- TYPICAL	
Prim Floors:	6	- CERAMIC TL	
Sec Floors:	4	- CARPET	45 %
Bsmnt Flr:	12	- CONCRETE	
Bsmnt Gar:			
Electric:	1	- EXTENSIVE	
Insulation:	3	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

AssessPro 4.0
Patriot Properties, Inc.

HOUSE FEATURES

Full Bath:	3	Rating	
A Bath:		Rating	
3/4 Bath:		Rating	
A 3QBth		Rating	
1/2 Bath:	4	Rating	VERY GOOD
A HBth:		Rating	
OthrFix:		Rating	

OTHER FEATURES

Kits:	1	Rating	VERY GOOD
A Kits:		Rating	
Frpl:	1	Rating	AVERAGE
WSFlue:	1	Rating	AVERAGE

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		28.00	%

CALC SUMMARY

Basic $ / SQ:	50.00
Size Adj.:	0.943575
Const Adj.:	1.08278
Adj $ / SQ:	51.0843
Grade Factor:	1.08
Other Features:	24000.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	621354.63
Depreciation:	173979.30
Depreciated Total	447375.34

COMMENTS

DOUGLAS SENIOR CENTER POS OFFICE..

RESIDENTIAL GRID

1st Res Grid	Desc:										# Units	
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB 4					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

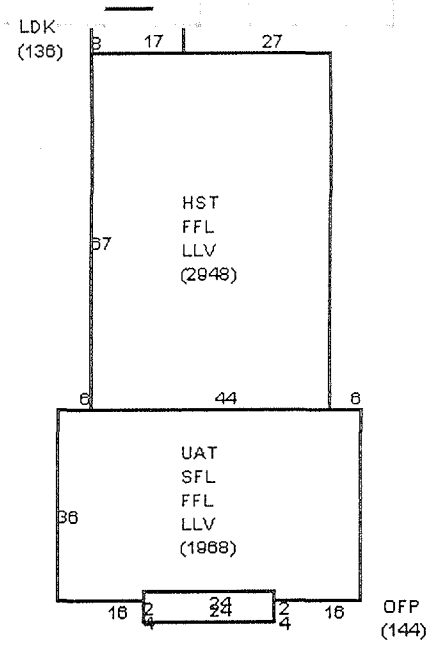
RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind Val 0
Juris. Factor:		Val/Su Fin:	44.79
Special Features:	37000.00	Val/Su Net:	34.25
Final Total:	484400.00	Val/Su Sza	57.96



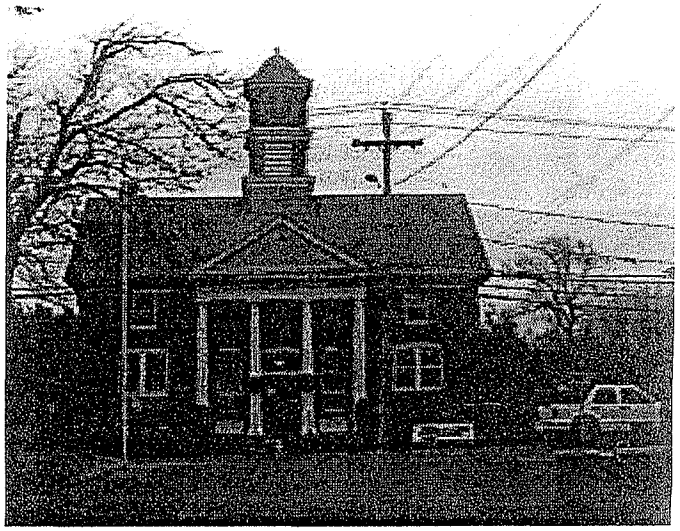
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
LDK	LOADING DK	136	10.760	1,463
OFP	OPEN PORCH	144	16.520	2,379
UAT	UNF ATTIC	590	12.770	7,540
HST	HALF STORY	1,474	51.080	75,298
SFL	2ND FLOOR	1,968	35.760	70,374
FFL	1ST FLOOR	4,916	51.080	251,130
LLV	LOWR LEVEL	4,916	29.120	143,144
	Net Sketched Area:	14,144	Total:	551,328
Size Ad	8358	Gross Area	16996.00	FinArea 10814.40

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	GFB	90		1
SFL	100	UNF	100		0

IMAGE



SPEC FEATURES/YARD ITEMS

PARCEL ID 2301-39

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
85	PAVING	D	Y	1	2000	A	GD	1995	3.00	T	5	903		1	5,700			5,700
83	SIGN	D	Y	1	19	G	GD	1996	33.72	T	5	903		1	600			600
62	S-D BOX	M	S	1	1370	P	GD	1995	37.50	B	28	903		1	37,000			37,000
2	SHED/FR	D	Y	1	10X10	A	GD	1999	4.50	T	5	903		1	400			400

More:	N	Total Yard Items:	6,700	Total Special Featues:	37,000	Total:	43,700

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
331		MAIN ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	OLD TOWN HALL, POST OFFICE
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry: Own Occ:
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as MUNICPL with a(n) GOVT BLDG Building Built about 1922, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 2 Units, 0 Baths, 4 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zoning	CB	COMM B		Utilities	1	TYPCL
	Census:	7521				
	Flood Haz:					
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	3	TYPICL

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	484,400	6,700	1.000	47,900	539,000	MUNICPL
Total Card	484,400	6,700	1.000	47,900	539,000	
Total Parcel	484,400	6,700	1.000	47,900	539,000	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 49.84 /Parcel: 49.84

Tax Info: Tax Year: Amount:

User Acct: 0
GIS Ref:
GIS Ref:
Appr Date:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	484,400	6,300	1.000	47,900	538,600		02/17/2000
1999	903	484,400	6,300	1.000	47,900	538,600	FY1999	03/30/1999
1998	903	241,700		1.316	34,900	276,600		10/16/1997
1997	903	241,700		1.316	34,900	276,600	CONVERSION	08/04/1997

Parcel ID: 2301-39

PRINT

Date	Time
08/02/00	12:05:47

LAST REV

Date	Time
08/02/00	12:04:31

PAT ACCT.: 1825

USER DEFINED

PriorID 1a:	
PriorID 2a:	
PriorID 3a:	
PriorID 1b:	
PriorID 2b:	
PriorID 3b:	
PriorID 1c:	
PriorID 2c:	
PriorID 3c:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V.Date	V.Date	V.Date	Comment
05/31/2000	143-00	REMODEL	6,000	O				bld 2 partitions
09/07/1999	284-99	SHED	1,738	C	10/14/1999			OC 09/1999
10/06/1997	247-97	RAMP	42,000	C	06/02/1998			REBUILD RAMP
07/20/1995	189-95	RENOVATIOI	578,983	C	06/02/1998			RENOVATE OLD TOWN HALL FOR POST OFFICE

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/1999	PERMIT VISIT	105	DUANE ADAMS
06/02/1998	PERMIT VISIT	232	MIKE B
12/04/1997	MEAS&INSPCTD	185	CRIS K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		43560		SQUARE FE	SITE		0	1.1	1.000	CA									47,916						47,900	POST OFFICE, SENI

AC/HA SF/SM 50.00 Parc 3 MNICP I NB Dc OMM / To 47, Spl C Tot 47,9

EX[illegible]OR IN[illegible] MAT[illegible]

[illegible]pe:	48	[illegible]RE ST[illegible]
Sty Ht:	2A	
(Liv) Units:	1	
Foundation:	4	- LOOSE MSRY
Frame:	5	- TYPICAL
Prime Wall:	2	- CLAPBOARD
Sec Wall:	21	- CONC BLO 33 %
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	5 - MINIMUM	
Sec Int Wall:	2 - PLASTER	40 %
Partition:	T - TYPICAL	
Prim Floors:	12 - CONCRETE	
Sec Floors:	3 - HARDWOO	25 %
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	4 - FAIR	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled:

AssessPro 4.0
Patriot Properties, Inc.

TH Ft [illegible]RES

Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	66	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		66.00	%

CALC SUMMARY

Basic $ / SQ:	45.00
Size Adj.:	1.25
Const Adj.:	0.913137
Adj $ / SQ:	51.364
Grade Factor:	0.92
Other Features:	8000.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	148814.73
Depreciation:	98217.72
Depreciated Total	50597.02

COM[illegible]TS

50 FT. [illegible]ER., F[illegible] TATIO[illegible]

RESIDENTIAL GRID

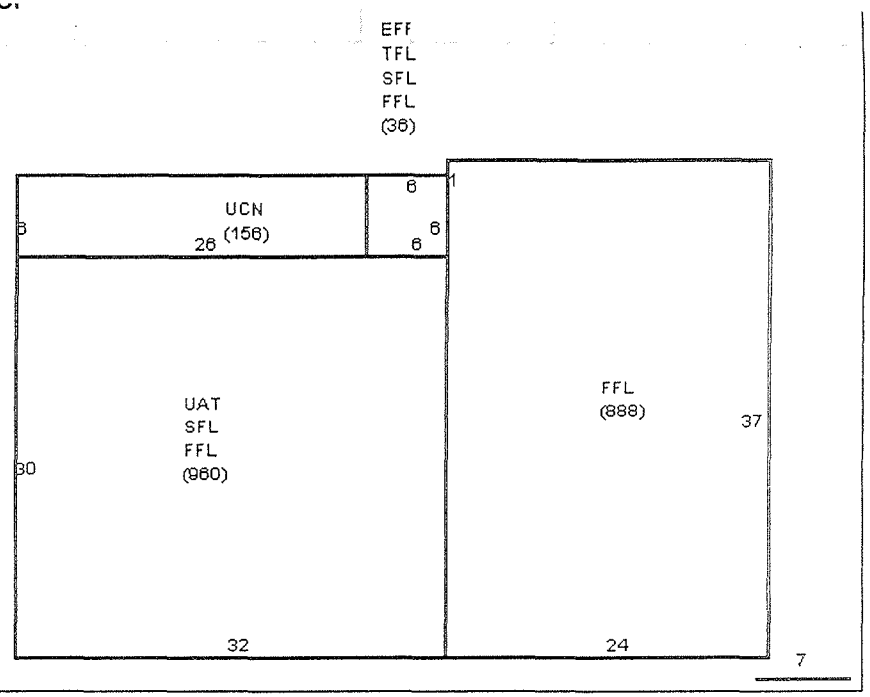
1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:			Baths:				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
EFP	ENCL PORCH	36	31.200	1,123
TFL	3RD FLOOR	36	28.760	1,035
UCN	PR CANOPY	156	3.200	499
UAT	UNF ATTIC	288	12.840	3,698
SFL	2ND FLOOR	996	51.360	51,159
FFL	1ST FLOOR	1,884	51.360	96,770
	Net Sketched Area:	3,396	Total:	154,284
Size Ad	2916	Gross Area	4068.00	FinArea 2880.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	100	UNF	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind. Val 0

Juris. Factor:		Val/Su Fin:	17.57
Special Features:	0.00	Val/Su Net:	14.90
Final Total:	50600.00	Val/Su Sza	17.35

SPEC FEATURES/YARD ITEMS

PARCEL ID 2202-92

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
05	TOWER	D	Y	1	50	A	FR	1950	100.00	T	45	903		1	2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:	Total: 2,800

IMAGE

TOTAL ASSESSED: 85,800

Map	Block	Lot	CARD
2202	92		

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
		COTTAGE ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	FIRE STATION
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry:
Own Occ:	
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .092 ACRES of land mainly classified as MUNICPL with a(n) FIRE STAT Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zone	VR	VILLAGE RE		Utilities	1	TYPCL
	Census	7521				
	Flood Haz					
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	3	TYPICL

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	50,600	2,800	0.092	32,400	85,800	MUNICPL
Total Card	50,600	2,800	0.092	32,400	85,800	
Total Parcel	50,600	2,800	0.092	32,400	85,800	

Source: Market Adj Cost | Total Assmnt per SQ unit: /Card: 29.79 /Parcel: 29.79

User Acct	GIS Ref	GIS Ref	Appr Date
0			

Tax Info: Tax Year: Amount:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	50,600	2,800	0.092	32,400	85,800		02/17/2000
1999	903	50,600	2,800	0.092	32,400	85,800	FY1999	03/30/1999
1998	903	55,300		0.092	26,200	81,500		10/15/1997
1997	903	55,300		0.092	26,200	81,500	CONVERSION	08/04/1997

Parcel ID: 2202-92

PRINT

Date	Time
05/30/00	11:54:54

LAST REV

Date	Time
05/12/98	14:48:00

PAT ACCT. 1663

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V Date	V Date	V Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/02/1997	UNOCCUPIED	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		4000		SQUARE FE	SITE		0	0.86	9.407	V1									32,358						32,400	

AC/HA 18274 | F/SM .00 | Parc | NICPI | NB De | LAGE | To 32, | Spl C | Tota 32,4

EXTERIOR INFORMATION

Type:	30	- GARAGE
Sty Ht:	1	
(Liv) Units:	1	
Foundation:	6	- SLAB
Frame:	1	- WOOD
Prime Wall:	21	- CONC BLOCK
Sec Wall:	18	- CORREG S 40 %
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	5	- MINIMUM	
Sec Int Wall:			%
Partition:	T	- TYPICAL	
Prim Floors:	12	- CONCRETE	
Sec Floors:			%
Bsmnt Flr:	12	- CONCRETE	
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	4	- FAIR	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	7	- UNIT HTRS	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

AssessPro 4.0
Patriot Properties, Inc.

BATH FEATURES

Full Bath:		Rating	
A Bath:		Rating	
3/4 Bath:		Rating	
A 3QBth		Rating	
1/2 Bath:	2	Rating	FAIR
A HBth:		Rating	
OthrFix:		Rating	

OTHER FEATURES

Kits:		Rating	
A Kits:		Rating	
Frpl:		Rating	
WSFlue:	1	Rating	AVERAGE

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR	- Fair	49 %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			49.00 %

CALC SUMMARY

Basic $ / SQ:	20.00
Size Adj:	0.983206
Const Adj:	0.876856
Adj $ / SQ:	17.2426
Grade Factor:	1.00
Other Features:	5500.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	113007.67
Depreciation:	55373.76
Depreciated Total	57633.91

COMMENTS

TOWN OF DOUGLAS HIGHWAY DEPARTMENT..

RESIDENTIAL GRID

1st Res Grid Desc: # Units

Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

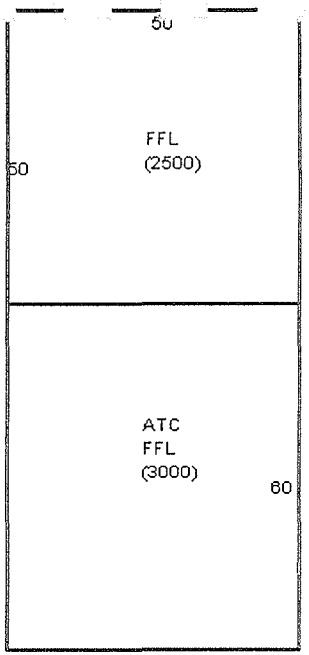
No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind Val 0

Juris Factor:		Val/Su Fin:	10.47
Special Features:	0.00	Val/Su Net:	8.79
Final Total:	57600.00	Val/Su Sza	8.79

ETC



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
ATC	ATTIC	1,050	12.070	12,673
FFL	1ST FLOOR	5,500	17.240	94,834
	Net Sketched Area:	6,550	Total:	107,507
Size Ad	6550	Gross Area	8500.00	FinArea 5500.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		0
FFL	100	OFC	4		

SPEC FEATURES/YARD ITEMS

PARCEL ID 28-30

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
45	GAR,HI	D	Y	1	40 X 60	F	FR	1970	18.05	T	32	903		1	29,500			29,500
85	PAVING	D	Y	1	20000	A	FR	1970	1.31	T	45	903		1	14,400			14,400
03	GARAGE	D	Y	1	14 X 40	F	PR	1935	14.89	T	65	903		1	2,900			2,900

More: N Total Yard Items: 46,800 Total Special Featues: Total: 46,800

IMAGE

TOTAL ASSESSED: 178,000

28	30	
Map	Block	Lot

CARD

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
56		MAIN ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	TOWN GARAGE
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	DOUGLAS
St/Prov:	MA
Cntry	
Own Occ:	
Postal:	01516
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 4.96 ACRES of land mainly classified as MUNICPL with a(n) GARAGE Building Built about 1935, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zone	RA	RESIDENTIA		Util	1	TYPCL
	Census:	7521				
	Flood Haz:					
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	5	HEAVY

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	57,600	46,800	4.960	73,600	178,000	MUNICPL
Total Card	57,600	46,800	4.960	73,600	178,000	
Total Parcel	57,600	46,800	4.960	73,600	178,000	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 32.36 | /Parcel: 32.36

Tax Info: Tax Year: | Amount:

User Acct: 0

GIS Ref:

GIS Ref:

Appr Date:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	57,600	46,800	4.960	73,600	178,000		02/17/2000
1999	903	57,600	46,800	4.960	73,600	178,000	FY1999	03/30/1999
1998	903	65,300		4.960	38,500	103,800		10/17/1997
1997	903	65,300		4.960	38,500	103,800	CONVERSION	08/04/1997

Parcel ID: 28-30

PRINT

Date	Time
05/31/00	10:28:33

LAST REV

Date	Time
05/14/98	14:56:00

PAT ACCT.: 2099

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V Date	V Date	V Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/02/1997	MEAS&INSPCTD	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		43560		SQUARE FE	SITE		0	1.1	1.000	CA									47,916						47,900	
903	MUNICPL		3.960009		ACRES	EXPAN		0	6,500.	1.000	CA									25,740						25,700	

AC/H 3001 | SF/SM 058.00 | Par | C: JNICF | NB D OMM | T 73 | Spl | Tot 73,

EXTERIOR FORMAT

Type:	58 - SCHOOL
Sty Ht:	1
(Liv) Units:	1
Foundation:	6 - SLAB
Frame:	2 - STEEL
Prime Wall:	8 - BRICK VENR
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	11 - MEMBRANE
Color:	
View/Desir:	

BATH FIXTURE

Full Bath:		Rating	
A Bath:		Rating	
3/4 Bath:		Rating	
A 3QBth		Rating	
1/2 Bath:	11	Rating	AVERAGE
A HBth:		Rating	
OthrFix:	22	Rating	AVERAGE

OTHER FEATURES

Kits:	1	Rating	AVERAGE
A Kits:		Rating	
Frpl:		Rating	
WSFlue:		Rating	

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1979	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - AVERAGE		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	14 - ASPHL TILE		
Sec Floors:	%		
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - EXTENSIVE		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	14	%
Functional:			%
Economic:			%
Special:	NC - NEWC	0	%
Override:			%
Total:		14.00	%

COMMENTS

DOUGLAS ELEMENTARY SCHOOL. RECHECK ADDITION 1/2000.

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:			BRs:				Baths:			HB	11

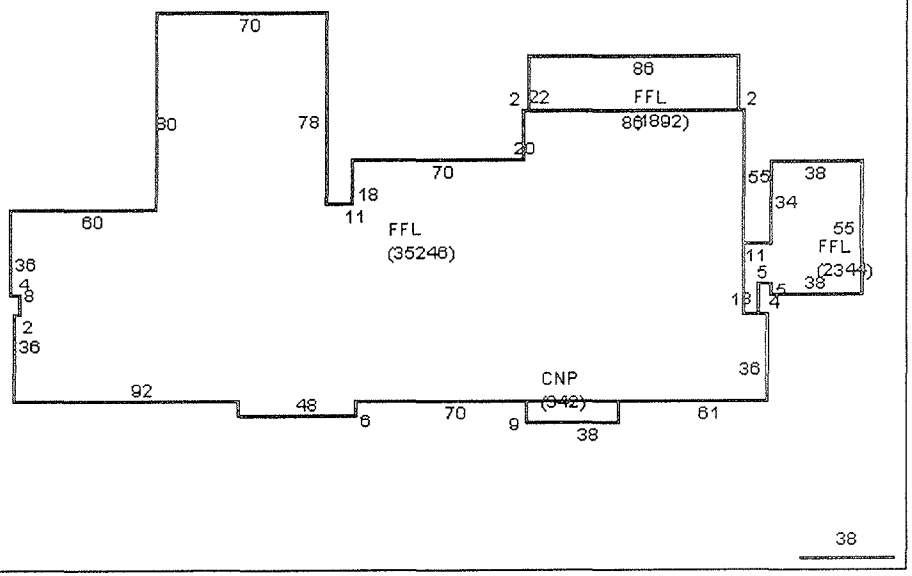
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

ETC



CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj:	0.830394
Const Adj:	1.05955
Adj $ / SQ:	57.19
Grade Factor:	1.30
Other Features:	43500.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	2995234.25
Depreciation:	419332.78
Depreciated Total	2575901.50

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:	Ind.Val	0

Juris. Factor:		Val/Su Fin:	65.33
Special Features:	3600.00	Val/Su Net:	64.77
Final Total:	2579500.00	Val/Su Sza	65.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
CNP	CANOPY	342	33.460	11,445
FFL	1ST FLOOR	39,482	57.190	2,257,978
	Net Sketched Area:	39,824	Total:	2,269,422
Size Ad	39482	Gross Area	39824.00	FinArea 39482.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

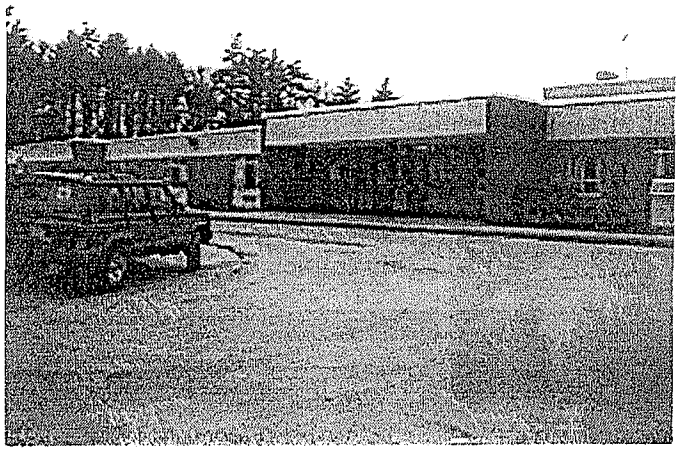
SPEC FEATURES/YARD ITEMS

PARCEL ID 2301-68

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	UCod	UFact	Ass'd Value
81	COOLER	M	S	1	7 X 8	A	AV	1979	40.00	B	14	903		1	1,900			1,900
82	FREEZER	M	S	1	7 X 8	A	AV	1979	35.89	B	14	903		1	1,700			1,700
85	PAVING	D	Y	1	35000	A	AV	1979	1.23	T	30	903		1	30,200			30,200
77	LITE-SIN	D	Y	1	3	A	AV	1979	800.00	T	30	903		1	1,700			1,700
66	CANOPY	M	Y	2	6X8	A	AV	1979	60.00	T	30	903		1	4,000			4,000

More: N | Total Yard Items: 95,300 | Total Special Featues: 83,600 | Total: 178,900

IMAGE



AssessPro 4.0
Patriot Properties, Inc.

