

**TOWN OF LEVERETT
COMMUNITY PRESERVATION COMMITTEE**

(Short Form)

**Project Application for Community Preservation Funding
(For \$25,000 and Under Only)**

Project Name: Moore's Corner Schoolhouse/Museum Systems Replacement Plan (SRP)

Project Location/Address: 230 North Leverett Road, Leverett, MA 01054

Applicant/Project Sponsor or Organization: Leverett Historical Society (LHS)

Address: PO Box 57

City: Leverett State: MA Zip: 01054

CPA Category/Purpose: (Please check all that apply)

☐ Open Space

☐ Community Housing

☒ Historic Preservation

☐ Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 8,000.

Amount from Other Funding Sources: \$ 8,000.

Project Budget: \$16,000.

Please check which of the following is included with this application:

☒ One Paragraph Project Description*

☒ Detailed Project Budget*

☐ Map/Site plans, Architectural plans

☒ Timeline/Project Schedule*

☒ Photographs

☒ Letters of Support

*Required Documentation

Contact Person/Authorized Representative for this Project: Sara Robinson, President LHS

Address: 77 Jackson Hill Road

City: Leverett State: MA Zip: 01054

E-mail: sarar@umass.edu

Phone: 413-367-2039 (h) 413-800-2739 (mobile)

Signature of Applicant: Sara Robinson Date: July 13, 2023

Project Description:

This project will plan for the rehabilitation of the Moores Corner Schoolhouse/Museum built in 1810. The building was first used as a meeting house for the Universalist Society then later by the Congregational Society. Its use as a schoolhouse date from 1815 educating grades 1-8 until 1937 when it housed the upper grades 5-8. It closed as a school in 1950 with the construction of the Consolidated Elementary School. In 1964 the Leverett Historical Society acquired it from the Town of Leverett as a meeting place and museum. It has a historical restriction by the CPC (2014) held by the Leverett Historical Commission. CPA and LHC deemed the building worthy of saving and mandated that it be saved. This is a two-story Greek Revival style building which is three bays wide and one deep. It is residential in scale and design with a side entry on the three bay façade indicating its original use. +The style of the paneled corner pilasters is Greek Revival. They have a tabernacle motif beneath the capitals and the wide frieze at the cornice. The eaves make a full return to form a pediment in the gable end. The door surround is composed of paneled pilasters beneath an entablature. A new portico with wrought iron supports serves as an entry. The building has a belfry funded by CPC in 2006.

The Moores Corner Schoolhouse/Museum is in a rural setting and located in the Registered Moores Corner Historic District. It is a historic building worthy of saving. The intent of future uses of the building is to provide educational opportunities with exhibits of housed artifacts and documents, programs to tell the story of the life in the rural village and provide a setting for one-room classroom mock participation. With funding from

Cultural Grants, the plan is to have part-time curators and guides offering scheduled open times and by special arrangements for visitation with funding from cultural grants. Beyond schoolhouse and museum uses, we will pursue new adaptive uses through a process of listening to the needs of residents and their ideas. We aim to be a center of community life. Future generations will benefit and be thankful for saving Leverett's rich history.

Project Budget:

With a Systems Replacement Plan Grant (SRP), and the match we are requesting from CPC, the State will provide a third-party consultant who will survey the building envelope (foundation, roof, wall, and entry systems) and the mechanical systems (heating, cooling, ventilation, plumbing). The survey will provide the estimated usable-life expectancy and the approximate replacement costs of the building systems. LHS will receive a 20-year SRP which forecasts the necessary replacement schedule of specific system and equipment.

The granted \$8,000. from Mass Cultural Grant awarded to LHS in May 2023 plus the \$8,000. requested from CPC will fund the Systems Replacement Plan. The total of \$16,000. will provide for a third-party consultant group from Mass Development. Mass Development provides qualified engineers to survey the building and systems. The survey will provide the estimated usable-life expectancy and the approximate replacement costs of the building systems. We will receive a plan and replacement schedule of specific systems and equipment.

The SRP will include a review of the building envelope, including foundation, HVAC and electrical systems, among other infrastructure systems. As part of the SRP process, we will pass along any building drawings, recent renovation history, and other relevant information to the engineering consultants. Additionally, before the engineer performs a site visit, they will host an intro call to align on your priorities and expectations for the visit. At that time, we'll be able to elaborate on these priorities.

Timeline:

Mass Cultural will send a matching certification to Mass Development and LHS is obligated to pay the matching amount of \$8,000. The deadline for entering into the Grant Agreement with Mass Development is November 30, 2024. We aim to expedite the process and enter into the Agreement by November 15, 2023.

Grantee (LHS) will enter into an agreement with Nonprofit Finance Fund (NFF) for provision of the Systems Replacement Plan substantially in the form of **Exhibit B** hereto (the "Engagement Letter") and pre-pay NFF for 50% of the cost of the SRP or Eight Thousand and 00/100 Dollars (\$8,000.00). Time schedules for performance in the Engagement Letter will be determined by NFF and the Grantee. MCC on behalf of NFF will then provide the Cultural Facilities Portfolio Manager at MassDevelopment with acceptable evidence of the pre-payment. Upon receipt of these materials and a copy of the fully executed Engagement Letter in acceptable form, MassDevelopment will provide NFF with a notice to proceed with the SRP. Grantee will cooperate with NFF to complete the SRP by complying with the terms of the Engagement Letter, (including, without limitation, the time schedules) no later than _____(yet to hear from NFF).



