

Disclaimer: The following is a planning tool for the Board, it is aspirational in many aspects, has limited factual foundation for the cost estimates of most forecasted items, and all items are subject to change as issues arise and circumstances change.

As of: 4/23/2020

Harborside Condominium Trust Capital Improvement/Maintenance Project Planning Forecast

Project #	Category	Description	Study Required (Yes/No)	2020 Budget Status	Budgeted 2020 Cost (\$)	Forecasted 2021 Cost (\$)	Status / Results / Recommendations	Study Posted on Website (Y/N)
DI002	Drainage Improvements	Gutter and downspout systems for all buildings	Study Complete	Quote in hand, scheduled for Summer/Fall, 2020	\$ 15,000		Planned for Summer/Fall, 2020	Yes
DI003	Drainage Improvements	Water intrusion prevention remedies for structures	Study Complete	Scope TBD	\$ -	\$\$	This scope is an adjunct to the gutters and downspout effort (DI002) - specific scope needs to be developed.	Yes
DI004	Drainage Improvements	New drainage solutions throughout property including under the parking lot	Study Complete		\$ -	\$\$	Scope TBD	Yes
PL002	Parking Lot Improvements	Repaving and relining of parking lots	No		\$ -		Pending completion of Building D egress reconstruction	
PL003	Parking Lot Improvements	Regrading of the hill to improve drainage	No				Scope/Feasibility TBD	
PL005	Parking Lot Improvements	Possible filter system under the lower lot for disposing of snow melt and rain water into the harbor	Yes		\$ -			
SW004	Sea Wall Improvements	Routine maintenance, chinking and grouting	Study Complete	Ongoing	\$ 20,000	\$\$	Ongoing maintenance/repairs	
A001	A Building	Replace siding/shingles with Ice & Water Shield and Hardi Plank	No		\$ -		Rot repairs needed	
A002	A Building	Replace railings, with the exception of the entrance rail, with the stainless steel and wood wood system	No		\$ -			
A003	A Building	Install sprinklers in the common area crawl space	No		\$ -		Will probably require a new line to be installed from the street and the proper authorizations from the town.	
A004	A Building	Design and install new gutter systems to drain water away from the BYC and other building	See DI002	Quote in hand, scheduled for Summer/Fall, 2020	See DI002		Addressed as part of DI002 scope, no additional budget required.	Yes
A005	A Building	Design and build new code compliant egress for the building	Yes		\$ -			
B001	B Building	Toe plank under B2 egress landing and rails	No	Completed	\$ 100		Per Traveler's Insurance Risk Assessment Analysis	
B002	B Building	Rebuild brick and blue stone entrance to B1/4	No		\$ -		Repaired Fall, 2019 : Future replacement TBD	

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B003	B Building	Install new stainless steel grab rails at entrance of B1/4	No		\$ -		See B002, no additional budget required	
B005	B Building	Add some form of heating in the mechanical room for future cold days to prevent pipe freezing and compromising fire suppression system	No	Scope TBD	\$ 5,000		Potential to compromise fire suppression system in extreme cold.	
B006	B Building	Replace rusting mechanical room and storage room doors with new doors	No		\$ -	\$		
C001	C Building	Replace siding/shingles with Ice & Water Shield and Hardi Plank	No		\$ -		Short term replace siding damaged to accommodate foundation repairs. Long term rot repairs needed.	
C002	C Building	Replace railings with the stainless steel and wood system	No		\$ -		Entry rail repaired Fall, 2019	
C003	C Building	Design and install new gutter systems to drain water away from structures	See DI002	Quote in hand, scheduled for Summer/Fall, 2020	See DI002		Addressed as part of DI002 scope, no additional budget required.	Yes, see DI001
C005	C Building	Install sprinklers in the common area stairwell	No		\$ -			
C006	C Building	Design and build new code compliant egress for C8	Yes		\$ -			
C007	C Building	Waterproof the foundation of C Building facing Lee St.	No		\$ -			
C008	C Building	Design and build a shallower planter in front of building	No		\$ -			
C009	C Building	Replace the privacy fence between C1 and C2 with the sme style fence that is between C2 and the parking lot	No		\$ -		Replace or paint TBD	
C011	C Building	Support system study/repair for C5 entrance	Yes		\$ -	\$\$	Structural engineer report completed in 2019	
D001	D Building	Design and build a new egress on the south side of the building	Yes	Work begun in Dec, 2019	\$ 50,000	\$\$\$	Design and begin the permitting/approval process in 2020	
D002	D Building	Replace siding/shingles with Ice & Water Shield and Hardi Plank	No	See D001	\$ -		Partial repairs to be made in conjunction with D001 project as needed. Long term additional funding needed to complete replacement.	
D003	D Building	Replace railings with the stainless steel and wood wood system	No	See D001	\$ -	\$\$	Budgeted as part of DI001	
D004	D Building	Install sprinklers in the common area stairwell	No					

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D005	D Building	Design and install new gutter systems to drain water away from structures	No	Quote in hand, scheduled for Summer/Fall, 2020	See DI002		Addressed as part of DI002 scope, no additional budget required.	Yes, see DI001
D006	D Building	Possible new windows and entrance for the interior stairwell	No		\$ -			
D007	D Building	Recarpet interior stairwell	No		\$ -			
D008	D Building	Paint interior stairwell	No		\$ -			
D010	D Building	Replace the lattice on the east side of the D1 skirt with removable lattice pieces like those on the north side skirt	No	See D001	\$ -		Part of the overall egress / rebuild for D building	
D011	D Building	Resolve Building D/B electrical concerns	No		\$ -		Develop a scope only in 2021 for future remedy	
SW001	Sea Wall Planter	Research ways to lessen or eliminate water retention in the planters	No		\$ -		Develop a scope only in 2021 for future remedy	
SW002	Sea Wall Planter	Research ways to lessen the weight the sea wall carries under the planters	No		\$ -	\$	Develop a scope only in 2021 for future remedy	
SW003	Sea Wall Planter	Replace flagpoles with new flagpole/yardarm	No	Scope TBD	\$ -			
SW004	Sea Wall Planter	Install new lighting along the sea wall, along with lighting for flagpole/yardarm	No	Scope TBD	\$ -			
M002	Miscellaneous	Install soft and hard landscaping addressing a) pathway between B & D build and b) planters, incouding those under the stair egresses	No	Scope TBD	\$ 15,000		Asphalt paving only in 2020, balance of effort planned for 2023 post Building D egress construction	
M003	Miscellaneous	Improve general lighting on the property; planters, hill, outside garages and carports; outside entrances to buildings, on stairwell egress for B7/8, D6	No	Scope TBD	\$ -			
M004	Miscellaneous	Masonry repairs and construction as required	No	Ongoing	\$ -		Ongoing repair/maintenance activity	
M005	Miscellaneous	Available to meet emergent repairs that develop during the year.	No	Ongoing	\$ 49,900		Emergent Projects: Sewer Pump Replacement; Bldg C Fire Protect System Upgrade	
				HCT	\$ 155,000			

Legend: \$ = \$1,000 - \$ 9,999
\$\$ = \$10,000 - \$99,999
\$\$\$ = \$100,000 - \$499,999