TOTAL ASSESSED: 9,287,500

2301	68	
Map	Block	Lot

CARD

Town of Douglas

PROPERTY LOCATION

No.	Alt No.	Street
17		GLEASON CT

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	ELEMENTRY AND HIGH SCHOOLS
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry: Own Occ:
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 24.3 ACRES of land mainly classified as MUNICPL with a(n) SCHOOL Building Built about 1979, Having Primarily BRICK VENR Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 11 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Zone	VR	VILLAGE RE		Utilities	1	TYPCL
Census:	7521					
Flood Haz:						
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	3	TYPICL

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	2,579,500	35,900	24.300	269,300	2,884,700	MUNICPL
Total Card	2,579,500	35,900	24.300	269,300	2,884,700	
Total Parcel	8,922,900	95,300	24.300	269,300	9,287,500	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 73.06 /Parcel: 72.14

User Acct.
0
GIS Ref
GIS Ref
Appr Date

Tax Info: Tax Year: Amount:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	8,922,900	95,300	24.300	269,300	9,287,500		02/17/2000
1999	903	8,781,800	95,300	24.300	269,300	9,146,400	FY1999	03/30/1999
1998	903	1,872,100		24.300	105,200	1,977,300		10/16/1997
1997	903	1,872,100		24.300	105,200	1,977,300	CONVERSION	08/04/1997

Parcel ID: 2301-68

PRINT

Date	Time
05/30/00	13:32:42

LAST REV

Date	Time
02/23/00	14:04:29

PAT ACCT. 1857

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V Date	V Date	V Date	Comment
01/12/2000	16-00	MOD CLRM		O				
10/22/1998	327-98	ADDITION		O				
04/22/1998	98-98	SHED	650					SHED FOR PUMP HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
06/17/1999	INSPECTED	105	DUANE ADAMS
12/03/1997	MEAS&INSPCTD	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		174240		SQUARE FE	SITE		0	1.1	1.000	CA									191,664						191,700	
903	MUNICPL		20.3		ACRES	EXCESS		0	6,500.	0.588	CA									77,595						77,600	

AC/HA | SF/SM 8508.0 | Parc 3 | JNICP | NB D | DMM | To 269 | Spl | Tot 269,3

E RIOR ORMA N

Type:	PMP/
Sty Ht:	2
(Liv) Units:	1
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	5 - MINIMUM	
Sec Int Wall:		%
Partition:	L - LIGHT	
Prim Floors:	12 - CONCRETE	
Sec Floors:	3 - HARDWOO	25 %
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	3 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	7 - UNIT HTRS	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

AssessPro 4.0
Patriot Properties, Inc.

BATH FURN

Full Ba	Ra
A Bath:	Rating
3/4 Bath:	Rating
A 3QBth	Rating
1/2 Bath:	Rating
A HBth:	Rating
OthrFix:	Rating

OTHER FEATURES

Kits:	Rating
A Kits:	Rating
Frpl:	Rating
WSFlue:	Rating

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	38	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		38.00	%

CALC SUMMARY

Basic $ / SQ:	30.00
Size Adj.:	1.3
Const Adj.:	0.920694
Adj $ / SQ:	35.9071
Grade Factor:	1.00
Other Features:	0.00
Neighborhood Int:	1
LUC Factor:	1.00
Adj Total:	49813.01
Depreciation:	18928.94
Depreciated Total	30884.07

CC ENTS

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:			BRs:			Baths:			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

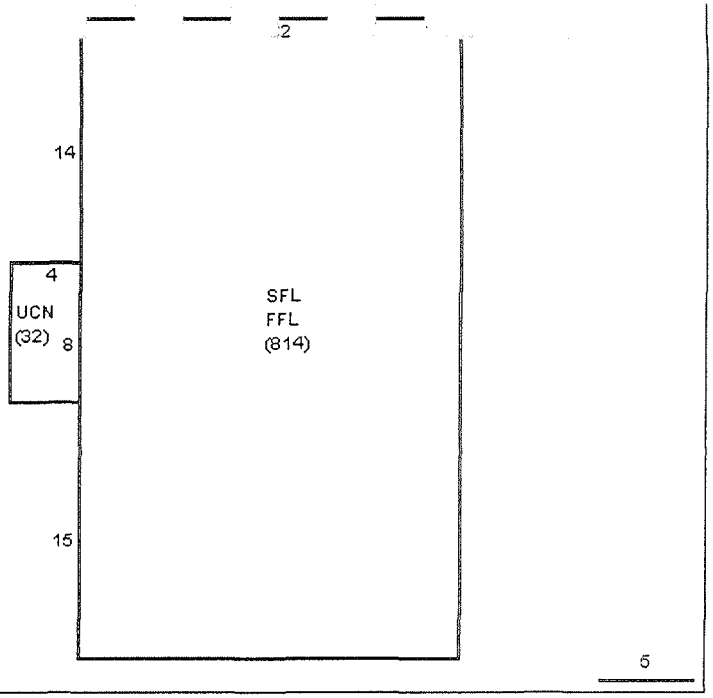
No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind Val 0

Juris. Factor:		Val/Su Fin:	18.98
Special Features:	0.00	Val/Su Net:	18.61
Final Total:	30900.00	Val/Su Sza	18.98



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
UCN	PR CANOPY	32	3.900	125
FFL	1ST FLOOR	814	35.910	29,228
SFL	2ND FLOOR	814	25.130	20,460
	Net Sketched Area:	1,660	Total:	49,813
Size Ad	1628	Gross Area	1660.00	FinArea 1628.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	WHS	100		0

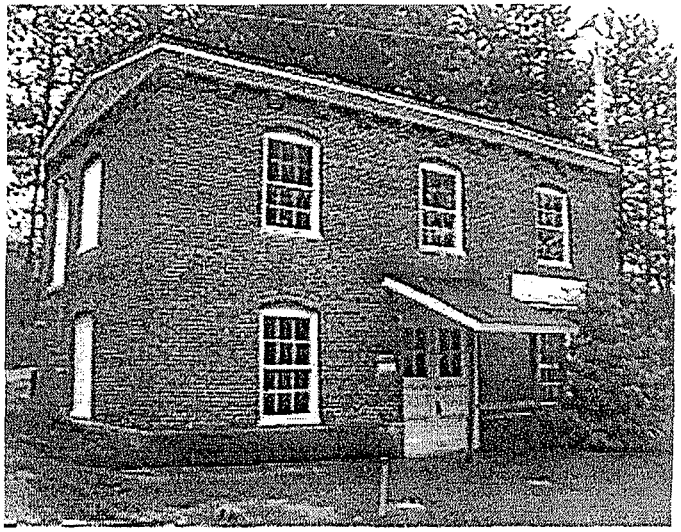
SPEC FEATURES/YARD ITEMS

PARCEL ID 2204-2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
85	PAVING	D	Y	1	2080	A	AV	1945	2.93	T	50	903		1	3,000			3,000

More: N	Total Yard Items:	3,000	Total Special Featues:	Total:	3,000

IMAGE



Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
20		WEST ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	WELLS AND PUMPING HOUSE
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry: Own Occ:
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.94 ACRES of land mainly classified as MUNICPL with a(n) PMP/VLV HS Building Built about 1909, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Zon	VR	VILLAGE RE		Uti	1	TYPCL
Census:	7521					
Flood Haz:						
Dst				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	4	MEDIUM

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	30,900	3,000	2.940	39,800	73,700	MUNICPL
Total Card	30,900	3,000	2.940	39,800	73,700	
Total Parcel	30,900	3,000	2.940	39,800	73,700	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 45.27 | /Parcel: 45.27

Tax Info: Tax Year: | Amount:

User Acct.
0
GIS Ref
GIS Ref
Appr Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	30,900	3,000	2.940	39,800	73,700		02/17/2000
1999	903	30,900	3,000	2.940	39,800	73,700	FY1999	03/30/1999
1998	903			2.940	36,500	36,500		10/15/1997
1997	903			2.940	36,500	36,500	CONVERSION	08/04/1997

Parcel ID: 2204-2

PRINT

Date	Time
05/30/00	12:15:33

LAST REV

Date	Time
05/13/98	09:18:00

PAT ACCT.: 1697

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V Date	V Date	V Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/04/1997	MEAS&INSPCTD	232	MIKE B

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		43560		SQUARE FE	SITE		0	0.86	1.000	V1									37,462						37,500	
903	MUNICPL		1.939991		ACRES	EXPAN		0	1,200.	1.000	V1									2,328						2,300	

AC/Hi 3999 | SF/SM 066.01 | Par | C | JNICF | NB D | LLAG | To 39 | Spl | Tot 39,

EXTERIOR INFORMATION

Type:	56	- SCHOOL
Sty Ht:	2	
(Liv) Units:	1	
Foundation:	1	- CONCRETE
Frame:	4	- FIREPF STL
Prime Wall:	8	- BRICK VENR
Sec Wall:		%
Roof Struct:	4	- FLAT
Roof Cover:	11	- MEMBRANE
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	6 - AVERAGE	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	14 - ASPHL TILE	
Sec Floors:	4 - CARPET	10 %
Bsmnt Flr:	12 - CONCRETE	
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	3 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	3 - FORCED H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

AssessPro 4.0
Patriot Properties, Inc.

TH FEATURES

Full Bath:		Rating	
A Bath:		Rating	
3/4 Bath:		Rating	
A 3QBth		Rating	
1/2 Bath:	21	Rating	GOOD
A HBth:		Rating	
OthrFix:	63	Rating	AVERAGE

OTHER FEATURES

Kits:	1	Rating	GOOD
A Kits:		Rating	
Frpl:		Rating	
WSFlue:		Rating	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		6.00	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	0.815881
Const Adj.:	1.03983
Adj $ / SQ:	55.1444
Grade Factor:	1.41
Other Features:	96250.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	6663205.00
Depreciation:	399792.28
Depreciated Total	6263412.50

COMMENTS

DOUGLAS MIDDLE AND HIGH SCHOOL

RESIDENTIAL GRID

1st Res Grid Desc: # Units

Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals RMs: BRs: Baths: HB 21

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

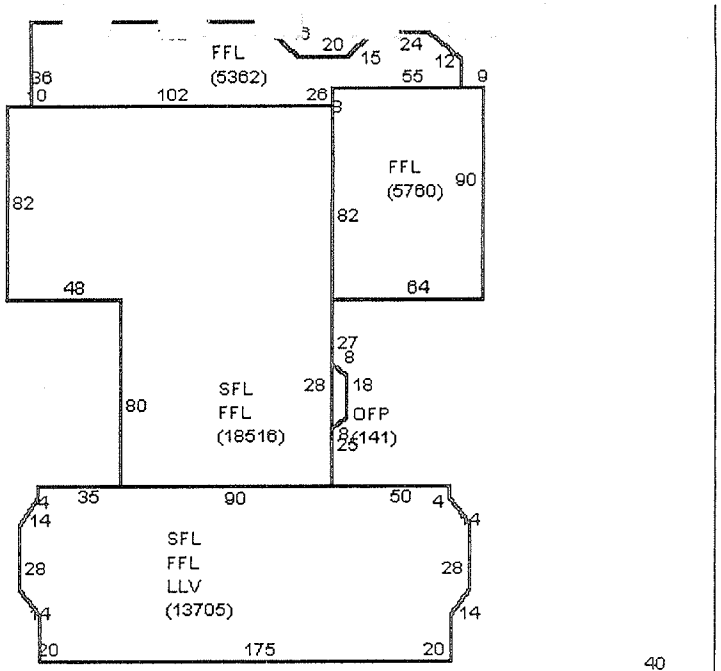
RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Val/Su Fin:	71.06
Special Features:	80000.00	Val/Su Net:	70.95
Final Total:	6343400.00	Val/Su Sza	83.95



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
OFP	OPEN PORCH	141	16.660	2,350
LLV	LOWR LEVEL	13,705	33.090	453,452
SFL	2ND FLOOR	32,221	55.140	1,776,808
FFL	1ST FLOOR	43,343	55.140	2,390,124
Net Sketched Area:		89,410	Total:	4,622,734
Size Ad	75564	Gross Area	89410.00	FinArea 89269.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	GFB	100		

SPEC FEATURES/YARD ITEMS

PARCEL ID 2301-68

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
61	ELEV-PAS	M	S	1	3	A	GD	1987	25,000.00	B	6	903		1	70,500			70,500
81	COOLER	M	S	1	11 X 10	G	GD	1987	47.16	B	6	903		1	4,900			4,900
82	FREEZER	M	S	1	10 X 14	G	GD	1987	34.82	B	6	903		1	4,600			4,600
85	PAVING	D	Y	1	45000	A	GD	1987	1.21	T	25	903		1	40,800			40,800
87	FENCE-4	D	Y	1	750	A	GD	1987	6.00	T	25	903		1	3,400			3,400
83	SIGN	D	Y	2	12	A	AV	1987	31.77	T	30	903		1	500			500
77	LITE-SIN	D	Y	1	14	G	GD	1987	1,000.00	T	25	903		1	10,500			10,500
78	LITE-DBL	D	Y	1	3	G	GD	1987	1,250.00	T	25	903		1	2,800			2,800
1	SHED/MTL	D	Y	1	7 X 18	G	AV	1988	5.93	T	20	903		1	600			600
2	SHED/FR	D	Y	1	10 X 20	G	GD	1988	4.92	T	15	903		1	800			800

More: N | Total Yard Items: 95,300 | Total Special Featues: 83,600 | Total: 178,900

IMAGE

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
21		DAVIS ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	ELEMENTRY AND HIGH SCHOOLS
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry: Own Occ:
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as MUNICPL with a(n) SCHOOL Building Built about 1987, Having Primarily BRICK VENR Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 21 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zone				Utility		
Census:						
Flood Haz:						
Dist				Topo		
				Street		
				Traffic		

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Assess'd Land	Total Assessed	Description
903	6,343,400	59,400	0.000		6,402,800	MUNICPL
Total Card	6,343,400	59,400	0.000		6,402,800	
Total Parcel	8,922,900	95,300	24.300	269,300	9,287,500	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 71.72 /Parcel: 72.14

Tax Info	
Tax Year:	
Amount:	

User Acct	0
GIS Ref	
GIS Ref	
Appr Date	
Parcel ID	2301-68

PRINT

Date	Time
05/30/00	13:33:08

LAST REV

Date	Time
02/23/00	14:03:34

PAT ACCT. 1857

USER DEFINED

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Assess'd Land	Total Assessed	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V.Date	V.Date	V.Date	Comment
01/12/2000	17-00	MOD CLRM		O				
08/17/1998	243-98	RENOVATIOI	5,000	O				upgrade early childhood room

ACTIVITY INFORMATION

Date	Result	By	Name
12/03/1997	MEAS&INSPCTD	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		0		SQUARE FESITE			0	0.	0.000	CA																

AC/H | SF/SI | Pai | JC: | UNICI | NB | OMM | T | Spl | To

EXT OR IN VIATI

Type:	69	- LODGE
Sty Ht:	1	
(Liv) Units:	1	
Foundation:	4	- LOOSE MSRY
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:		%	
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	3 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

AssessPro 4.0
Patriot Properties, Inc.

H FE RES

Full Bath		Rating	
A Bath:		Rating	
3/4 Bath:		Rating	
A 3QBth		Rating	
1/2 Bath:	2	Rating	POOR
A HBth:		Rating	
OthrFix:	2	Rating	AVERAGE

OTHER FEATURES

Kits:	1	Rating	DILAPITATD
A Kits:		Rating	
Frpl:		Rating	
WSFlue:		Rating	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	66	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		66.00	%

CALC SUMMARY

Basic $ / SQ:	34.00
Size Adj.:	1.3
Const Adj.:	0.979602
Adj $ / SQ:	43.2984
Grade Factor:	0.92
Other Features:	7000.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	107607.40
Depreciation:	71020.88
Depreciated Total	36586.52

COMMENTS

VFW HALL POST

RESIDENTIAL GRID

1st Res Grid	Desc:										# Units	
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

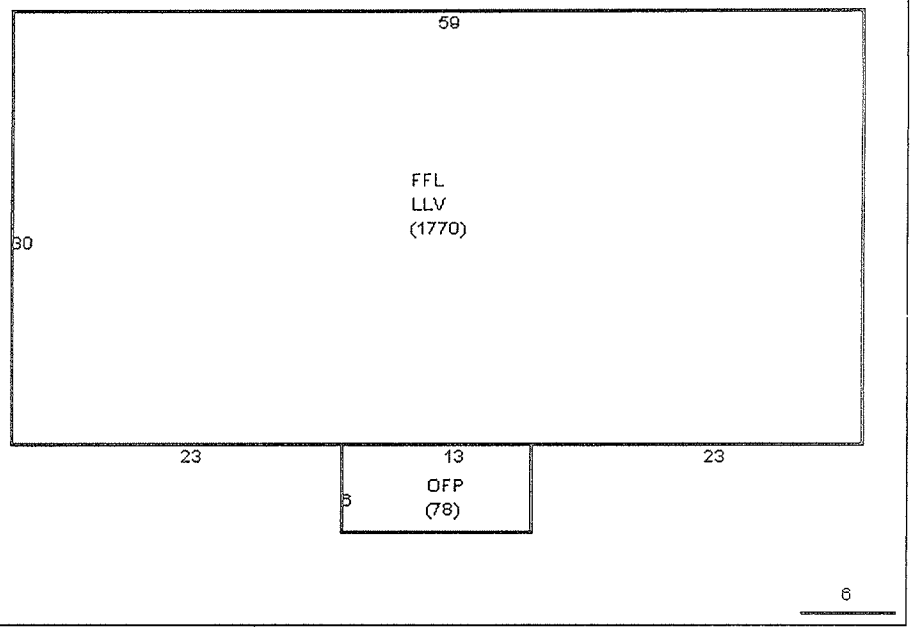
No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:	Ind.Val	0

Juris. Factor:		Val/Su Fin:	11.49
Special Features:	0.00	Val/Su Net:	10.12
Final Total:	36600.00	Val/Su Sza	20.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
OFP	OPEN PORCH	78	19.500	1,521
FFL	1ST FLOOR	1,770	43.300	76,638
LLV	LOWR LEVEL	1,770	18.190	32,188
Net Sketched Area:		3,618	Total:	110,347
Size Ad	1770	Gross Area	3618.00	FinArea 3186.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FFB	80		0

SPEC FEATURES/YARD ITEMS

PARCEL ID 28-35

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
85	PAVING	D	Y	1	1500	A	AV	1965	3.00	T	50	903		1	2,300			2,300
83	SIGN	D	Y	1	4 X 6	P	PR	1975	18.95	T	50	903		1	200			200
40	LEAN-TO	M	Y	1	6 X 8	P	PR	1975	7.50	T	50	903		1	200			200

More: N | Total Yard Items: 2,700 | Total Special Featues: | Total: 2,700

IMAGE

Town of Douglas

PROPERTY LOCATION

No.	Alt No.	Street
21		MAIN ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	DOUGLAS CENTER SCHOOL
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry: Own Occ:
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.9 ACRES of land mainly classified as MUNICPL with a(n) LODGE Building Built about 1920, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zone	RA	RESIDENTIA		Util	1	TYPCL
	Census:	7521				
	Flood Haz:					
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	5	HEAVY

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	36,600	2,700	3.900	66,800	106,100	MUNICPL
Total Card	36,600	2,700	3.900	66,800	106,100	
Total Parcel	36,600	2,700	3.900	66,800	106,100	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 33.30 | /Parcel: 33.30

Tax Info: Tax Year: | Amount:

User Acct: 0

GIS Ref:

GIS Ref:

Appr Date:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	36,600	2,700	3.900	66,800	106,100		02/17/2000
1999	903	36,600	2,700	3.900	66,800	106,100	FY1999	03/30/1999
1998	903	36,700		3.900	37,400	74,100		10/17/1997
1997	903	36,700		3.900	37,400	74,100	CONVERSION	08/04/1997

Parcel ID: 28-35

PRINT: Date 05/31/00 | Time 10:36:00

LAST REV: Date 06/21/99 | Time 11:44:05

PAT ACCT.: 2115

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V.Date	V.Date	V.Date	Comment
05/27/1998	141-98	REPLACEME	6,880					RELACE PORCH
12/30/1997	342-97	REPLACEME	800	C	01/13/1998			REPLACE STAIRS & DECK
01/14/1997	10-97	IG POOL	6,700	O				RESHINGLE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
06/17/1999	PERMIT VISIT	105	DUANE ADAMS
05/27/1998	PERMIT VISIT	227	MARCIA
12/02/1997	MEASURED	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		43560		SQUARE FE	SITE		0	1.1	1.000	CA									47,916						47,900	
903	MUNICPL		2.9		ACRES	EXPAN		0	6,500.	1.000	CA									18,850						18,900	

AC/HA | SF/SM 84.00 | Parc 3 | MNICP | NB D | OMM | To 66 | Spl | Tot 66,8

EXTERIOR FRAME

Type:	5 - LIBRARY
Sty Ht:	1
(Liv) Units:	1
Foundation:	3 - BRK/STN
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR&GRAVEL
Color:	
View / Desir:	

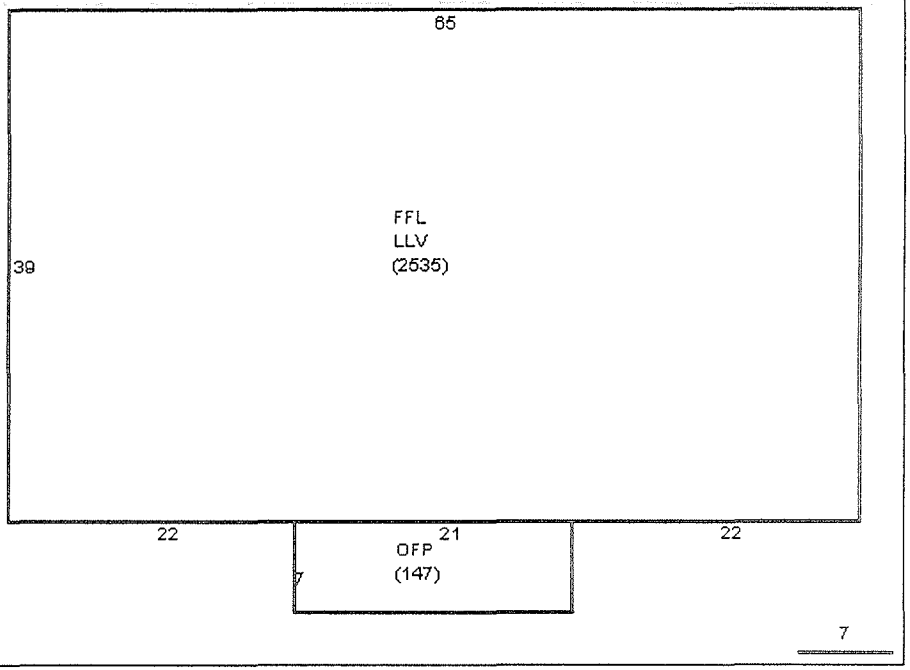
OTHER FEATURE

Full Bath:		Rating	
A Bath:		Rating	
3/4 Bath:		Rating	
A 3QBth		Rating	
1/2 Bath:	1	Rating	FAIR
A HBth:		Rating	
OthrFix:	2	Rating	AVERAGE

COMMENTS

FAIR... PUBLIC LIBRARY...

ETC



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1903	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

OTHER FEATURES

Kits:	Rating
A Kits:	Rating
Frpl:	Rating
WSFlue:	Rating

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:			Baths:				HB	1	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	3 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	5 - STEAM
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	FR - Fair	49	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	49.00	%

CALC SUMMARY

Basic $ / SQ:	75.00
Size Adj.:	1.27337
Const Adj.:	0.998336
Adj $ / SQ:	95.344
Grade Factor:	1.00
Other Features:	3250.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	331828.47
Depreciation:	162595.94
Depreciated Total	169232.52

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind Val 0

Juris. Factor:		Val/Su Fin:	51.61
Special Features:	4800.00	Val/Su Net:	33.35
Final Total:	174000.00	Val/Su Sza	68.64

SUB AREA

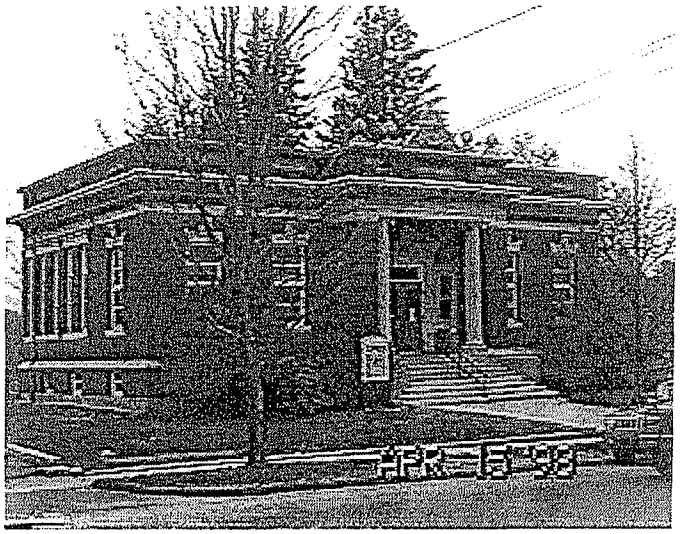
Code	Description	Area - SQ	Rate - AV	Undepr Value
OFP	OPEN PORCH	147	16.380	2,408
FFL	1ST FLOOR	2,535	95.340	241,697
LLV	LOWR LEVEL	2,535	33.320	84,473
	Net Sketched Area:	5,217	Total:	328,578
Size Ad	2535 Gross Area	5217.00	FinArea	3371.55

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FFB	33		

AssessPro 4.0
Patriot Properties, Inc.

IMAGE



SPEC FEATURES/YARD ITEMS

PARCEL ID 2202-61

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
83	SIGN	D	Y	1	21	A	AV	1980	26.19	T	30	903		1	400			400
19	PATIO	D	Y	1	18 X 18	A	AV	1980	6.81	T	30	903		1	1,500			1,500
64	MEZ-FIN	A	S	1	21 X 12	A	AV	1903	37.38	M	49	903		1	4,800			4,800

More:	N	Total Yard Items:	1,900	Total Special Features:	4,800
Total:	6,700				

Town of Douglas

PROPERTY LOCATION

No.	Alt No	Street
290		MAIN ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	LIBRARY
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry: Own Occ:
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .599 ACRES of land mainly classified as MUNICPL with a(n) LIBRARY Building Built about 1903, Having Primarily BRICK Exterior and TAR&GRAVEL Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Zon	CB	COMM B		Util	1	TYPCL
Census	7521					
Flood Haz						
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	5	HEAVY

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	174,000	1,900	0.599	42,200	218,100	MUNICPL
Total Card	174,000	1,900	0.599	42,200	218,100	
Total Parcel	174,000	1,900	0.599	42,200	218,100	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 64.69 /Parcel: 64.69

User Acct
0
GIS Ref
GIS Ref
Appr Date

Tax Info: Tax Year: Amount:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	174,000	1,900	0.599	42,200	218,100		02/17/2000
1999	903	174,000	1,900	0.599	42,200	218,100	FY1999	03/30/1999
1998	903	126,200		0.599	34,100	160,300		10/15/1997
1997	903	126,200		0.599	34,100	160,300	CONVERSION	08/04/1997

Parcel ID: 2202-61

PRINT

Date	Time
05/30/00	11:39:42

LAST REV

Date	Time
07/21/98	16:42:50

PAT ACCT. 1628

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V Date	V Date	V Date	Comment
11/08/1995	311-95	REROOFING	79,949	C	06/02/1998			SPLIT PERMIT W/MUNC

ACTIVITY INFORMATION

Date	Result	By	Name
06/02/1995	PERMIT VISIT	232	MIKE B
12/03/1997	INSPECTED	185	CRIS K
12/02/1997	MEASURED	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		26098		SQUARE FE	SITE		0	1.1	1.468	CA									42,154						42,200	

C/HA: 128 T F/SM: 3.00 Parc: NICPL F JB De MM A Tot 42, Spl C Tota 42,20

EXTERIOR INFORMATION

Type:	71 - OFFICE
Sty Ht:	1
(Liv) Units:	1
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	19 - TEX 111
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	D - FAIR		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	8 - PLYWD PANL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	12 - CONCRETE
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	5 - MINIMAL
Int Vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	6 - ELECTRC BB
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled:

AssessPro 4.0
Patriot Properties, Inc.

BATH FIXTURES

F/ Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.00	%

CALC SUMMARY

Basic $ / SQ:	36.00
Size Adj.:	1.3
Const Adj.:	0.903637
Adj $ / SQ:	42.2902
Grade Factor:	0.77
Other Features:	0.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	4244.24
Depreciation:	169.77
Depreciated Total:	4074.47

COMMENTS

RECYCLING CENTER

RESIDENTIAL GRID

1st Res Grid	Desc:										# Units	
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

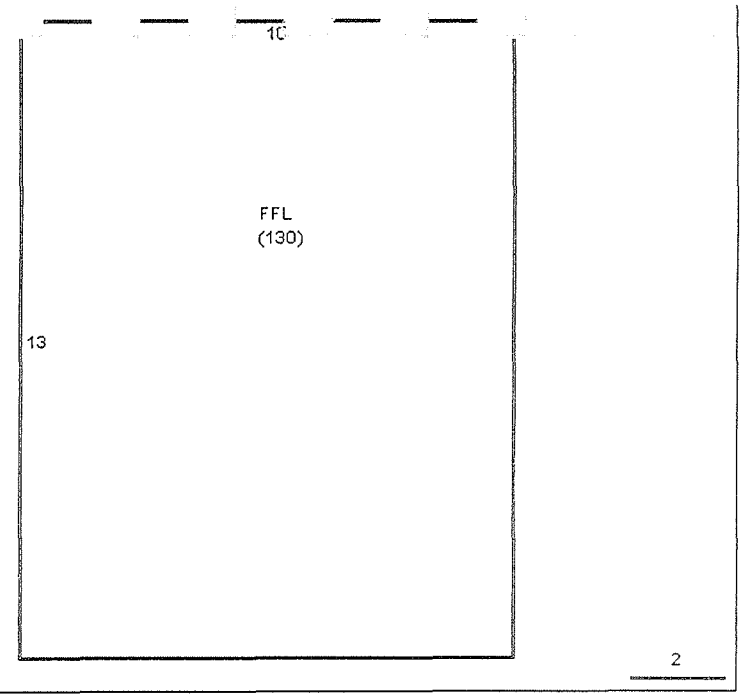
RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 0

Juris. Factor:		Val/Su Fin:	31.54
Special Features:	0.00	Val/Su Net:	31.54
Final Total:	4100.00	Val/Su Sza	31.54



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	130	42.290	5,498
	Net Sketched Area:	130	Total:	5,498
Size Ad	130	Gross Area	130.00	FinArea 130.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

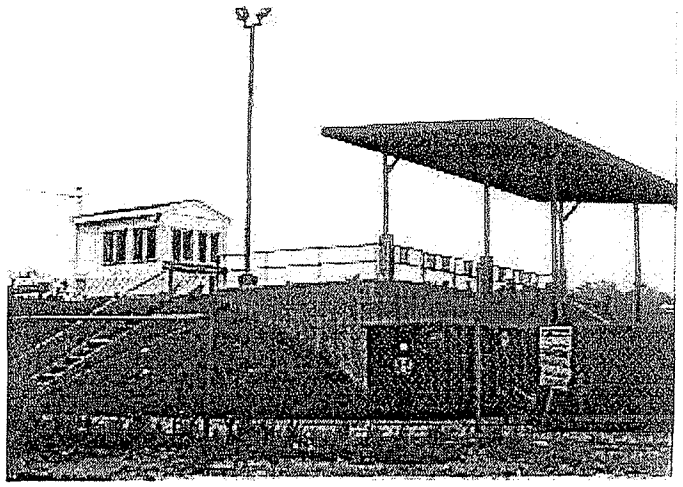
SPEC FEATURES/YARD ITEMS

PARCEL ID 29-1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	J Cod	J Fact	Ass'd Value
88	FENCE-6	D	Y	1	1000	A	AV	1990	8.50	T	20	903		1	6,800			6,800
83	SIGN	D	Y	1		A	AV	1990		T	20	903		1				
66	CANOPY	D	Y	1	16X30	G	GD	1990	37.89	T	15	903		1	15,500			15,500
85	PAVING	D	Y	1	2500	A	AV	1990	2.63	T	20	903		1	5,300			5,300

More: N | Total Yard Items: 27,600 | Total Special Featues: | Total: 27,600

IMAGE



TOTAL ASSESSED: 155,700

29	1	
Map	Block	Lot

CARD

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
		RIEDELL RD

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	TRANSFER STATION
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	DOUGLAS
St/Prov:	MA
Cntry	
Own Occ:	
Postal:	01516
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 18. ACRES of land mainly classified as MUNICPL with a(n) OFFICE Building Built about 1990, Having Primarily TEX 111 Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zone	RC	RESIDENT C		Utilities	1	TYPCL
Census:	7521					
Flood Haz:						
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	3	TYPICL

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	4,100	27,600	18.000	124,000	155,700	MUNICPL
Total Card	4,100	27,600	18.000	124,000	155,700	
Total Parcel	4,100	27,600	18.000	124,000	155,700	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 1,197.69 /Parcel: 1,197.

User Acct
0
GIS Ref
GIS Ref
Appr Date

Tax Info: Tax Year: Amount:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	4,100	27,600	18.000	124,000	155,700		02/17/2000
1999	903	4,100	27,600	18.000	124,000	155,700	FY1999	03/30/1999
1998	903			18.000	47,200	47,200		10/20/1997
1997	903			18.000	47,200	47,200	CONVERSION	08/04/1997

Parcel ID: 29-1

PRINT

Date	Time
07/24/00	12:41:18

LAST REV

Date	Time
06/08/00	09:17:15

PAT ACCT. 2181

USER DEFINED

PriorID 1a:	
PriorID 2a:	
PriorID 3a:	
PriorID 1b:	
PriorID 2b:	
PriorID 3b:	
PriorID 1c:	
PriorID 2c:	
PriorID 3c:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V Date	V Date	V Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/1997	MEASURED	185	CRIS K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		43560		SQUARE FE	SITE		0	1.1	1.000	CA									47,916						47,900	
903	MUNICPL		17		ACRES	EXPAN		0	6,500.	0.689	CA									76,122						76,100	

M C/HA T F/SM: 80.00 Parc 2 NICPL F NB De MM A Tot 124,(Spl C Tota 124,0(

EXTERIOR FORMA

Type:	55 - UTIL BLDG
Sty Ht:	2
(Liv) Units:	1
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	7 - SHED
Roof Cover:	10 - ROLLED
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	D+ - FAIR (+)		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall:	5 - MINIMUM		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	1 - PLYWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	5 - FUSES		
Insulation:	1 - NONE		
Int Vs Ext:	S		
Heat Fuel:	5 - NONE		
Heat Type:	8 - NONE		
# Heat Sys:	0		
% Heated:	0	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled	

AssessPro 4.0
Patriot Properties, Inc.

BATH FEATURE

Full Bath:		Rating	
A Bath:		Rating	
3/4 Bath:		Rating	
A 3QBth		Rating	
1/2 Bath:		Rating	
A HBth:		Rating	
OthrFix:		Rating	

OTHER FEATURES

Kits:		Rating	
A Kits:		Rating	
Frpl:		Rating	
WSFlue:		Rating	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		3.00	%

CALC SUMMARY

Basic $ / SQ:	50.00
Size Adj.:	1.3
Const Adj.:	0.735688
Adj $ / SQ:	47.8197
Grade Factor:	0.84
Other Features:	-1000.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	27487.71
Depreciation:	824.63
Depreciated Total	26663.07

COMMENTS

SOLDIERS'S FIELD, 41 = DOCCUTS..

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

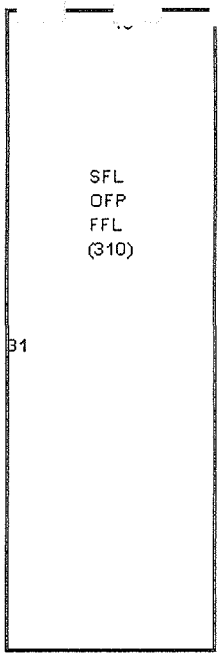
No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate:	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind Val 0
Juris. Factor:		Val/Su Fin:	43.06
Special Features:	0.00	Val/Su Net:	28.71
Final Total:	26700.00	Val/Su Sza	43.06

ETC



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	310	47.820	14,824
OFP	OPEN PORCH	310	12.900	3,998
SFL	2ND FLOOR	310	47.820	14,824
	Net Sketched Area:	930	Total:	33,646
Size Ad	620	Gross Area	930.00	FinArea 620.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

PARCEL ID 2202-32

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
24	BTHS-IMP	D	Y	1	34 X 22	E	GD	1975	34.27	T	12	903		1	22,600			22,600
41	IMP SHD	D	Y	2	24 X 7	V	GD	1975	16.50	T	35	903		1	3,600			3,600
2	SHED/FR	D	Y	1	7 X 25	F	PR	1975	3.62	T	50	903		1	300			300
83	SIGN	D	Y	1	158	P	GD	1996	14.80	T	5	903		1	2,200			2,200
87	FENCE-4	D	Y	1	1850	A	AV	1975	6.00	T	40	903		1	6,700			6,700
88	FENCE-6	D	Y	1	1850	A	AV	1975	8.50	T	40	903		1	9,400			9,400
78	LITE-DBL	D	Y	1	2	V	GD	1975	1,500.00	T	35	903		1	1,900			1,900
79	LITE-TPL	D	Y	1	2	V	GD	1975	1,800.00	T	35	903		1	2,300			2,300

More: N | Total Yard Items: 49,000 | Total Special Featues: | Total: 49,000

IMAGE

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
		MECHANIC ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	VETERN`S FIELD
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry:
Own Occ:	
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 9.9 ACRES of land mainly classified as MUNICPL with a(n) UTIL BLDG Building Built about 1992, Having Primarily VINYL Exterior and ROLLED Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Zone	VR	VILLAGE RE		Utilities	1	TYPCL
Census:	7521					
Flood Haz:						
Topo:	1	LEVEL				
Street:	1	PAVED				
Traffic:	4	MEDIUM				

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	26,700	49,000	9.900	105,700	181,400	MUNICPL
Total Card	26,700	49,000	9.900	105,700	181,400	
Total Parcel	26,700	49,000	9.900	105,700	181,400	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 292.58 | /Parcel: 292.58

User Acct.
0
GIS Ref
GIS Ref
Appr Date

Tax Info: Tax Year: | Amount:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	26,700	49,000	9.900	105,700	181,400		02/17/2000
1999	903	26,700	49,000	9.900	105,700	181,400	FY1999	03/30/1999
1998	903			9.900	62,700	62,700		10/15/1997
1997	903			9.900	62,700	62,700	CONVERSION	08/04/1997

Parcel ID: 2202-32

PRINT

Date	Time
05/30/00	11:22:29

LAST REV

Date	Time
11/17/98	10:10:59

PAT ACCT.: 1590

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	8204 97		05/24/1984	N OTHER		No	No	D		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V.Date	V.Date	V.Date	Comment
12/02/1997	316-97	ADDITION	35,000	C	06/02/1998			CONSTRUCT SECOND F
01/10/1996	8-96	REMODEL	10,000	C	06/02/1998			PRESS BOX & REPLACE

ACTIVITY INFORMATION

Date	Result	By	Name
06/02/1998	PERMIT VISIT	232	MIKE B
12/02/1997	MEAS&INSPCTD	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		43560		SQUARE FE	SITE		0	1.1	1.000	CA									47,916						47,900	
903	MUNICPL		8.9		ACRES	EXPAN		0	6,500.	1.000	CA									57,850						57,800	

C/HA | F/SM 43.97 | Parc | NICPI | NB De | MM A | To 105, | Spl C | Tota 105,7

EXTERIOR INFORMATION

Type:	94 - YARD ITEMS
Sty Ht:	
(Liv) Units:	
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:	%		
Partition:			
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

AssessPro 4.0
Patriot Properties, Inc.

THIRD FLOOR FEATURES

Full Bath:		Rating	
A Bath:		Rating	
3/4 Bath:		Rating	
A 3QBth		Rating	
1/2 Bath:		Rating	
A HBth:		Rating	
OthrFix:		Rating	

OTHER FEATURES

Kits:		Rating	
A Kits:		Rating	
Frpl:		Rating	
WSFlue:		Rating	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:		0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.00	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj:	1
Const Adj:	1
Adj $ / SQ:	
Grade Factor:	
Other Features:	0.00
Neighborhood Inf:	1
LUC Factor	1.00
Adj Total:	0.00
Depreciation:	0.00
Depreciated Total	0.00

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate:	Parcel ID	Typ	Date	Sale Price

WAv$/SQ:		AvRate:	
Ind Val	0		

Juris Factor:		Val/Su Fin:	
Special Features:	0.00	Val/Su Net:	
Final Total:	0.00	Val/Su Sza	

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

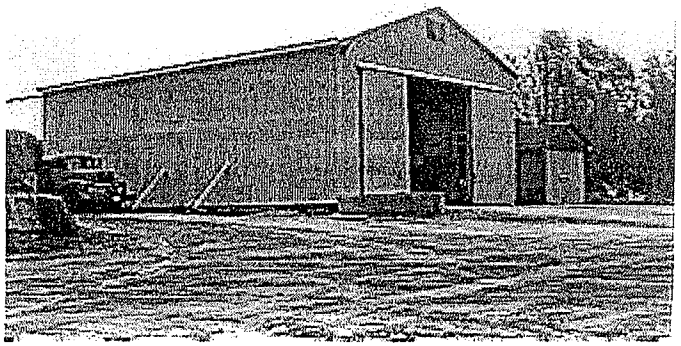
SPEC FEATURES/YARD ITEMS

PARCEL ID 28-30H

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
31	BARN	D	Y	1	26 X 40	G	AV	1970	17.33	T	40	903		1	10,800			10,800

More:	N	Total Yard Items:	10,800	Total Special Featues:	Total: 10,800

IMAGE



Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
		MAIN ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	LOT NEXT TO TOWN GARAGE
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry:
Own Occ:	
Postal:	
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .459 ACRES of land mainly classified as MUNICPL with a(n) YARD ITEMS Building Built about , Having Primarily N/A Exterior and N/A Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Zone	RA	RESIDENTIA		Utl	1	TYPCL
	Census:	7521				
	Flood Haz:					
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	5	HEAVY

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903		10,800	0.459	40,100	50,900	MUNICPL
Total Card		10,800	0.459	40,100	50,900	
Total Parcel		10,800	0.459	40,100	50,900	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A /Parcel: N/A

Tax Info: Tax Year: | Amount:

User Acct
0
GIS Ref
GIS Ref
Appr Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903		10,800	0.459	40,100	50,900		02/17/2000
1999	903		10,800	0.459	40,100	50,900	FY1999	03/30/1999
1998	903			0.459	34,000	34,000		10/17/1997
1997	903			0.459	34,000	34,000	CONVERSION	08/04/1997

Parcel ID: 28-30H

PRINT

Date	Time
07/24/00	12:39:52

LAST REV

Date	Time
06/08/00	09:10:06

PAT ACCT. 2108

USER DEFINED

PriorID 1a:	
PriorID 2a:	
PriorID 3a:	
PriorID 1b:	
PriorID 2b:	
PriorID 3b:	
PriorID 1c:	
PriorID 2c:	
PriorID 3c:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11107 248		02/02/1988		27,500	No	No	D		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V.Date	V.Date	V.Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/02/1997	INSPECTED	185	CRIS K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		20000		SQUARE FE	SITE		0	1.1	1.825	CA									40,141						40,100	

AC/H/ 9137 SF/SM 0.00 Parc C: JNICP NB D OMM Tc 40 Spl Tot 40,1

E RIOR ORMA N

Type:	SCHO
Sty Ht:	2A
(Liv) Units:	1
Foundation:	3 - BRK/STN
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Descr:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	4 - FAIR		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

AssessPro 4.0
Patriot Properties, Inc.

ATH TURE

Full Ba		Ra	
A Bath:		Rating	
3/4 Bath:		Rating	
A 3QBth:		Rating	
1/2 Bath:	2	Rating	FAIR
A HBth:		Rating	
OthrFix:	8	Rating	FAIR

OTHER FEATURES

Kits:	1	Rating	FAIR
A Kits:		Rating	
Frpl:	2	Rating	VERY GOOD
WSFlue:		Rating	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	66	%
Functional:	O - OVRBLT	50	%
Economic:			%
Special:			%
Override:			%
Total:		83.00	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	0.916369
Const Adj.:	1.02879
Adj $ / SQ:	61.2791
Grade Factor:	1.00
Other Features:	21100.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	743300.50
Depreciation:	616939.38
Depreciated Total	126361.09

CC ENTS

AB ONED ELEM OOL)., GLEASON COURT., BEHIND U.S. POST OFFICE..

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:			HB	2			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

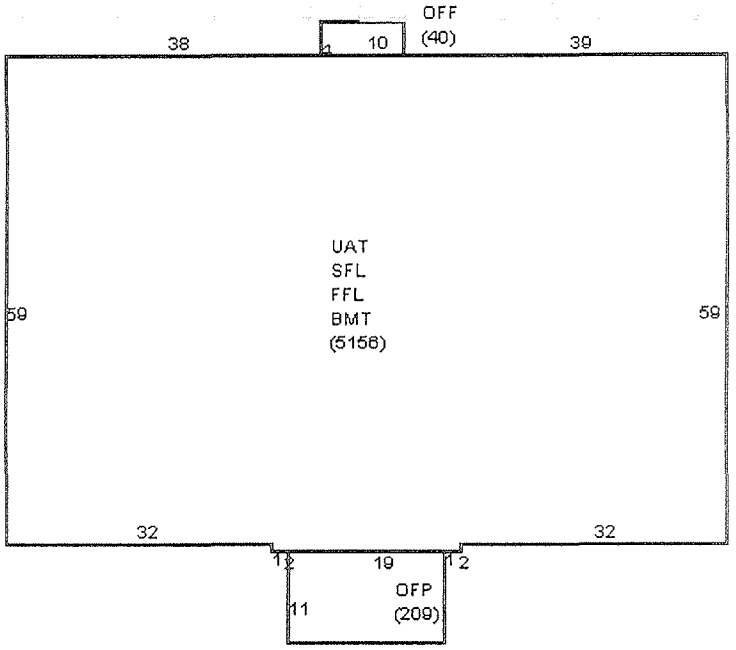
No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val	0		

Juris. Factor:		Val/Su Fin:	12.26
Special Features:	0.00	Val/Su Net:	7.32
Final Total:	126400.00	Val/Su Sza	12.26



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
OFP	OPEN PORCH	249	13.670	3,403
UAT	UNF ATTIC	1,547	15.320	23,697
BMT	BASEMENT	5,156	12.260	63,191
FFL	1ST FLOOR	5,156	61.280	315,955
SFL	2ND FLOOR	5,156	61.280	315,955
	Net Sketched Area:	17,264	Total:	722,201
Size Ad	10312	Gross Area	20873.00	FinArea 10312.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
85	PAVING	D	Y	1	4000	A	PR	1945	2.06	T	65	903		1	2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:	Total: 2,900

PARCEL ID 2301-40

IMAGE

TOTAL ASSESSED: 167,600

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
11		GLEASON CT

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	GRAMMAR SCHOOL
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry: Own Occ:
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as MUNICPL with a(n) SCHOOL Building Built about 1898, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zone	VR	VILLAGE RE		Util	1	TYPCL
	Census:	7521				
	Flood Haz:					
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	3	TYPICL

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	126,400	2,900	1.000	38,300	167,600	MUNICPL
Total Card:	126,400	2,900	1.000	38,300	167,600	
Total Parcel:	126,400	2,900	1.000	38,300	167,600	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 16.25 /Parcel: 16.25 | Tax Info: Tax Year: Amount:

User Acct.
0
GIS Ref
GIS Ref
Appr Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	126,400	2,900	1.000	38,300	167,600		02/17/2000
1999	903	126,400	2,900	1.000	38,300	167,600	FY1999	03/30/1999
1998	903	74,900		1.000	34,500	109,400		10/16/1997
1997	903	74,900		1.000	34,500	109,400	CONVERSION	08/04/1997

Parcel ID: 2301-40

PRINT

Date	Time
05/30/00	13:20:31

LAST REV

Date	Time
11/17/98	10:16:29

PAT ACCT.: 1827

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V Date	V Date	V Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/02/1997	MEAS&INSPCTD	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		43560		SQUARE FE	SITE		0	1.1	0.800	CA			ACCESS	-20					38,333						38,300	

AC/H SF/SM 50.00 Parc C: JNICP NB D DMM Tc 38 Spl Tot 38.3

EXTERIOR INFORMATION

Type:	94 - YARD ITE
Sty Ht:	
(Liv) Units:	
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Int Color:	
View / Destr:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:	%		
Partition:			
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

AssessPro 4.0
Patriot Properties, Inc.

FIXTURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:		0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		0.00	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1
Const Adj.:	1
Adj $ / SQ:	
Grade Factor:	
Other Features:	0.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	5684.25
Depreciation:	0.00
Depreciated Total	5684.25

COMMENTS

TOWN COMMON GAZEBO

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

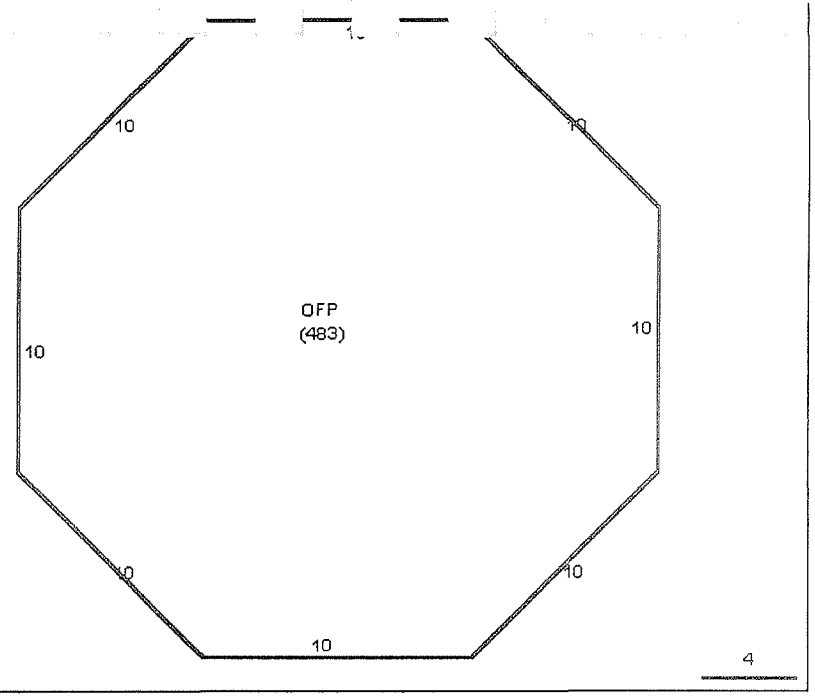
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val	0		

Juris. Factor:		Val/Su Fin:	
Special Features:	0.00	Val/Su Net:	11.80
Final Total:	5700.00	Val/Su Sza	

SKETCH



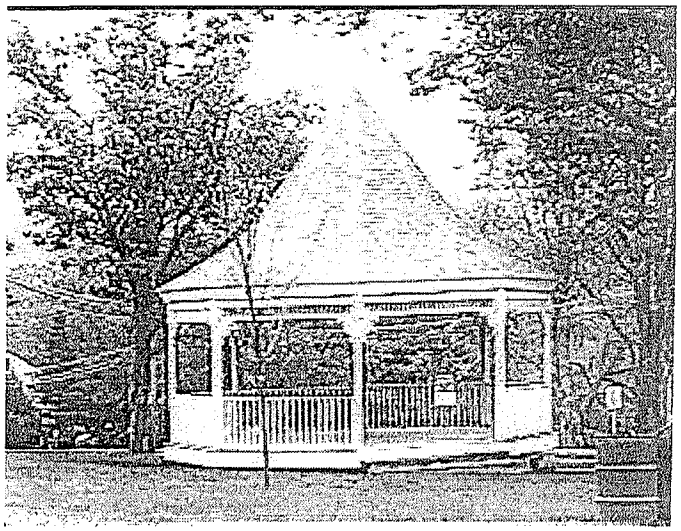
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
OFP	OPEN PORCH	483	11.770	5,684
	Net Sketched Area:	483	Total:	5,684
Size Ad		Gross Area	483.00	FinArea 0.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



SPEC FEATURES/YARD ITEMS

PARCEL ID 2804-24

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
14	OFP	D	Y	1	483	V	GD	1997	17.65	T	0	903		1	8,500			8,500

More:	N	Total Yard Items:	8,500	Total Special Featues:	Total: 8,500

2604 | 24 | | 1 of 1
Map | Block | Lot | CARD

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
		COMMON ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	DOUGLAS CENTER COMMON
Owner 3:	
Street 1:	
Street 2:	
Twn/Clty:	DOUGLAS
St/Prov:	MA Cntry: Own Occ:
Postal:	01516 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/Clty:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 5.18 ACRES of land mainly classified as MUNICPL with a(n) YARD ITEMS Building Built about , Having Primarily N/A Exterior and N/A Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zone	VR	VILLAGE RE		Util	1	TYPCL
Census:	7521					
Flood Haz:						
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	3	TYPICL

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	5,700	8,500	5.180	42,500	56,700	MUNICPL
Total Card	5,700	8,500	5.180	42,500	56,700	Tax Info
Total Parcel	5,700	8,500	5.180	42,500	56,700	Tax Year:

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: N/A | /Parcel: N/A | Amount:

User Acct
0
GIS Ref
GIS Ref
Appr Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	5,700	8,500	5.180	42,500	56,700		02/17/2000
1999	903	5,700	8,500	5.180	42,500	56,700	FY1999	03/30/1999
1998	903			5.180	38,700	38,700		10/20/1997
1997	903			5.180	38,700	38,700	CONVERSION	08/04/1997

Parcel ID: 2804-24

PRINT

Date	Time
07/24/00	12:36:39

LAST REV

Date	Time
06/08/00	08:11:52

PAT ACCT. 2169

USER DEFINED

PriorID 1a:	
PriorID 2a:	
PriorID 3a:	
PriorID 1b:	
PriorID 2b:	
PriorID 3b:	
PriorID 1c:	
PriorID 2c:	
PriorID 3c:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V.Date	V.Date	V.Date	Comment
05/08/1996	98-96	GAZEBO	10,000	C	06/02/1998			BUILD BANDSTAND

ACTIVITY INFORMATION

Date	Result	By	Name
06/02/1998	PERMIT VISIT	232	MIKE B
12/03/1997	MEAS&INSPCTD	185	CRIS K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		43560		SQUARE FE	SITE		0	0.86	1.000	V1									37,462						37,500	
903	MUNICPL		4.180005		ACRES	EXPAN		0	1,200.	1.000	V1									5,016						5,000	

C/HA 901 T F/SM 41.02 Parc NICPI F NB De .LAGE Tot 42, Spl C Tota 42,5

Type:	FIRE	Full B:	Ra
Sty Ht:	1	A Bath:	Rating
(Liv) Units:	1	3/4 Bath:	Rating
Foundation:	6 - SLAB	A 3QBth	Rating
Frame:	3 - CONCRETE	1/2 Bath:	2 Rating GOOD
Prime Wall:	21 - CONC BLOCK	A HBth:	Rating
Sec Wall:	%	OthrFix:	Rating
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

RC) MAR 3UXT(2014 391
FIRE STATION SITE. FOUNDATION AND EXTERIOR WALLS COMPLETE ONLY. CHECK 1/2001..

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

OTHER FEATURES

Kits:	1	Rating	AVERAGE
A Kits:		Rating	
Frpl:		Rating	
WSFlue:		Rating	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:										# Units	
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB 2					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	5 - MINIMUM		
Sec Int Wall:	%		
Partition:			
Prim Floors:	12 - CONCRETE		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	2 - 200 AMP CB		
Insulation:	3 - TYPICAL		
Int vs Ext:			
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

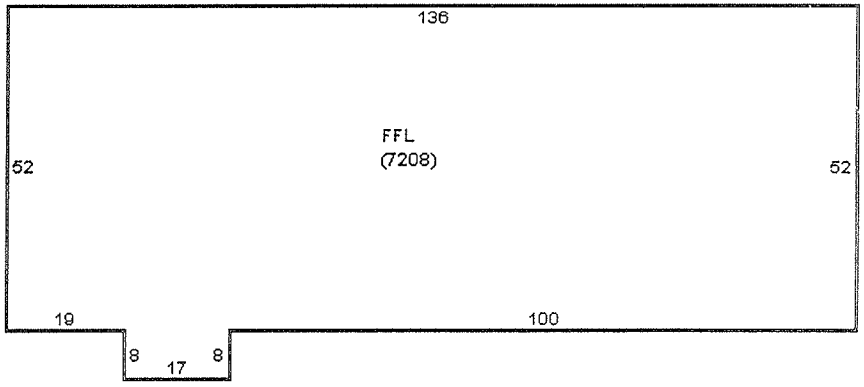
Phys Cond:	GD - Good	0	%
Functional:			%
Economic:			%
Special:	NC - NEWC	90	%
Override:			%
Total:		90.00	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			



CALC SUMMARY

Basic $ / SQ:	45.00
Size Adj.:	1.0581
Const Adj.:	0.938455
Adj $ / SQ:	44.6841
Grade Factor:	1.08
Other Features:	10500.00
Neighborhood Int:	1
LUC Factor:	1.00
Adj Total:	359189.97
Depreciation:	323270.97
Depreciated Total	35919.00

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val	0		

Juris. Factor:		Val/Su Fin:	4.98
Special Features:	0.00	Val/Su Net:	4.98
Final Total:	35900.00	Val/Su Sza	4.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	7,208	44.680	322,083

Map Block Lot CARD

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
64		MAIN ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	NEW FIRE STATION SITE
Owner 3:	
Street 1:	29 DEPOT STREET
Street 2:	
Twn/City:	DOUGLAS
St/Prov:	MA Cntry: Own Occ: N
Postal:	01516 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.413 ACRES of land mainly classified as MUNICPL with a(n) FIRE STAT Building Built about 1999, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int.

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zoning	C	COMM		Utilities	1	TYPCL
Census:	7521					
Flood Haz:						
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	5	HEAVY

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	35,900		3.413	63,600	99,500	MUNICPL
Total Card	35,900		3.413	63,600	99,500	
Total Parcel	35,900		3.413	63,600	99,500	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 13.80 /Parcel: 13.80

Tax Info: Tax Year: Amount:

User Acct: 0

GIS Ref:

GIS Ref:

Appr Date:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903			3.413	63,600	63,600		02/17/2000
1999	390			3.410	63,600	63,600	FY1999	03/30/1999
1998	390			3.410	43,800	43,800		10/21/1997
1997	390			3.410	43,800	43,800	CONVERSION	08/04/1997

Parcel ID: 2901-1

PRINT

Date	Time
07/24/00	12:40:36

LAST REV

Date	Time
06/08/00	09:10:44

PAT ACCT.: 2331

USER DEFINED

PriorID 1a:	
PriorID 2a:	
PriorID 3a:	
PriorID 1b:	
PriorID 2b:	
PriorID 3b:	
PriorID 1c:	
PriorID 2c:	
PriorID 3c:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V.	Tst	Vert	Assoc PCL Value	Notes
MOWRY, DORA M	20084-250		06/19/1998	E INVOLVED G(	110,000	Yes	No	D		
	15689 181		10/26/1993	N OTHER	1	No	No	D		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V.Date	V.Date	V.Date	Comment
11/16/1999	377-99	DWELLING	790,000	O	01/12/2000			FIRE STATION

ACTIVITY INFORMATION

Date	Result	By	Name
01/10/2000	MEASURED	105	DUANE ADAMS

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		43560		SQUARE FE	SITE		0	1.1	1.000	CA									47,916						47,900	
903	MUNICPL		2.4133		ACRES	EXPAN		0	6,500.	1.000	CA									15,686						15,700	

C/HA 33 T F/SM 33.34 Parc 2 NICPL F NB De MM A Tot 63, Spl C Tota 63,6(

EXTERIOR INFORMATION

Type:	55 - TwiP/VLV
Sty Ht:	1
(Liv) Units:	1
Foundation:	6 - SLAB
Frame:	3 - CONCRETE
Prime Wall:	21 - CONC BLOCK
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	10 - ROLLED
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FC:			
Prim Int Wall:	5 - MINIMUM		
Sec Int Wall:	%		
Partition:			
Prim Floors:	12 - CONCRETE		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:	S		
Heat Fuel:	5 - NONE		
Heat Type:	8 - NONE		
# Heat Sys:			
% Heated:	0	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

AssessPro 4.0
Patriot Properties, Inc.

TOTAL FEATURES

Full Bath:		Rating
A Bath:		Rating
3/4 Bath:		Rating
A 3QBth:		Rating
1/2 Bath:		Rating
A HBth:		Rating
OthrFix:		Rating

OTHER FEATURES

Kits:		Rating
A Kits:		Rating
Frpl:		Rating
WSFlue:		Rating

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.00	%

CALC SUMMARY

Basic $ / SQ:	30.00
Size Adj.:	1.3
Const Adj.:	0.839629
Adj $ / SQ:	32.7455
Grade Factor:	1.00
Other Features:	-1000.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	7775.81
Depreciation:	2254.98
Depreciated Total:	5520.82

COMMENTS

TOWN ...

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:			BRs:			Baths:			HB		

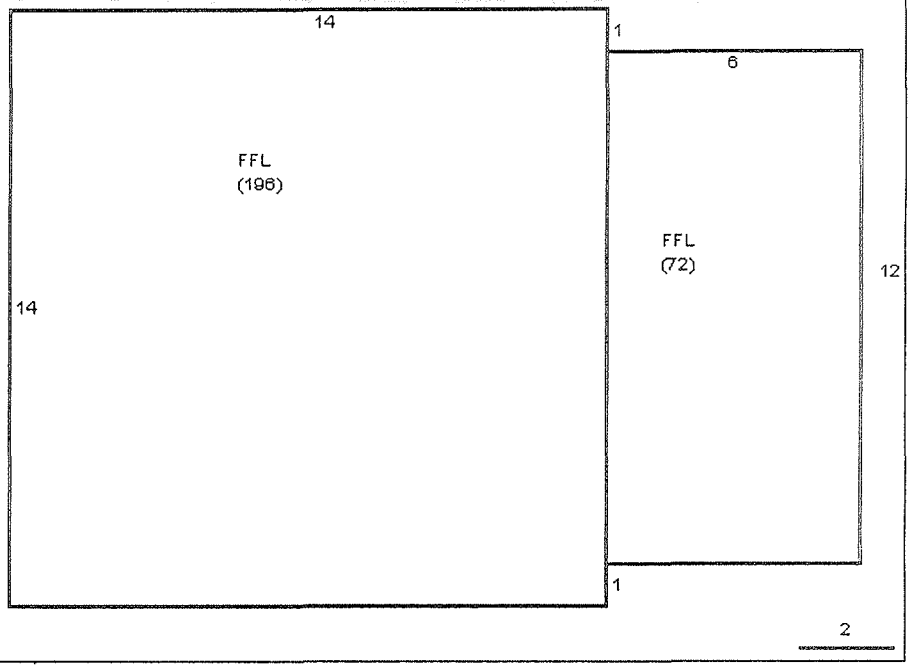
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 0

Juris. Factor:		Val/Su Fin:	20.52
Special Features:	0.00	Val/Su Net:	20.52
Final Total:	5500.00	Val/Su Sza	20.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	268	32.750	8,776
	Net Sketched Area:	268	Total:	8,776
Size Ad	268	Gross Area	268.00	FinArea 268.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

SPEC FEATURES/YARD ITEMS

PARCEL ID 2202-100

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
89	FENCE-8	D	Y	1	224	A	AV	1960	11.00	T	50	903		1	1,200			1,200
85	PAVING	D	Y	1	10000	A	AV	1960	1.50	T	50	903		1	7,500			7,500

More: N Total Yard Items: 8,700 Total Special Featues: Total: 8,700

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
		WEST ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	TOWN WELL
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry: Own Occ:
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 20. ACRES of land mainly classified as MUNICPL with a(n) PMP/VLV HS Building Built about 1960, Having Primarily CONC BLOCK Exterior and ROLLED Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zone	VR	VILLAGE RE		Utl	1	TYPCL
	Census:	7521				
	Flood Haz:					
Dst				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	3	TYPICL

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	5,500	8,700	20.000	60,300	74,500	MUNICPL
Total Card	5,500	8,700	20.000	60,300	74,500	
Total Parcel	5,500	8,700	20.000	60,300	74,500	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 277.99 /Parcel: 277.99

Tax Info: Tax Year: | Amount:

User Acct
0
GIS Ref
GIS Ref
Appr Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	5,500	8,700	20.000	60,300	74,500		02/17/2000
1999	903			20.000	60,300	60,300	FY1999	03/30/1999
1998	903			20.000	15,000	15,000		10/15/1997
1997	903			20.000	15,000	15,000	CONVERSION	08/04/1997

Parcel ID: 2202-100

PRINT

Date	Time
05/30/00	11:06:27

LAST REV

Date	Time
09/01/99	09:16:01

PAT ACCT. 1553

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	5778 6		11/15/1975	N OTHER		No	No	D		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V Date	V Date	V Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/04/1997	INSPECTED	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		43560		SQUARE FE	SITE		0	0.86	1.000	V1									37,462						37,500	
903	MUNICPL		19		ACRES	EXPAN		0	1,200.	1.000	V1									22,800						22,800	

AC/HA | F/SM 00.00 | Parc. | NICPI | NB De | LAGE | Tot 60. | Spl C | Tota 60,3

EX OR I RMAT

Type:	71	- OFFICE
Sty Ht:	1	
(Liv) Units:	1	
Foundation:	6	- SLAB
Frame:	1	- WOOD
Prime Wall:	21	- CONC BLOCK
Sec Wall:	4	- VINYL 45 %
Roof Struct:	7	- SHED
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1	- DRYWALL
Sec Int Wall:	5	- MINIMUM 20 %
Partition:	T	- TYPICAL
Prim Floors:	4	- CARPET
Sec Floors:	12	- CONCRET 20 %
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	1	- EXTENSIVE
Insulation:	3	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

AssessPro 4.0
Patriot Properties, Inc.

TH F URES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	15 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		15.00 %

CALC SUMMARY

Basic $ / SQ:	36.00
Size Adj.:	1.3
Const Adj.:	0.979234
Adj $ / SQ:	45.8282
Grade Factor:	1.00
Other Features:	8139.80
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	83536.30
Depreciation:	12530.45
Depreciated Total	71005.86

COM ITS

WAS ATER TMEN NT.

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:			Baths:			HB	2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

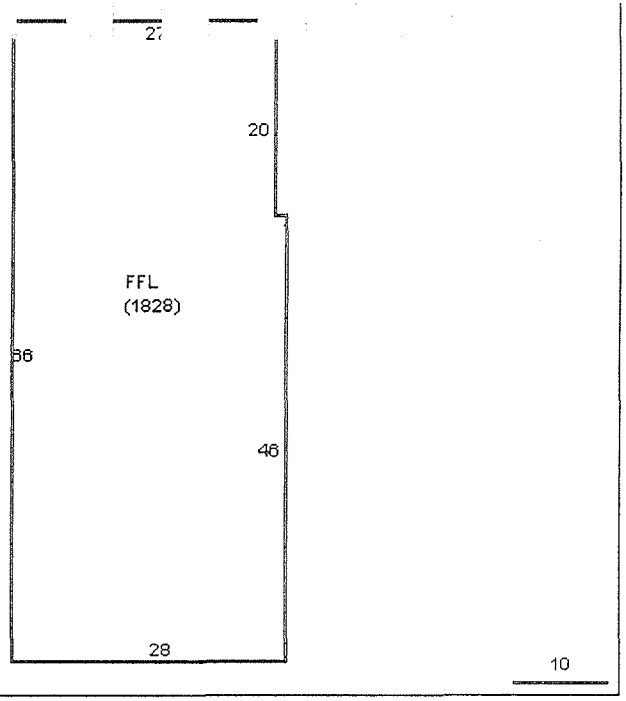
No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 0

Juris. Factor:		Val/Su Fin:	38.84
Special Features:	0.00	Val/Su Net:	38.84
Final Total:	71000.00	Val/Su Sza	38.84

ETCH



SUB AREA

Code	Description	Area SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,828	41.250	75,397
	Net Sketched Area:	1,828	Total:	75,397
Size Ad	1828 Gross Area	1828.00	FinArea	1828.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	SER	50		

SPEC FEATURES/YARD ITEMS

PARCEL ID 1703-56.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
85	PAVING	D	Y	1	2500	A	AV	1971	2.63	T	40	903		1	3,900			3,900
89	FENCE-8	D	Y	1	1350	A	GD	1990	11.00	T	15	903		1	12,600			12,600
87	FENCE-4	D	Y	1	16	G	GD	1990	7.50	T	15	903		1	100			100
03	GARAGE	D	Y	1	14 X 19	A	FR	1971	20.74	T	32	903		1	3,800			3,800

More: N | Total Yard Items: 2,160,600 | Total Special Featues: | Total: 2,160,600

IMAGE

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
29		CHARLES ST

OWNERSHIP

Owner 1: TOWN OF DOUGLAS
Owner 2: WASTEWATER TREATMENT PLANT
Owner 3:
Street 1:
Street 2:
Twn/City:
St/Prov: Cntry: Own Occ:
Postal: Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION

This Parcel contains 11. ACRES of land mainly classified as MUNICPL with a(n) OFFICE Building Built about 1971, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zone	VR	VILLAGE RE		Util	1	TYPCL
Census:	7521					
Flood Haz:						
Dist				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	3	TYPICL

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	71,000	20,400	11.000	123,200	214,600	MUNICPL
Total Card	71,000	20,400	11.000	123,200	214,600	
Total Parcel	90,100	2,160,600	11.000	123,200	2,373,900	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 117.40 /Parcel: 1,067.

User Acct: 0
GIS Ref:
GIS Ref:
Appr Date:

Tax Info
Tax Year:
Amount:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date
2000	903	90,100	2,160,600	11.000	123,200	2,373,900		02/17/2000
1999	903	90,100	2,160,600	11.000	123,200	2,373,900	FY1999	03/30/1999
1998	903	553,500		11.000	44,500	598,000		11/03/1997
1997	903	553,500		11.000	44,500	598,000	CONVERSION	08/04/1997

Parcel ID: 1703-56.1

PRINT
Date: 05/25/00 Time: 10:52:30

LAST REV
Date: 06/02/98 Time: 13:35:20

PAT ACCT.: 1173

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	5185 26		12/30/1971	N OTHER		No	No	D		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V.Date	V.Date	V.Date	Comment
03/14/1996	47-96	ADDITION	1	C	06/02/1998			ADDITIONAL OFFICE SPA

ACTIVITY INFORMATION

Date	Result	By	Name
06/02/1998	PERMIT VISIT	232	MIKE B
12/02/1997	MEAS&INSPCTD	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL		87120		SQUARE FE	SITE		0	1.1	1.000	CA									95,832						95,800	
903	MUNICPL		9		ACRES	EXPAN		0	6,500.	0.468	CA			WET	-50					27,389						27,400	

AC/HA | SF/SM 60.00 | Parc | INICPI | NB De | MM A | To 123, | Spl C | Tota 123,2

EXTERIOR INFORMATION

Type:	73	RSD
Sty Ht:	1	
(Liv) Units:	1	
Foundation:	1	- CONCRETE
Frame:	3	- CONCRETE
Prime Wall:	21	- CONC BLOCK
Sec Wall:		%
Roof Struct:	7	- SHED
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	5	- MINIMUM
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	14	- ASPHL TILE
Sec Floors:		%
Bsmnt Flr:	12	- CONCRETE
Bsmnt Gar:		
Electric:	1	- EXTENSIVE
Insulation:	2	- EXTENSIVE
Int vs Ext:	S	
Heat Fuel:	3	- ELECTRIC
Heat Type:	6	- ELECTRC BB
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal:		% Sprinkled

AssessPro 4.0
Patriot Properties, Inc.

BATH FIXTURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	FAIR
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	20	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		20.00	%

CALC SUMMARY

Basic $ / SQ:	32.00
Size Adj.:	1.3
Const Adj.:	0.955921
Adj $ / SQ:	39.7663
Grade Factor:	1.00
Other Features:	5000.00
Neighborhood Inf:	1
LUC Factor:	1.00
Adj Total:	23896.96
Depreciation:	4779.39
Depreciated Total	19117.57

COMMENTS

CLAR... ...S 210... ..., AER... ...RS 80,000 CAL, LAB BUILDING.

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	K	D	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:			BRs:				Baths:			HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

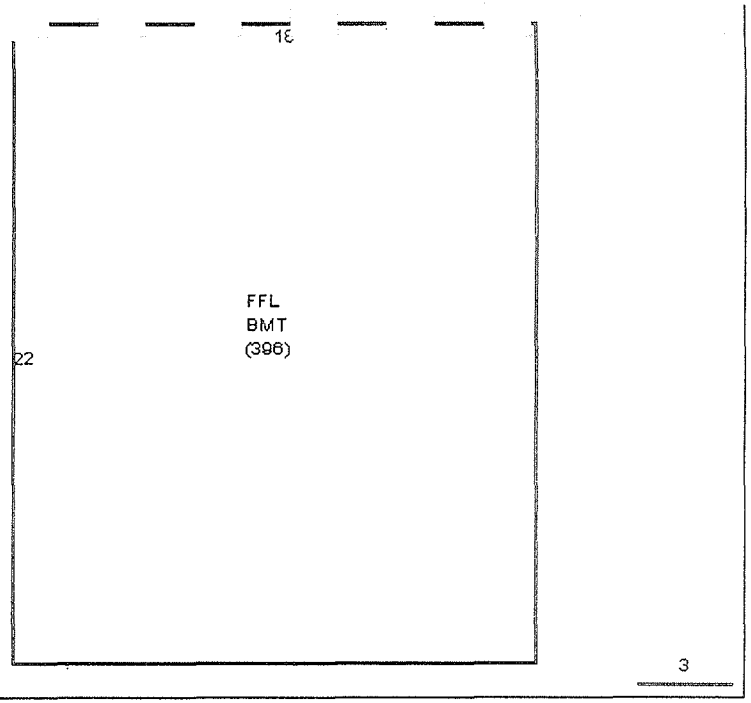
RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Val/Su Fin:	48.23
Special Features:	0.00	Val/Su Net:	24.12
Final Total:	19100.00	Val/Su Sza	48.23



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	396	7.950	3,149
FFL	1ST FLOOR	396	39.770	15,747
	Net Sketched Area:	792	Total:	18,896
Size Ad	396	Gross Area	792.00	FinArea 396.00

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

SPEC FEATURES/YARD ITEMS

PARCEL ID 1703-56.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
77	LITE-SIN	D	Y	1	8	A	AV	1971	800.00	T	40	903		1	3,800			3,800
85	PAVING	D	Y	1	1000	A	AV	1971	3.00	T	40	903		1	1,800			1,800
102	BASIN RET	D	Y	2	80000	A	GD	1971	20.00	T	35	903		1	2,080,000			2,080,000
102	BASIN RET	D	Y	2	2100	A	GD	1971	20.00	T	35	903		1	54,600			54,600

More: N | Total Yard Items: 2,160,600 | Total Special Featues: | Total: 2,160,600

Town of Douglas

PROPERTY LOCATION

No	Alt No	Street
29		CHARLES ST

OWNERSHIP

Owner 1:	TOWN OF DOUGLAS
Owner 2:	WASTEWATER TREATMENT PLANT
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	Cntry: Own Occ:
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as MUNICPL with a(n) R&D Building Built about 1971, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 1 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Zone				Util		
Census:						
Flood Haz:						
Dist				Topo		
				Street		
				Traffic		

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Description
903	19,100	2,140,200	0.000		2,159,300	MUNICPL
Total Card	19,100	2,140,200	0.000		2,159,300	
Total Parcel	90,100	2,160,600	11.000	123,200	2,373,900	

Source: Market Adj Cost | Total Assmnt per SQ unit /Card: 5,452.78 /Parcel: 1,067.

Tax Info: Tax Year: | Amount:

User Acct
0
GIS Ref
GIS Ref
Appr Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Asses'd Land	Total Assessed	Notes	Date

Parcel ID: 1703-56.1

PRINT: Date 05/25/00 Time 10:52:53

LAST REV: Date 06/02/98 Time 13:51:01

PAT ACCT.: 1173

USER DEFINED

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V Date	V Date	V Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/02/1997	MEAS&INSPCTD	185	CRIS K

Sign:

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Units for Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Assessed Value	Notes
903	MUNICPL							0	0.	0.000	CA																

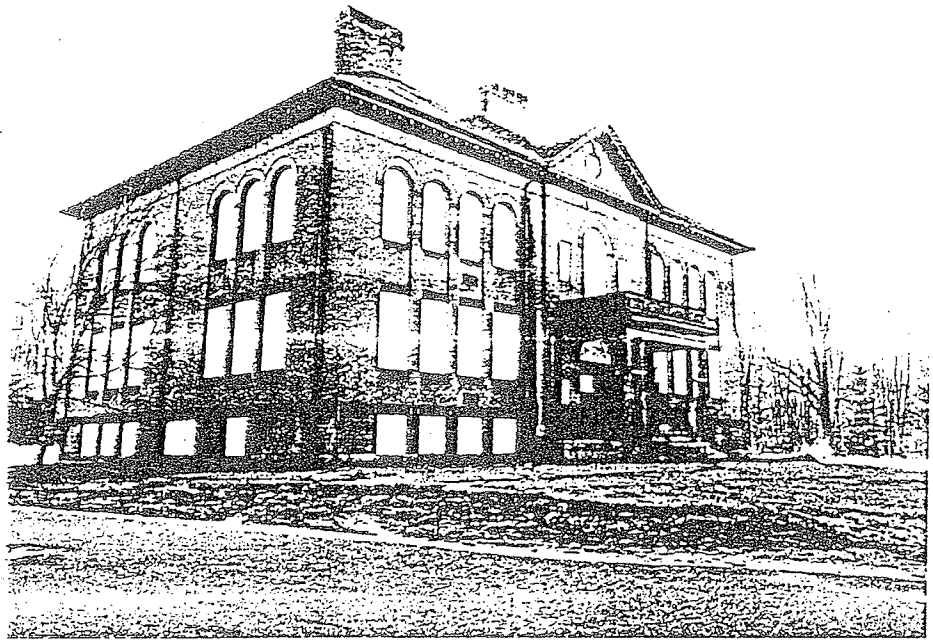
AC/H SF/SM Par C JNICF NB D OMM T Spl Tot

- Note: Page 1-5 is out of order

Building Analysis and Report

1898 School Building

Douglas, Massachusetts



DECEMBER 15, 1999

Owner:

Town of Douglas
29 Depot Street
East Douglas, MA 01516

Architect:

Symmes Maini & McKee Associates, Inc./SMMA
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138

SMMA 99050.01

CONTENTS

EXECUTIVE SUMMARY

SECTION ONE Architectural

SECTION TWO Structural

SECTION THREE Mechanical

SECTION FOUR Electrical

SECTION FIVE Plumbing/ Fire Protection

APPENDIX A Code Analysis

APPENDIX B Images

APPENDIX C Asbestos Report

At the request of the Town Administrator, SMMA investigated the existing 1898 School Building to consider its possible reuse as temporary classrooms on the short term and as Town offices after the use as school rooms was found to be no longer necessary.

Our investigation included review of drawings used for a heating system revision in the early 1930's, investigation of prevalent hazardous materials and on-site observation of the building, its structure, HVAC systems and electrical systems. We generated several plans to represent how the various floors might be used as classrooms. The plans also represent additions found necessary to make the building compliant with State regulations.

As shown, the building is modified to add 1,800 SF of building arranged on three floors to provide necessary stairways and an elevator. Each floor is further modified to add toilet rooms on each floor, again to meet minimum regulations. Our estimators suggest that the proposed modifications can be accomplished for something on the order of Million Dollars. To this, furniture, fixtures and equipment (FF&E) to equip the classrooms for Pre-kindergarten or for Kindergarten use would add $180,000 to $200,000.

For temporary use, the building will provide eight classrooms on two floors. This will accommodate 160 students on a temporary basis. We caution that the classrooms, each being 850 SF do not meet the minimum recommended size for their intended use. The State program standards list the net area for Pre-kindergarten & Kindergarten classroom as 1,200 to 1,300 SF.

When the space is no longer needed for classrooms, it can be converted rather simply to multiple office suites either as municipal or administrative offices or, with more extensive renovation depending upon market demand, as commercial office space.

The 1898 School Building was a handsome building when it was new and after appropriate detail design and construction will be returned to its former glory. The Town of Douglas will be proud of the return of this historic edifice to every day use.

ARCHITECTURAL

Introduction

SMMA was requested to conduct a review of the 1898 "Old School Building" for possible use as a temporary classroom building for early childhood / kindergarten classrooms, keeping in mind a potential future community use or sale to a private developer for business development.

On December 2, 1999, a team of SMMA design professionals conducted a visual observation of the building. Observations and comments from that visit are contained in this report. Please note that no destructive testing was conducted because of a concern that certain building materials could be hazardous and should be tested before being disturbed. This hazardous material testing was conducted by a consultant to SMMA, subsequent to the site visit. The results of this testing is also contained in this report.

The building, constructed as a school building circa 1898, was retired as a school building, approximately 20 years ago. It appears to have remained vacant since then with a very limited use as a "haunted old school house" in recent years. Many of the haunted house decorations remain in place.

EXISTING CONDITIONS

Architectural Evaluation

The existing building has a footprint of approximately 6,100 square feet per floor. The lower level contains the boiler room, centralized toilet rooms, storage and what may have been one occupiable room. The first and second floors, very similar in configuration, each contain four classrooms of approximately 832 square feet, a very wide corridor and stairs to the respective other floors. The second floor is primarily used as storage for old school furniture. Access to the attic is via a wall mounted vertical ladder and ceiling hatch.

Exterior:

Exterior wall construction appears to be un-reinforced brick masonry with what was once double hung operable windows. All window sashes have been removed and boarded up with plywood. In general the brick appears to be in reasonable condition considering the building age. Some repointing is recommended.

It is likely, the original roof was slate shingles. The current roof material appears to be asphalt shingles. These appear to be in poor condition whish is born out by evidence of leaks and resulting damage. The roof material will require replacement. Cornice and gutter repair will also be required.

Interior:

In general the building interior is in extremely poor and deteriorated condition.

Typical interior partitions appear to be load bearing wood framing. (See sketch in appendix) This provides for little if any ability to reconfigure the floor plan without incurring significant structural framing costs.

First and second floors:

Floors: Badly damaged 9 x 9 floor tile or battleship linoleum over the original wood strip flooring

Ceilings: horse hair plaster on wood covered by pressed metal ceiling pans. Paint is peeling and in very poor condition. Holes, rust and other deterioration exists, especially at the second floor.

Walls: horse hair plaster on wood or metal lath in poor condition. Peeling paint is significant, both hanging from the walls and chips on the floor.

Wainscot: Wood match board, 6 feet high in corridors, window sill height in classrooms. Peeling paint is significant, both hanging from the walls and chips on the floor.

Blackboards: many are missing, the slate boards that remain must be replaced

Stairs: are wood framed stairs and balustrades. All must be replaced

Basement:

Exposed brick exterior walls with some damage evident.

Plaster ceilings

Concrete or 9 x 9 tile floors

Attic:

Access to the attic is by vertical ladder only

The roof structure trusses prevent any potential "use" of the attic space

The exposed wood roof structure appears to be in good condition.

Significant bird and animal waste covers the second floor ceiling framing. See further discussion in this report

Accessibility:

The building has no elements of handicapped accessibility, either externally or internally.

Building Code Review:

A preliminary Building Code review was conducted and is contained in the appendix of this report. The code analysis assumes that because the building has been decommissioned for so long, it should be reviewed compared to requirements for new construction, rather than as a renovation project. The local building official has considerable latitude in evaluating an existing building such as this one. With the exception of exceeding the allowable building height, the building appears to fall within the parameters of building areas for building use and construction type.

From a life safety stand point, virtually all systems will require replacement including the requirement to add egress stairs.

We conducted the review from three possible approaches:

1. Educational, 5-B, unprotected construction. Although the bearing walls are covered in plaster, the attic is exposed which renders the building "unprotected"

2. Educational, 5-A, protected – this suggests a possibility of protecting all structural elements

3. Business, 5–B, unprotected – this was analyzed on the chance that the town may wish to dispose of the building to the market place.

Hazardous Materials

Symmes Maini & McKee, Inc. retained Smith & Wessel Associates, Inc. to conduct a limited inspection for asbestos-containing building materials (ACBM), lead-based paints (LBP) and PCB ballast in light fixtures and transformers. They offer the following conclusions and recommendations

Asbestos:

1. The friable header insulation and pipe insulation is damaged in some locations including torn covers and exposed ends. In addition, the insulation has directly been impacted by the construction of the haunted house. Abatement of nonfriable floor tile ACBM that will be made friable by renovation activities must be performed before building renovations. All abatement work must be conducted by a licensed Asbestos Abatement Contractor and in accordance with a project design prepared by a certified Abatement Project Designer.
2. Because the inspection was limited in scope, a comprehensive inspection in accordance with the EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP), Title 40 CFR Part 61, for suspect asbestos-containing building materials (ACBM) is necessary prior to renovation activity. If any suspect ACBM are identified at a later date that are not addressed in this inspection report, they should be assumed to be ACBM unless appropriate sampling and analysis demonstrates otherwise.
3. To properly maintain ACBM remaining at the site and prevent future exposure to building occupants, an operations and maintenance (O&M) program is appropriate. Such a program should include written O&M plans that are site-specific, assigning an asbestos program manager to administer the plan, and training of the maintenance staff pertaining to the presence of ACBM in the facility and appropriate work practices for handling ACBM.

Lead Paint:

1. Elevated concentrations of lead are present in paint on the exterior wood columns. Handling of components that are covered by LBP may require compliance with the OSHA lead standard.
2. For work activities that may generate airborne lead, contractor(s) should perform an initial exposure assessment (personal air monitoring) for each individual task (e.g. demolition, abrasive blasting, painting) that has the potential for causing worker exposure to be at or above the OSHA Action Level. In lieu of monitoring, historical data from similar operations may be used to comply with OSHA requirements.

lend itself to self contained toilets within the classrooms as SBA recommends.

If the town wishes to use the building for kindergarten classrooms on a temporary basis in lieu of portable classrooms, significant renovation and stair tower / elevator additions will be required

Recommendations

We have prepared preliminary conceptual floor plans, which assume the following:

Two stair towers will be added to provide proper egress

An elevator will be added to provide handicapped accessibility to all floors

Boys and girls toilet rooms will be added to each floor including accessible fixtures

Each classroom remains at approximately 832 square feet

Replacement of all finishes

Replacement of all mechanical and electrical building system

Estimate

Our opinion of the cost of construction is included in the Appendix.

The opinions regarding construction costs are intended to provide a realistic allocation of direct and indirect costs for the renovation and additions to the building.

Except for brief meetings with Douglas and the general direction received therein, the building components and systems represent a level of quality and workmanship consistent with the nature of the various options and our design philosophy rather than specific finishes and equipment.

The estimate does not provide for land acquisition and impost charges, legal fees and financing charges, or relocation of existing facilities, furniture or equipment.

This opinion of construction costs was produced based upon an existing building with 5,300 SF each on the Basement, First Floor, Second Floor and in the attic

3. If any components are disposed in a landfill, they will need to be evaluated to determine if they require disposal as hazardous or nonhazardous waste. This may require sampling and analysis according to TCLP methodology.

Polychlorinated Biphenyls:

1. The ballast that we observed in the corridor and class rooms are presumed to contain PCBs.
2. The Massachusetts DEP has information that leads them to assume that capacitors found in existing lighting ballasts contain greater than 50 ppm of PCBs. pursuant to 310 CMR 30, such capacitors, when separated from the lighting ballasts, are identified as hazardous waste, and must be managed as a hazardous waste in accordance with 310 CMR 30.000. A hazardous waste transporter must be used to transport the ballasts that contain PCBs if such items are intended for disposal. In addition, such items must be disposed at a licensed hazardous waste treatment, storage or disposal facility if they are being disposed of in Massachusetts. Out of state disposal must be in compliance with the laws of the state where disposal occurs.

Exclusions:

Smith and Wessels inspection included accessible areas only due to limitations created by the haunted house displays and mazes. Destructive inspection techniques were not used to access spaces behind walls, above fixed ceilings, and so forth. In addition, they did not inspect the interior of mechanical systems. Typically, the internal components in boilers such as fiber boards, caulking, refractory and gaskets contain asbestos. Further testing of such components should be conducted prior to demolishing old mechanical systems. Significant demolition may be required to determine the presence of all suspect materials. Due to height restraints they did not sample the 3-tab roof shingles.

It should be noted that pigeon guano was observed on the second floor, stairwell leading to second floor and at the base of the ladder leading to the attic; it is assumed to be present in the attic. Bacterial spores present in pigeon guano can cause serious health affects in humans if inhaled or ingested. Thus, we did not assess these areas. They recommend that the guano be abated by personnel trained to conduct such work. Typically, asbestos abatement contractors will perform abatement and subsequent disinfecting of areas contaminated by pigeon guano.

Evaluation

When compared to the state SBA standards for kindergarten use, the classrooms are significantly undersized, 832 square feet vs. the recommended 1,200 square feet. Additionally the configuration does not

STRUCTURAL

EXISTING CONDITIONS

Structural Evaluation

The existing building was constructed circa 1898. The existing structural system is comprised of a granite block foundation, exterior brick masonry bearing walls with an assumed interior heavy timber frame. The roof is constructed of heavy timber trusses and the floors are wood framed beams, joists and flooring. Exterior wall construction appears to be un-reinforced brick masonry with operable glass windows. Typical interior partitions are load bearing wood framing.

There is no apparent lateral force resisting system in the existing building.

No outstanding defects were apparent in the building's structural frame other than a few minor cracks and spalls in the exterior brick masonry, due to age and environment. These minor defects do not effect the adequate structural performance of the structure.

Evaluation

The preliminary structural assessment was conducted by visual inspection of the existing structure and considering the design requirements as set forth in the sixth edition of the Massachusetts State Building Code, (effective date 2/28/97), specifically chapter 34 "Repair, Alteration, Addition, and Change of Use of Existing Buildings." Existing construction documents were not available for review.

Floor and Roof Loads:

The existing floor framing, as constructed, appears adequate to withstand the loading requirements presently set forth in the building code, presuming no alterations in the floor plan, i.e. no alterations to the existing wood partitions. The floor may require localized reinforcement with the addition of interior partitions.

The existing roof framing, as constructed, appears adequate.

Wind and Seismic Loads:

As the proposed alterations to the building are to be minor, with the exception of the addition of a new stair and elevator, and no alteration to the existing building frame is proposed, no further analysis or upgrading of the structural resisting system is expected.

Recommendation

In overall consideration of the existing condition of the building and the present design requirements for a continued use as a school facility, the existing building, "as is" meets Massachusetts State Building Code, Chapter 34 requirements. No structural up grade is required, provided the building area or weight is not increased by more than 10%.

Provide appropriate structural components to correspond with the recommended Architectural enhancements.

MECHANICAL

EXISTING CONDITIONS

Mechanical Evaluation

The existing building was constructed circa 1898. Based upon drawings provided by Douglas and by visual inspection, it is apparent that the existing heating and ventilation system was installed in the early 1930's.

Evaluation

The circa 1930 HB Smith Boiler is unusable. It will require replacement.

Associated unit ventilators, controls, ductwork, piping, radiators and fittings have been abandoned for over 20 years. They are not in working order. All of the systems will require replacement.

The existing under ground oil storage tank with associated piping must be removed using appropriate hazardous material remediation.

Recommendations

Classroom Concept

If the building is to be used strictly for schoolrooms, it will require the installation of a complete HVAC system as described below:

New heating and ventilation equipment and materials designed for high wear and tear without cooling or provisions for future installations

New perimeter unit ventilators (1,000 CFM each) and fin tube radiation for each classroom.

A new oil fired hot water boiler with pump set, installed within the existing boiler room (see fuel source commentary).

New hot water distribution system with pumps, piping, valves, fittings and insulation.

Two new central classroom exhaust fans mounted in the attic with a system of ductwork and registers arranged for positive exhaust from each classroom.

A new toilet exhaust fan mounted in the attic with a system of ductwork and registers arranged for positive exhaust from each toilet room.

A system of 'B' vents extending from the boiler and water heater from the equipment in the boiler room to and through the roof with thimbles, flashing, storm shields and weather heads.

Storm proof louvers in the boiler room for combustion air to the boiler and water heater.

a new central DDC temperature control system with one operators terminal.

Fuel source:

Number 2 fuel oil system including a new fuel oil tank with leak reservoir and detection and alarm, distribution piping, pump set.

Natural Gas – There is no gas service to this building. Further investigation must take place to evaluate the possibility of new gas service (street main gas line location, rebates, etc.).

In lieu of using a fossil fuel fired boiler, pumps piping and equipment, the building could be heated using electrical energy. This would result in a significantly lower first. The annual operating cost, however, would be considerably higher.

Office Concept

If the building were to be used temporarily as classroom space and subsequently, as commercial (or municipal) offices, it will require the installation of a complete HVAC system as described below:

Heating, ventilation and cooling with a central variable air volume air handling unit. Offices suites (temporary classrooms) would be served by fan powered boxes, and perimeter linear induction diffusers. This system will provide multiple zones and simultaneous heating and cooling

Provide one variable volume air-handling unit located within the attic and a remote condensing or chiller unit.

Heating can be accomplished by electric coils or a heating plant. The heating plant will consist of one hot water boiler, pump set and distribution piping.

Each Offices suite (temporary classroom) will be served by ceiling mounted fan powered box with an electric or hot water coil.

Two new central exhaust fans mounted in the attic with a system of ductwork and registers arranged for positive exhaust from each office suite (temporary classroom).

A new toilet exhaust fan mounted in the attic with a system of ductwork and registers arranged for positive exhaust from each toilet room.

A system of 'B' vents extending from the boiler and water heater from the equipment in the boiler room to and through the roof with thimbles, flashing, storm shields and weather heads.

Storm proof louvers in the boiler room for combustion air to the boiler and water heater.

Central DDC control system with one operator's terminal.

Fuel source:

Number 2 fuel oil system including a new fuel oil tank with leak reservoir and detection and alarm, distribution piping, pump set.

Natural Gas – There is no gas service to this building. Further investigation must take place to evaluate the possibility of new gas service (street main gas line location, rebates, etc.).

In lieu of using a fossil fuel fired boiler, pumps piping and equipment, the building could be heated using electrical energy. This would result in a significantly lower first. The annual operating cost, however, would be considerably higher.

ELECTRICAL

EXISTING CONDITIONS

Electrical Evaluation

Existing electrical service consists of an overhead service drop originating from a utility pole mounted transformer to a meter socket, and meter installed on building exterior wall. The service drop appears to be disconnected at the transformer primary side.

Evaluation

Main electrical service and distribution equipment

Existing electrical service consists of an overhead service drop originating from a utility pole mounted transformer to a meter socket, and meter installed on building exterior wall. The service drop appears to be disconnected at the transformer primary side.

A load center with a 100 amp, 2 pole main circuit breaker is used as a main service panel. There are two (2) more circuit breaker panels and one(1) fused panel installed next to the main service panel in the basement.

Electrical Branch Circuits and Devices.

Some branch circuits are installed in conduits, some are exposed. There are exposed electrical cables in some areas. Few receptacles and switches were observed.

Lighting Systems

Existing interior lighting in the building consists, in general, of surface-mounted fluorescent fixtures and incandescent lights. All lighting fixtures are original and very old.

Existing exterior window -mounted lighting fixtures are broken.

Other Electrical Systems

No other electrical systems were observed in the building

Recommendations

Main electrical service and distribution equipment

All electrical distribution equipment is obsolete and is in a very poor condition. It will require replacement. Replace the existing service drop with a new underground service.

Provide a new 800 Amp – 480Volt service with primary distribution panel board and appropriate distribution panel boards.

Electrical Branch Circuits and Devices.

All branch circuits and electrical devices are in a very poor condition. Replace all branch circuits and electrical devices.

Provide suitable convenience power throughout with necessary service distribution to mechanical equipment including to the primary heat source, circulating pumps, supply fans and exhaust fans.

Lighting Systems

Existing lighting systems and equipment are antiquated. Replace all lighting systems and equipment.

Provide new 277 Volt lighting throughout with appropriate life safety provisions.

Life Safety/ Fire Alarm Systems

The building in its present state does not have provisions for suitable life safety nor for appropriate fire detection and alarm.

Provide suitable exit signage and appropriate fire /smoke detection and alarm systems.

PLUMBING/ FIRE PROTECTION

EXISTING CONDITIONS

Plumbing Evaluation

The existing building was constructed circa 1898. Subsequently, and at some time after then, toilet rooms were added in the basement of the building.

There is no fire protection system in the building.

Evaluation

All existing plumbing fixtures and trim is antiquated. They will require replacement in their entirety.

All water, waste and vent systems are antiquated. They will require replacement in their entirety.

Recommendation

Provide new plumbing fixtures with trim and floor drains in toilet rooms on each floor and in the basement as shown on the included floor plans.

Provide new drinking fountains on each floor and in the basement

Provide a hot water heater in the boiler room.

Provide a complete system of domestic hot and cold water distribution with pipe, valves, fittings and insulation extended and connected to the plumbing fixtures throughout.

Provide a complete system of waste and vent piping extended and connected to the plumbing fixtures throughout with the waste piping connected to the municipal sewer system and the vents extended through the roof.

Provide a complete fire protection system throughout with a sprinkler riser and mains and branches to sprinklers throughout, meeting ordinary hazard occupancy. Mains and branches to be extended on each floor, in the basement and, as a dry pipe system, in the attic.

APPENDIX A

CODE ANALYSIS

SMMA

Symmes Maini & McKee Associates

CODE ANALYSIS

Project Name:	Douglas Old Elementary School	Project No:	99050
Prepared By:	PJP	Date:	12/7/99
Project Location	Douglas, Massachusetts		

The assumption in doing this code analysis is that with the existing building having been vacant for approximately 20 years, recommissioning the building would require meeting of current building code requirements rather than only Chapter 34 of the MSBC.

Applicable Building Codes

Massachusetts State Building Code Sixth Edition
Architectural Access Board Regulations 521 CMR

All code section references are to be MSBC unless noted otherwise.

A. USE GROUP CLASSIFICATION:	Occupancy 1	Occupancy 2	Occupancy 3
1. BUILDING USE:	Educational	Educational	Business
2 USE GROUP: (302)	Educational	Educational	Business

B. CONSTRUCTION CLASSIFICATION (PROPOSED):			
	Combustible	Combustible	Combustible
1. TYPE OF CONSTRUCTION:			
(a) Existing to remain:	5B - Unprotected	5A - Protected	5B - unprotected

2. FIRE SEPARATION:

(a) Existing Construction

Fire Resistance Ratings as follows: (Hours Separation)
(MSBC table 602)

a. Exterior Wall, with fire separation, Non-load-bearing (Table 705.2) - see Paragraph C, below			
0-5 feet w/ sprinklers	NA hrs	NA hr	NA hrs
greater than 5 ft to 10 ft w/ sprinklers	NA hrs	NA hr	NA hrs
greater than 10 feet w/ sprinklers	NA hrs	NA hr	NA hrs
b. Fire Wall	NA hrs	NA hr	NA hrs
c. Fire Separation Assemblies (Table 707.1)	NA hrs	NA hr	NA hrs
d. Shafts (Table 710.3)	1 hrs	1 hr	1 hrs
e. Elevator Hoistways	2 hrs	2 hr	2 hrs

Project Name: Douglas Old Elementary School Project No: 99050

Prepared By: PJP Date: 12/7/99

f. Exits	1 hrs	1 hr	1 hrs
g. Exit Stairways (1014.11)	1 hrs	1 hr	1 hrs
h. Exit Access Corridors (Table 1011.4)	0 hrs	0 hr	0 hrs
i. Smoke Barriers	1 hrs	1 hr	1 hrs
j. Non-Bearing Partitions	0 hrs	0 hr	0 hrs
k. Floor Construction (including beams)	0 hrs	1 hr	0 hrs
l. Roof Construction	0 hrs	1 hr	0 hrs
m. Interior Loadbearing Partitions	0 hrs	1 hr	0 hrs

4. BUILDING LIMITATIONS – (TABLE 503)

(a) Existing Construction

	Occupancy 1 Educational		Occupancy 2 Educational		Occupancy 3 Business	
a. Height Criteria:	Story	Feet	Story	Feet	Story	Feet
i. Table 503	1	20	1	20	2	30
ii. 504.2 (Increase - automatic fire suppression)	1	20	1	20	1	20
iii. TOTAL	2	40	2	40	3	50

Approximate existing building height = 46' +/-

b. Floor Area Criteria :

i. Table 503 Base Area:	7,200 sf	15,300 sf	7,200 sf
ii. 506.4 Reduction	%	%	%
iii. 506.3, increase for sprinklers:	200 %	200 %	200 %
iv. 506.2, Street Frontage:	150 %	150 %	150 %

(2% area increase for each 1% perimeter over 25% open perimeter with fire lane access and 30 feet minimum width.)

v. Maximum Allowable Area: per floor per fire zone

Base:	7,200 sf	15,300 sf	7,200 sf
506.4 Reduction	sf	sf	sf
506.3 Increase (sprink.)	14,400 sf	30,600 sf	14,400 sf
506.2 Increase (St. front)	18,000 sf	22,950 sf	10,800 sf
Total:	39,600 sf	68,850 sf	32,400 sf

Actual Floor Area

Basement	6,072 sf	6,072 sf	6,072 sf
Ground floor	6,072 sf	6,072 sf	6,072 sf
2nd floor	6,072 sf	6,072 sf	6,072 sf
Total	18,216 sf	18,216 sf	18,216 sf

Project Name:	Douglas Old Elementary School	Project No:	99050
Prepared By:	PJP	Date:	12/7/99

C. FIRE RESISTANCE RATING OF STRUCTURAL MEMBERS (780 CMR 715.0):

715.1 Requirements: The fire-resistance rating of structural members and assemblies shall not be less than the rating required for the assemblies supported.

715.2 Protection of Structural Members: Columns, beams or other structural members which are required to have a fire resistive rating and support more than two floors shall be individually protected on all sides for the full length and height with materials having the required fire resistance rating. All other structural members shall be protected by individual encasement, or by membrane or ceiling protection.

Wood framed floor/ceiling assemblies to be preserved in areas of existing construction shall conform to the maximum extent possible with UL Design No. L515, with an Unrestrained Assembly Rating of 1 hour.

D. EGRESS REQUIREMENTS:

1. OCCUPANCY CALCULATIONS:

	Occupancy 1 Educational		Occupancy 2 Educational		Occupancy 3 Business	
	Actual	Calculated	Actual	Calculated	Actual	Calculated
a. Maximum sq. ft. per Occupant (Table 1008.1)		20		20		100
b. Maximum number of Occupant						
Basement	100	166	100	166	61	61
Ground Floor	100	166	100	166	61	61
2nd floor	100	166	100	166	61	61

Project Name:	Douglas Old Elementary School	Project No:	99050
Prepared By:	PJP	Date:	12/7/99

2. EGRESS WIDTH

Egree width per occupant — 0.2 inches at stairways
When Sprinklered — 0.15 inches at doors, ramps and corridors
(MSBC Table 1009.2)

EGRESS WIDTH: (for stairs)

	Occupancy 1 Educational		Occupancy 2 Educational		Occupancy 3 Business	
	Total Occup.	Egr. Width required	Total Occup.	Egr. Width required	Total Occup.	Egr. Width required
2nd floor	166	33.2 in.	166	33.2 in.	61	12.2 in.

EGRESS WIDTH: (for doors)

	Total Occup.	Egr. Width required	Total Occup.	Egr. Width required	Total Occup.	Egr. Width required
Basement	166	24.9 in.	166	24.9 in.		in.
Ground floor	166	24.9 in.	166	24.9 in.	61	9.15 in.
2nd floor	166	24.9 in.	166	24.9 in.	61	9.15 in.

3. NUMBER OF EXITS REQUIRED:
(MSBC Table 1010.2)

Occupancy Load	Minimum No. Exits
50 or less	1
51 to 500	2
501-1000	3
Over 1000	4

Occupancy:

Educational	2	exits required
Educational	2	exits required
Business	2	exits required

b. Maximum Length of Exit Access Travel
(MSBC Table 1006.5) — 250 ft. when sprinklered

c. Minimum Exit Separation Distance
(MSBC 1006.4.1) — Minimum one-fourth of the maximum overall diagonal dimension of area served, when sprinklered.

5. EGRESS PASSAGEWAY
Minimum Egress Passage/Corridor Width — Occupancy Served — Width (in.)

Project Name:	Douglas Old Elementary School	Project No:	99050
Prepared By:	PJP	Date:	12/7/99

(1011.3)

100 or more 72"

6. EXIT PASSAGEWAYS (1011.3) 72" Minimum Width in inches

7. EXIT DOORS
   a. Door leaf — Minimum Width: 36" (34" clear), Maximum Width: 48"
   All doors to be min. 36" wide

   b. Door swing in direction of travel for occupant load of 50 or more (816.)
   Doors to have out swinging doors.

   c. Panic hardware — Required for doors serving area with occupant load of 100 or more.
   Corridor doors, and doors at exits to have panic hardware.

8. STAIRWAYS (1014.0):
   a. Minimum egress width: 44" inches
   All stairs > 44"

   b. Minimum landing width: Not less than required stair width; need not exceed 4'-0" when stair has straight run.
   c. Headroom: 80" minimum
   d. Vertical rise per run: 12' maximum
   e. Riser height: 7" maximum
   f. Tread depth 11" minimum
   g. Dimensional variation: 3/16" maximum between adjacent risers/treads
   h. Handrails and guardrails: See Section 9 & 10 Below
   I. Egress doors: 36 " min. governs per ADA, MSBC requires 32"
   36 " maximum door leaf width
   Not to encroach egress width more than one-half when opening.
   34 " maximum projection into egress width when fully open
   j. Roof access stair (1027) Required in buildings greater than 3 stories in height

F. PLUMBING FIXTURES
248CMR 2.10, Table 1

1. Minimum Fixtures

	Occupancy 1 Educational	Occupancy 2 Educational	Occupancy 3 Business
Water Closets - Male	1 per 60	1 per 60	1 per 25
Water Closets - Female	1 per 30	1 per 30	1 per 20
Urinals (Male)	1 per 60	1 per 60	1 per 1/3 of WC
Lavatories	1 per 60	1 per 60	1 per 40
Drinking Fountains	1 per 75	1 per 75	1 per 200

2. Occupant load shall be 50 percent of each sex. (MUSPC 2.10)

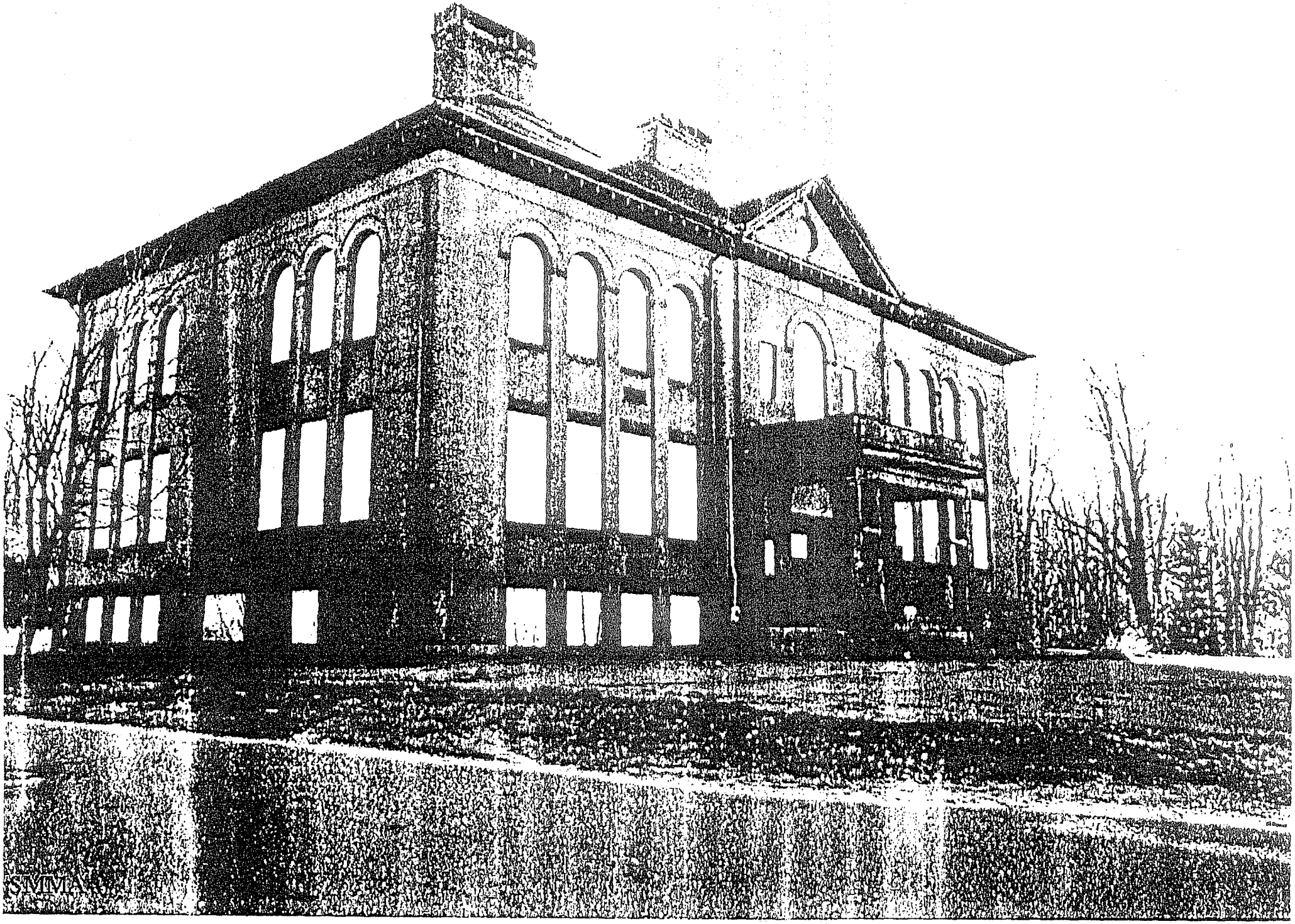
3. Educational - Based on actual occupancy, assume 4 classrooms @ 25 students ea. = 100 occupants, 50 male & 50 female

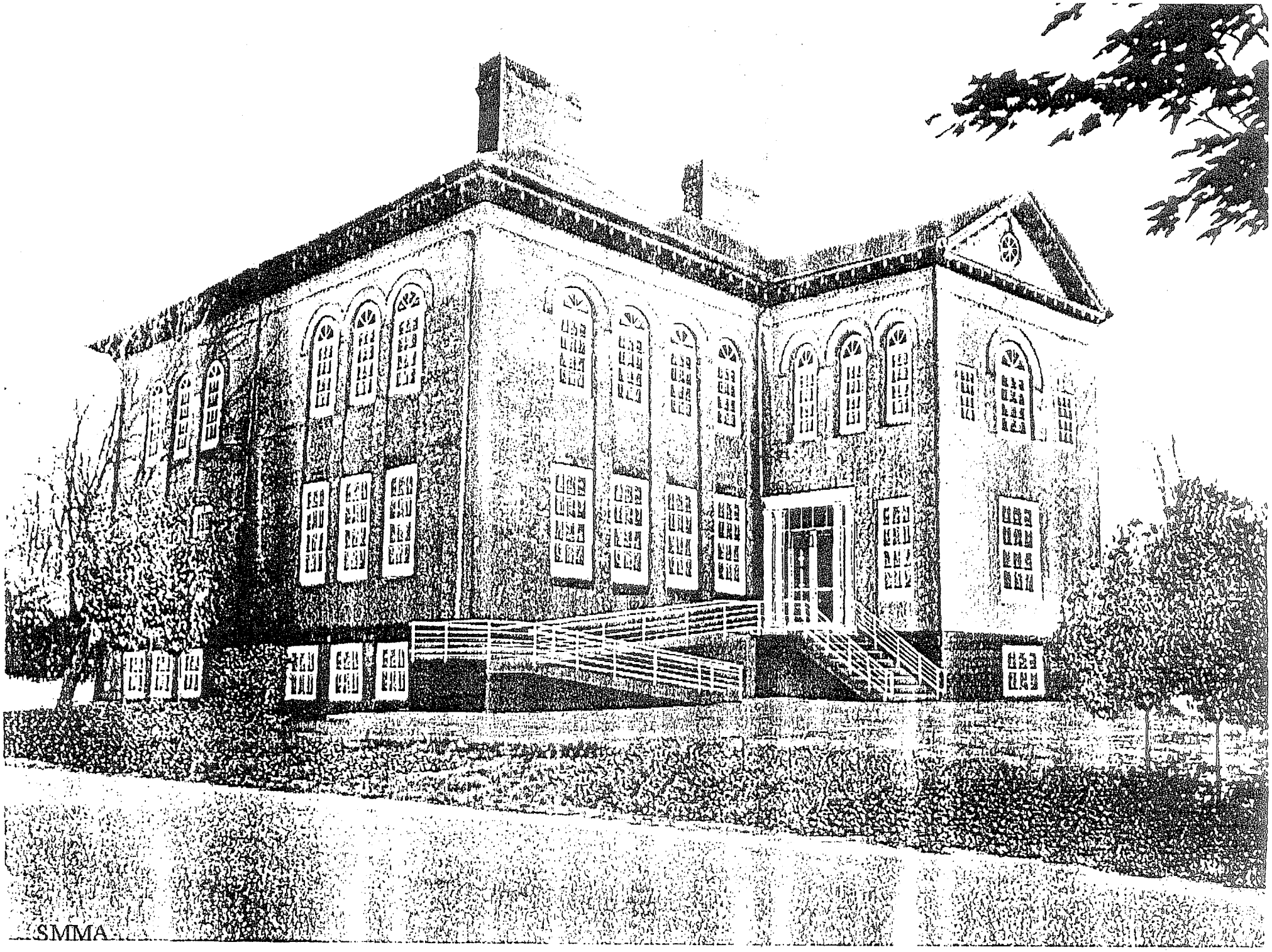
4. Educational - assume per floor:
   - 1 male wc
   - 2 female wc
   - 1 male urinal
   - 1 lav per sex
   - 1 drinking fountain

4. Business - Based on occupancy, assume 30 male & 30 female

5. Business - assume per floor:
   - 1 male wc
   - 1 female wc
   - 1 male urinal
   - 1 lav per sex
   - 1 drinking fountain

IMAGES


SMMA


SMMA

APPENDIX C

ASBESTOS REPORT

SMITH & WESSEL ASSOCIATES, INC.
HAZARDOUS BUILDING MATERIALS AND AIR QUALITY SPECIALISTS

8 CHURCH STREET
MERRIMAC, MA 01860

TELEPHONE: (978) 346-4800
FAX: (978) 346-7265

INSPECTION REPORT FOR ASBESTOS-CONTAINING BUILDING MATERIALS (ACBM), LEAD-BASED PAINT (LBP) AND POLYCHORINATED BIPHENYLS (PCBs) BALLAST

Old School House
East Douglas, Massachusetts

Prepared for:
Mr. Pat Halm
Symmes, Maini & McKee
1000 Massachusetts Avenue
Cambridge, MA 02138

Prepared by:
Smith & Wessel Associates, Inc.
8 Church Street
Merrimac, MA 01860

RECEIVED
JAN 1 2 2000
SYMMES MAINI & McKEE ASSOCIATES, INC.

Project 99295

January 7, 2000

CONTENTS

Section	Page
SUMMARY	1
1.0 ASBESTOS-CONTAINING BUILDING MATERIALS	2
1.1 SCOPE OF WORK	2
1.2 REGULATORY GUIDANCE	3
1.3 FINDINGS	3
TABLE 1. • List Of Materials Testing Positive For Asbestos	*4*
TABLE 2. • List Of Materials Testing Negative For Asbestos	*4*
1.4 CONCLUSIONS AND RECOMMENDATIONS	4
1.5 COST ESTIMATES	5
2.0 LEAD-BASED PAINTS	6
2.1 SCOPE OF WORK	6
2.2 REGULATORY GUIDANCE	6
OSHA	*6*
EPA	*7*
HUD	*7*
2.3 FINDINGS	7
2.4 CONCLUSIONS AND RECOMMENDATIONS	8
2.5 COST ESTIMATES	8
3.0 POLYCHLORINATED BIPHENYLS	9
3.1 SCOPE OF WORK	9
3.2 FINDINGS	9
3.3 CONCLUSIONS AND RECOMMENDATIONS	9

APPENDIX A

Certificates of Analysis (PLM)

SUMMARY

Symmes Maini & McKee, Inc. retained Smith & Wessel Associates, Inc. to conduct a limited inspection for asbestos-containing building materials (ACBM), lead-based paints (LBP) and PCB ballast in light fixtures and transformers prior to renovation of an old schoolhouse building in East Douglas, Massachusetts. The building is currently unoccupied; it consists of two stories with a full basement and open wood joist attic. Interior finishes include vinyl floor tiles, plasters, and tin panel ceilings. It should be noted that the building has been used as a haunted house and displays and mazes have been constructed in the basement and first floor limiting access to original building components. In addition, all windows have been boarded over with plywood limiting natural light and access to the window components such as glazing and caulking. Smith & Wessel's certified asbestos inspector and accredited lead inspector conducted the inspection on December 13, 1999.

Asbestos

The purposes of the limited inspection were to evaluate the types, locations, and extent of suspect ACBM accessible in the building and to provide appropriate recommendations for its abatement and management. Our inspection addressed both friable materials (materials that can be easily crushed, crumbled, or pulverized by hand pressure) and nonfriable suspect materials. We did not perform the inspection in accordance with EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP), Title 40 CFR Part 61, for suspect asbestos-containing building materials (ACBM). Destructive testing was not performed to access areas behind fixed walls, above fixed ceilings, within enclosed chases or under wood flooring. Our recommendations for abatement and asbestos management include estimates of the associated costs only for readily accessible materials.

Friable ACBM identified at the site included boiler header insulation and thermal system pipe insulation. The only nonfriable ACBM identified was gray 9"x 9" floor tile.

Lead-Based Paint

The purposes of the limited inspection were to evaluate the accessible types, locations, and extent of suspect LBP in the building, to evaluate potential hazards associated with LBP, and to provide appropriate recommendations for its abatement and management. Again, our inspection for LBP was limited to those painted surfaces that were accessible.

The lead content of some of the paints at the site was elevated, including green paint on exterior wood columns. On most other surfaces tested, the lead content of the paints were negligible. If LBP are impacted by renovation in a manner that may generate dust or fume, compliance with Occupational Safety and Health Administration (OSHA) regulations regarding worker exposure to lead will be necessary. Additionally, Environmental Protection Agency (EPA) regulations relative to waste disposal may apply.

1.0 ASBESTOS-CONTAINING BUILDING MATERIALS

1.1 Scope Of Work

Our evaluation included a visual inspection of readily accessible and observable areas only. The inspection was limited due to access issues directly related to the haunted house displays and boarded windows. The inspection did not include exploratory demolition or other destructive techniques to access hidden areas. We inspected for the following types of suspect ACBM:

- Thermal system insulation, such as insulation on pipes, boilers and related equipment;
- Surfacing material, such as fireproofing applied to structural components, acoustical and decorative plasters, and other sprayed or troweled applications; and
- Miscellaneous materials, such as ceiling tiles, floor tiles, and blown-in insulation.

To determine the asbestos content of suspect ACBM we collected and analyzed representative bulk samples. Bulk samples were collected by extracting a small but representative portion of suspect material from the substrate. The samples, typically measuring one cubic centimeter, were collected using a variety of methods. Thermal insulations were collected using hollowed metal coring sleeves attached to a handle. A knife with a lockable blade was used to collect samples of ceiling plaster, and other rigid materials. A hammer and chisel were used to collect samples of floor tile. The extracted samples were then placed into airtight individual plastic bags for transport to the laboratory. Samples were collected with discretion, so as to minimize potential fiber release and to prevent damage to building finishes.

The samples were analyzed by SciLab Boston Inc., of Weymouth, Massachusetts, a fully accredited asbestos analytical laboratory. The laboratory used Polarized Light Microscopy (PLM), in accordance with the requirements of 40 CFR Part 763, Subpart F, Appendix A, to analyze the samples. Because PLM is not consistently reliable in detecting asbestos in floor coverings and similar nonfriable organically bound materials, when a negative (less than one percent asbestos) result is obtained by PLM, additional analysis of such material using Transmission Electron Microscopy (TEM) may provide more definitive results.

Exclusions

Our inspection included accessible areas only due to limitations created by the haunted house displays and mazes. Destructive inspection techniques were not used to access spaces behind walls, above fixed ceilings, and so forth. In addition, we did not inspect the interior of mechanical systems. Typically, the internal components in boilers such as fiber boards, caulking, refractory and gaskets contain asbestos. Further testing of such components should be conducted prior to demolishing old mechanical systems.

2. Because the inspection was limited in scope, a comprehensive inspection in accordance with the EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP), Title 40 CFR Part 61, for suspect asbestos-containing building materials (ACBM) is necessary prior to renovation activity. If any suspect ACBM are identified at a later date that are not addressed in this inspection report, they should be assumed to be ACBM unless appropriate sampling and analysis demonstrates otherwise.
3. To properly maintain ACBM remaining at the site and prevent future exposure to building occupants, an operations and maintenance (O&M) program is appropriate. Such a program should include written O&M plans that are site-specific, assigning an asbestos program manager to administer the plan, and training of the maintenance staff pertaining to the presence of ACBM in the facility and appropriate work practices for handling ACBM.

1.5 Cost Estimates

We have provided a cursory cost estimate for removing those ACBM identified during this limited inspection at the site. These estimates are based on current industry standards that may fluctuate rapidly based on a variety of factors: the prevailing economic climate, seasonal differences, union labor considerations, scale of the abatement, occupancy of the building, and so on. We recommend that qualified abatement contractors be solicited to determine actual pricing involved. All cost estimates assume asbestos abatement contractors will conduct the abatement work. In addition to pricing for abatement, we have considered anticipated industrial hygiene costs associated with abatement, including air monitoring and oversight of the abatement.

For removal of:

Thermal system boiler header insulation	50 sf @ 20/sf	$ 1,000.
Thermal system pipe insulation	800 lf @ 12/lf	9,600.
Gray 9"x 9" floor tile	8,000 sf @ 2/sf	16,000.
	TOTAL COSTS (CONTRACTOR)	$ 26,600.
	INDUSTRIAL HYGIENE COSTS	5,000.
	TOTAL COSTS	**$ 31,600.**

2.0 LEAD-BASED PAINTS

2.1 Scope Of Work

We analyzed accessible paints in the building for lead content using a Niton XL-309 X-ray fluorescence analyzer (XRFA, serial #760D). Manufacturer's instructions were followed for initial calibration and operation of the XRF analyzer. We tested representative surfaces on accessible components such as walls, wood columns, ceiling decks, and so forth.

The XRFA uses a radioactive source to excite the electrons of lead atoms (if present) in paint. As the lead atom electrons return to their normal state, they emit x-rays that are measured by the XRFA. These data are then processed and the results converted to milligrams of lead per square centimeter of sampled surface area. On most substrates, the XRFA is precise to ± 0.1 mg/cm^2.

2.2 Regulatory Guidance

In all areas where LBP is disturbed by demolition and where components covered by LBP are disposed, applicable OSHA and EPA regulations apply.

OSHA

Renovation or demolition activities that disturb surfaces that contain lead must be conducted in accordance with the OSHA regulation 29 CFR 1926.62 "Lead Exposure in Construction: Interim Final Rule". This regulation requires that a site-specific health and safety plan be prepared before conducting activities that create airborne lead emissions. Such plan should include the identification of lead components, an exposure assessment, and (if applicable) the required work procedures and personnel protection to be used.

An exposure assessment (personal air monitoring) must be performed if there is the potential for employees to be exposed to lead due to the renovation or demolition activity. If demolition is being conducted that will disturb lead-based paints, the employer must assume that employee exposure is in excess of the Permissible Exposure Limit (PEL) of 50 micrograms per cubic meter of air (μg/m^3), until the exposure assessment is completed. This triggers the requirements for using half-face mask respirators with HEPA cartridges (and therefore the requirements for a written respirator program required by 29 CFR 1910.134). The lead standard also requires the following protective measures until the exposure assessment is completed:

- Isolation of the work area
- Appropriate personnel protective clothing and equipment
- Change areas and hand washing facilities
- Biological monitoring

- Training

The results of the initial exposure assessment will determine the protective measures that must be followed for the remainder of the project. OSHA may allow air-monitoring data from previous projects conducted under conditions closely resembling the present project to be used for the exposure assessment. If the exposure assessment indicates that exposure levels are below the Action Level of 30 μ/m^3, there are no additional requirements under the standard if the conditions remain the same.

EPA

In addition to the worker protection requirements stipulated by OSHA, MA DEP and EPA regulate the disposal of wastes that are potentially hazardous. Such wastes may include paint chips and residue generated during abatement or repainting work, or whole components, such as wood windows, doors, and trim that are coated with LBP and that are disposed as the result of renovation or demolition work. Metal components are not regulated if they will be recycled and not disposed of in a landfill.

To determine the required method for disposing of these permeable items that are coated with LBP, the DEP and the EPA require representative sampling of the debris to determine the quantity of lead that would be expected to leach into the environment if the debris were disposed in a landfill. The representative sample(s) must be analyzed by TCLP. If the result of this procedure indicates that the sample leaches a lead concentration below five (5) parts per million (ppm), the debris is not regulated and can be disposed of in a traditional construction landfill. However, the debris must be disposed of as hazardous waste if the TCLP result exceeds 5 ppm.

HUD

The United States Department of Housing and Urban Development (HUD) has established a standard for lead-based paint, as tested using an XRF analyzer, of 1.0 mg/cm^2. Although this standard only applies to housing funded by the federal government, it is a useful reference concentration for assessing hazards associated with lead in paint in other settings. Thus, when paint contains greater than 1.0 mg/cm^2, special care should be taken when conducting activities that impact these paints. When conducting abrasive blasting, torch burning, or similar activities that generate significant dust or fume, hazards can be caused even at concentrations below the HUD standard.

2.3 Findings

The highest levels of LBP we detected, above 1.0 mg/cm^2, are present on the exterior wood columns supporting the vestibule. Painted interior wall partition surfaces tested contained negligible lead levels. However, it should be noted that access was limited due to the haunted house displays and mazes; window components were boarded over. Typically, window components such as casings, sills and sashes in older buildings are

3.0 Polychlorinated Biphenyls

3.1 Scope of Work

To assess the potential for light ballast to contain PCBs, we observed the label affixed to fluorescent light fixture ballast. Typically, the ballast is imprinted with the words "No PCBs" if they do not contain PCBs. Because the majority of older ballast installed before 1978 contain PCBs, if the "No PCBs" wording was not observed, we have assumed that the ballast contain PCBs.

3.2 Findings

The ballasts we observed did not contain the "No PCBs" wording on the label. The ballast we observed were localized to the light fixtures in corridors and classrooms. Access was limited therefore not all light fixture ballast were inspected. No transformers or wet switches were observed during our limited assessment.

Based on our observations, we offer the following summary and recommendations:

1. The ballast that we observed in the corridor and class rooms are presumed to contain PCBs.
2. The Massachusetts DEP has information that leads them to assume that capacitors found in existing lighting ballasts contain greater than 50 ppm of PCBs. pursuant to 310 CMR 30, such capacitors, when separated from the lighting ballasts, are identified as hazardous waste, and must be managed as a hazardous waste in accordance with 310 CMR 30.000. A hazardous waste transporter must be used to transport the ballasts that contain PCBs if such items are intended for disposal. In addition, such items must be disposed at a licensed hazardous waste treatment, storage or disposal facility if they are being disposed of in Massachusetts. Out of state disposal must be in compliance with the laws of the state where disposal occurs.

3.3 Conclusions And Recommendations

Based on the findings of this assessment we recommend that a more comprehensive inspection be conducted to definitively identify the locations of all PCBs. Greater accessibility to the building, including removal of haunted house displays and mazes, would be necessary.

APPENDIX A

Certificates of Analysis (PLM)

SCILAB
FULL SERVICE ENVIRONMENTAL LABORATORIES

SCILAB BOSTON, INC.
8 SCHOOL STREET
WEYMOUTH, MA 02189
TEL: (781) 337-9334 • FAX: (781) 337-7642

December 17, 1999

Smith & Wessel Associates, Inc.
Attn: Mr. Smith
8 Church Street
Merrimac, MA 01860

RE: Smith & Wessel Associates, Inc.
Job Number 399121935
P.O. # 99295
99295; East Douglas Old Elementary School

Dear Mr. Smith:

Enclosed are the results for PLM asbestos analysis of the following Smith & Wessel Associates, Inc. samples received at SCILAB on Wednesday, December 15, 1999, for a 48 hour turnaround:

01A, 02A, 03A, 04A, 04B, 05A, 05B, 06A, 07A, 08A, 09A

The 11 samples contained in plastic sample bags were shipped to SciLab via Airborne Express. These samples were prepared and analyzed according to the EPA Interim Method (40 CFR 763, subpt F, App. A). The required analytical information, analysis results, analyst signature and laboratory indentification is contained in the Analyst's Report.

This report relates ONLY to the sample analysis expressed as percent asbestos. SciLab assumes no responsibility for customer supplied data such as "sample type", "location", or "area sampled". This report must not be used to claim product endorsement by SciLab, NVLAP or any agency of the U. S. Government. The National Institute of Standards and Technology Accreditation requirements, mandate that this report must not be reproduced, except in full with the approval of the laboratory.

SciLab appreciates this opportunity to serve your organization. Please contact us for any further assistance or with any questions.

Sincerely,

For:
Steven A. Grevelis
Asbestos Laboratory Manager

SCILAB
FULL SERVICE ENVIRONMENTAL LABORATORIES

SCILAB BOSTON, INC.
8 SCHOOL STREET
WEYMOUTH, MA 02189
TEL: (781) 337-9334 • FAX: (781) 337-7642

PLM Bulk Asbestos Report

Smith & Wessel Associates, Inc.
Attn: Dan Smith
8 Church Street

Merrimac, MA 01860

Date Received 12/15/99
Date Examined 12/17/99

SciLab Job No. 399121935
P.O. # 99295

RE: 99295; East Douglas Old Elementary School

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
01A	399121935-01	*Yes*	55 %
1	**Location:** Basement, Boiler Room		
	Description: Grey, Homogeneous, Wh. Boiler Header Insulation		
	Asbestos Types: Chrysotile 55. %		
	Other Material: Fibrous glass 5. %, Non-fibrous 40. %		
02A	399121935-02	*Yes*	25 %
2	**Location:** Basement, Corridor		
	Description: White, Heterogeneous, Wh. Pipe Insulation		
	Asbestos Types: Chrysotile 5. %, Crocidolite 20. %		
	Other Material: Non-fibrous 75. %		
03A	399121935-03	*Yes*	28 %
3	**Location:** 1st Floor, Heat Riser, Front Classroom		
	Description: White, Heterogeneous, Wh. Pipe Insulation		
	Asbestos Types: Amosite 25. %, Chrysotile 3. %		
	Other Material: Non-fibrous 72. %		
04A	399121935-04	*No*	NAD
4	**Location:** 2nd Floor, Bathroom		
	Description: Off-White, Homogeneous, Wh. Skim Coat Cement Plaster		
	Asbestos Types:		
	Other Material: Non-fibrous 100. %		
04B	399121935-05	*No*	NAD
4	**Location:** 2nd Floor, Classroom		
	Description: Off-White, Homogeneous, Wh. Skim Coat Cement Plaster		
	Asbestos Types:		
	Other Material: Non-fibrous 100. %		

SCILAB
FULL SERVICE ENVIRONMENTAL LABORATORIES

SCILAB BOSTON, INC.
8 SCHOOL STREET
WEYMOUTH, MA 02189
TEL: (781) 337-9334 • FAX: (781) 337-7642

PLM Bulk Asbestos Report

Smith & Wessel Associates, Inc.
Attn: Dan Smith
8 Church Street

Merrimac, MA 01860

Date Received 12/15/99
Date Examined 12/17/99

SciLab Job No. 399121935
P.O. # 99295

RE: 99295; East Douglas Old Elementary School

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
05A	399121935-06	*No*	NAD
5	Location: 2nd Floor, Bathroom		
	Description: Grey, Homogeneous, Cementitious, Grey Base Coat Cement Plaster		
	Asbestos Types:		
	Other Material: Animal hair Trace, Non-fibrous 100. %		
05B	399121935-07	*No*	NAD
5	Location: 2nd Floor, Classroom		
	Description: Grey, Homogeneous, Cementitious, Grey Base Coat Cement Plaster		
	Asbestos Types:		
	Other Material: Cellulose Trace, Non-fibrous 100. %		
06A	399121935-08	*No*	NAD
6	Location: Basement, Corridor		
	Description: Grey, Homogeneous, Cementitious, Grey Cement Plaster- Wall		
	Asbestos Types:		
	Other Material: Animal hair 3. %, Cellulose 1. %, Non-fibrous 96. %		
07A	399121935-09	*Yes*	10 %
7	Location: 1st Floor, Front Entrance		
	Description: Grey, Homogeneous, 9"x9" Floor Tile (Grey)		
	Asbestos Types: Chrysotile 10. %		
	Other Material: Non-fibrous 90. %		
08A	399121935-10	*No*	NAD
8	Location: 1st Floor, Front Entrance		
	Description: Black, Homogeneous, Black Assoc. Mastic		
	Asbestos Types:		
	Other Material: Non-fibrous 100. %		

SCILAB
FULL SERVICE ENVIRONMENTAL LABORATORIES

SCILAB BOSTON, INC.
8 SCHOOL STREET
WEYMOUTH, MA 02189
TEL: (781) 337-9334 • FAX: (781) 337-7642

PLM Bulk Asbestos Report

Smith & Wessel Associates, Inc.
Attn: Dan Smith
8 Church Street

Merrimac, MA 01860

Date Received 12/15/99
Date Examined 12/17/99

SciLab Job No. 399121935
P.O. # 99295

RE: 99295; East Douglas Old Elementary School

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
09A	399121935-11	*No*	NAD

9 **Location:** 1st Floor, Front Classroom (Under False Floor)

Description: Black, Heterogeneous, Black Tar Paper
Asbestos Types:
Other Material: Cellulose 75. %, Non-fibrous 25. %

Reporting Notes:

Analyzed by: Bryan Manke

*NAD/NSD = no asbestos detected; NA = not analyzed; Bulk Asbestos Analysis per 40 CFR 763, Subpart F, Appendix A and ELAP Analysis Protocols 198.1/198.4 for New York samples; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR/59, 146, 38970, 8/1/94). National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This report relates ONLY to the items tested.

Reviewed by:

th & Wessel Associates, Inc.

399121935

Project # 99295
Site: East Douglas
Old Elementary School

mple #	Material Description						
	Color		Size	Type of Material			
1	white	green	9"x9"	pipe insulation	ceiling tile	fireproofing	cement board
	black	yellow	12"x12"	fitting insul.	cement plaster	textured plaster	baseboard
	blue	orange	1'x2'	tank insulation	floor tile	linoleum	mastic
	red	beige	2'x2'	duct insulation	caulking	glazing	roofing felt
	brown	cream	2'x4'	boiler insulation	gypsum board / jt. compound		tar flashing
	gray	tan		other Boiler Header insulation			
	other		other				

Location Description		Location Description		Location Description	
Floor	Area	Floor	Area	Floor	Area
basement	boiler room	basement	boiler room	basement	boiler room
1st floor	mech. room	1st floor	mech. room	1st floor	mech. room
2nd floor	bathroom	2nd floor	bathroom	2nd floor	bathroom
3rd floor	hallway	3rd floor	hallway	3rd floor	hallway
4th floor	room	4th floor	room	4th floor	room
other		other		other	

nent _____ comment _____ comment _____

ple #	Material Description						
	Color		Size	Type of Material			
2	white	green	9"x9"	pipe insulation	ceiling tile	fireproofing	cement board
	black	yellow	12"x12"	fitting insul.	cement plaster	textured plaster	baseboard
	blue	orange	1'x2'	tank insulation	floor tile	linoleum	mastic
	red	beige	2'x2'	duct insulation	caulking	glazing	roofing felt
	brown	cream	2'x4'	boiler insulation	gypsum board / jt. compound		tar flashing
	gray	tan		other			
	other		other				

Location Description		Location Description		Location Description	
Floor	Area	Floor	Area	Floor	Area
basement	boiler room	basement	boiler room	basement	boiler room
1st floor	mech. room	1st floor	mech. room	1st floor	mech. room
2nd floor	bathroom	2nd floor	bathroom	2nd floor	bathroom
3rd floor	hallway	3rd floor	hallway	3rd floor	hallway
4th floor	room	4th floor	room	4th floor	room
other		other		other	

ment Corridor comment _____ comment _____

Chain-of-custody

nquished by _____ Date 12/13/99 Time 1:00

Received by _____ Date 12-15-99 Time 11:30

nments _____

Analysis requested: PCM

Turnaround time: 2 Day

Total # of samples 11

ith & Wessel Associates, Inc. Project # 99295 Page 2 of 4

399121935 Site East Douglas Old Elementary School

Sample #	Material Description						
	Color		Size	Type of Material			
13	white	green	9"x9"	pipe insulation	ceiling tile	fireproofing	cement board
	black	yellow	12"x12"	fitting insul.	cement plaster	textured plaster	baseboard
	blue	tan	1'x2'	tank insulation	floor tile	linoleum	mastic
	red	beige	2'x2'	duct insulation	caulking	glazing	roofing felt
	brown	gray	2'x4'	boiler insulation	gypsum board / jt. compound		tar flashing
	other		other	other			

Location Description		Location Description		Location Description	
Floor	Area	Floor	Area	Floor	Area
basement	boiler room	basement	boiler room	basement	boiler room
1st floor	mech. room	1st floor	mech. room	1st floor	mech. room
2nd floor	bathroom	2nd floor	bathroom	2nd floor	bathroom
3rd floor	hallway	3rd floor	hallway	3rd floor	hallway
4th floor	room	4th floor	room	4th floor	room
other		other		other	
7					
comment Heat riser front classroom 3		comment		comment	

Sample #	Material Description						
	Color		Size	Type of Material			
14	white	green	9"x9"	pipe insulation	ceiling tile	fireproofing	cement board
	black	yellow	12"x12"	fitting insul.	cement plaster	textured plaster	baseboard
	blue	tan	1'x2'	tank insulation	floor tile	linoleum	mastic
	red	beige	2'x2'	duct insulation	caulking	glazing	roofing felt
	brown	gray	2'x4'	boiler insulation	gypsum board / jt. compound		tar flashing
	other		other	other Skim Coat			

Location Description		Location Description		Location Description	
Floor	Area	Floor	Area	Floor	Area
basement	boiler room	basement	boiler room	basement	boiler room
1st floor	mech. room	1st floor	mech. room	1st floor	mech. room
2nd floor	bathroom	2nd floor	bathroom	2nd floor	bathroom
3rd floor	hallway	3rd floor	hallway	3rd floor	hallway
4th floor	room	4th floor	room	4th floor	room
other		other		other	
A		B			
comment 4		comment Classroom 5		comment	

Sample #	Material Description						
	Color		Size	Type of Material			
05	white	green	9"x9"	pipe insulation	ceiling tile	fireproofing	cement board
	black	yellow	12"x12"	fitting insul.	cement plaster	textured plaster	baseboard
	blue	tan	1'x2'	tank insulation	floor tile	linoleum	mastic
	red	beige	2'x2'	duct insulation	caulking	glazing	roofing felt
	brown	gray	2'x4'	boiler insulation	gypsum board / jt. compound		tar flashing
	other		other	other Base coat			

Location Description		Location Description		Location Description	
Floor	Area	Floor	Area	Floor	Area
basement	boiler room	basement	boiler room	basement	boiler room
1st floor	mech. room	1st floor	mech. room	1st floor	mech. room
2nd floor	bathroom	2nd floor	bathroom	2nd floor	bathroom
3rd floor	hallway	3rd floor	hallway	3rd floor	hallway
4th floor	room	4th floor	room	4th floor	room
other		other		other	
A		B			
comment 6		comment Classroom 7		comment	

'th & Wessel Associates, Inc. Project # 99295 Page 3 of 4

39912193 5 Site East Douglas Old Elementary

ple #	Material Description						
	Color		Size	Type of Material			
6	white	green	9"x9"	pipe insulation	ceiling tile	fireproofing	cement board
	black	yellow	12"x12"	fitting insul.	cement plaster	textured plaster	baseboard
	blue	tan	1'x2'	tank insulation	floor tile	linoleum	mastic
	red	beige	2'x2'	duct insulation	caulking	glazing	roofing felt
	brown	gray	2'x4'	boiler insulation	gypsum board / jt. compound		tar flashing
	other		other	other Wall			

Location Description		Location Description		Location Description	
Floor	Area	Floor	Area	Floor	Area
basement	boiler room	basement	boiler room	basement	boiler room
1st floor	mech. room	1st floor	mech. room	1st floor	mech. room
2nd floor	bathroom	2nd floor	bathroom	2nd floor	bathroom
3rd floor	hallway	3rd floor	hallway	3rd floor	hallway
4th floor	room	4th floor	room	4th floor	room
other		other		other	
comment Corridor 8		comment		comment	

ample #	Material Description						
	Color		Size	Type of Material			
7	white	green	9"x9"	pipe insulation	ceiling tile	fireproofing	cement board
	black	yellow	12"x12"	fitting insul.	cement plaster	textured plaster	baseboard
	blue	tan	1'x2'	tank insulation	floor tile	linoleum	mastic
	red	beige	2'x2'	duct insulation	caulking	glazing	roofing felt
	brown	gray	2'x4'	boiler insulation	gypsum board / jt. compound		tar flashing
	other		other	other			

Location Description		Location Description		Location Description	
Floor	Area	Floor	Area	Floor	Area
basement	boiler room	basement	boiler room	basement	boiler room
1st floor	mech. room	1st floor	mech. room	1st floor	mech. room
2nd floor	bathroom	2nd floor	bathroom	2nd floor	bathroom
3rd floor	hallway	3rd floor	hallway	3rd floor	hallway
4th floor	room	4th floor	room	4th floor	room
other		other		other	
ment Front Entrance 9		comment		comment	

ıple #	Material Description						
	Color		Size	Type of Material			
8	white	green	9"x9"	pipe insulation	ceiling tile	fireproofing	cement board
	black	yellow	12"x12"	fitting insul.	cement plaster	textured plaster	baseboard
	blue	tan	1'x2'	tank insulation	floor tile	linoleum	mastic
	red	beige	2'x2'	duct insulation	caulking	glazing	roofing felt
	brown	gray	2'x4'	boiler insulation	gypsum board / jt. compound		tar flashing
	other		other	other Under 9x9 FT			

Location Description		Location Description		Location Description	
Floor	Area	Floor	Area	Floor	Area
basement	boiler room	basement	boiler room	basement	boiler room
1st floor	mech. room	1st floor	mech. room	1st floor	mech. room
2nd floor	bathroom	2nd floor	bathroom	2nd floor	bathroom
3rd floor	hallway	3rd floor	hallway	3rd floor	hallway
4th floor	room	4th floor	room	4th floor	room
other		other		other	
comment Front Entrance 10		comment		comment	

399121935 Site East Douglas Old Elementary School

ample #	Material Description						
	Color		Size	Type of Material			
	white	green	9"x9"	pipe insulation	ceiling tile	fireproofing	cement board
	black	yellow	12"x12"	fitting insul.	cement plaster	textured plaster	baseboard
	blue	tan	1'x2'	tank insulation	floor tile	linoleum	mastic
19	red	beige	2'x2'	duct insulation	caulking	glazing	roofing felt
	brown	gray	2'x4'	boiler insulation	gypsum board / jt. compound		tar flashing
	other		other	other Tar paper under false floor			

Location Description		Location Description		Location Description	
Floor	Area	Floor	Area	Floor	Area
basement	boiler room	basement	boiler room	basement	boiler room
1st floor	mech. room	1st floor	mech. room	1st floor	mech. room
2nd floor	bathroom	2nd floor	bathroom	2nd floor	bathroom
3rd floor	hallway	3rd floor	hallway	3rd floor	hallway
4th floor	room	4th floor	room	4th floor	room
other		other		other	
mment Front Classroom		comment		comment	

88

ample #	Material Description						
	Color		Size	Type of Material			
	white	green	9"x9"	pipe insulation	ceiling tile	fireproofing	cement board
	black	yellow	12"x12"	fitting insul.	cement plaster	textured plaster	baseboard
	blue	tan	1'x2'	tank insulation	floor tile	linoleum	mastic
	red	beige	2'x2'	duct insulation	caulking	glazing	roofing felt
	brown	gray	2'x4'	boiler insulation	gypsum board / jt. compound		tar flashing
	other		other	other			

Location Description		Location Description		Location Description	
Floor	Area	Floor	Area	Floor	Area
basement	boiler room	basement	boiler room	basement	boiler room
1st floor	mech. room	1st floor	mech. room	1st floor	mech. room
2nd floor	bathroom	2nd floor	bathroom	2nd floor	bathroom
3rd floor	hallway	3rd floor	hallway	3rd floor	hallway
4th floor	room	4th floor	room	4th floor	room
other		other		other	
mment		comment		comment	

ample #	Material Description						
	Color		Size	Type of Material			
	white	green	9"x9"	pipe insulation	ceiling tile	fireproofing	cement board
	black	yellow	12"x12"	fitting insul.	cement plaster	textured plaster	baseboard
	blue	tan	1'x2'	tank insulation	floor tile	linoleum	mastic
	red	beige	2'x2'	duct insulation	caulking	glazing	roofing felt
	brown	gray	2'x4'	boiler insulation	gypsum board / jt. compound		tar flashing
	other		other	other			

Location Description		Location Description		Location Description	
Floor	Area	Floor	Area	Floor	Area
basement	boiler room	basement	boiler room	basement	boiler room
1st floor	mech. room	1st floor	mech. room	1st floor	mech. room
2nd floor	bathroom	2nd floor	bathroom	2nd floor	bathroom
3rd floor	hallway	3rd floor	hallway	3rd floor	hallway
4th floor	room	4th floor	room	4th floor	room
other		other		other	
mment		comment		comment	

OLD ELEMENTARY SCHOOL RENOVATION

$272,500	DESIGN
$1,822,742	CONSTRUCTION
$83,500	MISCELLANEOUS
$176,000	FURNISHINGS
$109,365	CONTINGENCY
$2,464,107	TOTAL

- 8 CLASSROOMS
- 160 STUDENTS
- LARGE MEETING ROOM
- OFFICES
- ELEVATOR & RAMP
- NEW SYSTEMS