DATE

Name of Addressee

Title of Addressee

[CLIENT NAME]

Address

City, State, Zip

Dear Addressee,

Based on your recent grant award from The Massachusetts Development Finance Agency ("MassDevelopment"), Nonprofit Finance Fund ("NFF") is pleased to provide you with this engagement letter for the Systems Replacement Plan ("SRP"), our signature facilities consulting service. The SRP provides nonprofit executives and board members with guidance on facility needs and priorities for planning over a 20-year period. Through the process, NFF helps nonprofit leaders understand how their organization's facility informs future plans and decisions. Where possible, NFF suggests approaches to help nonprofits resolve facility challenges and prepare for long-term adaptability. This letter serves as an outline of the work to be done and to set timelines and expectations for the process.

[CLIENT NAME] needs to provide the following information to NFF before work on the SRP can begin:

- I. Original copy of this engagement letter sign by an authorized official of [CLIENT NAME];
- II. Payment for 50% of the cost of the SRP, \$7,000; and
- III. Completed SRP intake form, including requested documentation.

Immediately upon receipt of items I. and II. above, NFF will provide MassDevelopment with a copy of the engagement letter and evidence that [CLIENT NAME] has paid 50% of the cost of the SRP. Upon receipt of the information from NFF, MassDevelopment will deliver a Notice to Proceed to NFF within 10 days.

Upon NFF's receipt of the Notice to Proceed and item III. above, NFF will begin work on [CLIENT NAME]'s SRP (the "SRP Start Date").

NFF agrees to provide the services and [CLIENT NAME] agrees to provide the information, personnel, and access to facilities requested by NFF in order to provide its services with sufficient timeliness to complete the SRP within 90 to 180 days of the SRP Start Date ("SRP Completion Range"). Upon mutual agreement, NFF and [CLIENT NAME] can amend this engagement letter to change the SRP Completion Range, which shall automatically become effective upon receipt of such amendment by MassDevelopment within 10 business days of the amendment's execution.

NFF and [CLIENT NAME] agree not to unreasonably delay or withhold agreement to change the SRP Completion Range or execution of an amendment of the engagement letter.



On or about the SRP Start Date, NFF and [CLIENT NAME] will proceed as follows:

1. The NFF lead consultant working with you will contact you to answer any outstanding questions, discuss the SRP process and information we have received, and clarify further our understanding of your situation and needs.
2. The structural and/or environmental engineers will contact you directly to schedule a time to visit your organization's facility with the staff member responsible and most familiar with the building's structure and maintenance. If multiple engineers are conducting visits, they will do their best to schedule at the same time, but please be aware that they may need separate appointments.
3. NFF will conduct a one-hour meeting by phone or in-person to fully discuss the SRP findings and suggested follow-up steps for your organization ("SRP Meeting"). The attendance of your Executive Director and at least one board member is required. The basis of our discussion will be a report ("Systems Replacement Plan Report") and an interactive tool ("Systems Replacement Plan Tool") which can be used for planning repair and replacement scenarios. Once the meeting has been set, NFF will only include in our SRP analysis those materials received at least seven days prior to the meeting.
4. NFF will provide you with electronic versions of the Systems Replacement Plan Report and Systems Replacement Plan Tool.
5. Upon completion of the one-hour meeting and delivery of the Systems Replacement Plan Report and Systems Replacement Plan Tool, [CLIENT NAME] shall sign the certification attached as Exhibit A to this engagement letter.

[CLIENT NAME] commits to fully engaging in the SRP process, which includes but is not limited to:

- Responding to document requests, emails, phone calls, and other inquiries in a timely manner, typically within five business days.
- Engaging in a dialogue with NFF, at its request, about relevant financial information and other data before and during the SRP Meeting.
- Scheduling the SRP Meeting, in-person or by phone, with at least one board member within two weeks of NFF notifying [CLIENT NAME] that the SRP analysis is complete and ready for presentation.
- Informing NFF if any deadlines are unable to be met and amending the engagement letter for a mutually agreed change in schedule or work plan.



Please note that nothing written in the Systems Replacement Plan Report, Systems Replacement Plan Tool, or communicated verbally should be construed as an offer by NFF to provide financing or other services to your organization. NFF's analysis is not intended to replace the services of an accountant. We do not provide tax, legal, or accounting (including GAAP audit) advice.

We look forward to the opportunity to provide the Systems Replacement Plan Report and Systems Replacement Plan Tool to [CLIENT NAME]. If you agree with the terms of this letter, please sign in the space provided below, retain a copy for your files, and return the original to NFF.

Sincerely,

Martin Lenarz-Geisen
Manager, Advisory Services
Nonprofit Finance Fund
405 14th Street, Suite 580
Oakland, CA 94612

Accepted and Agreed:

By: _____ Date: _____

Name: _____

Title: _____



Exhibit A

FORM OF GRANTEE CERTIFICATION

This is to certify that [CLIENT NAME] received its Systems Replacement Plan Report and Systems Replacement Plan Tool consistent with the terms of its engagement letter.

By: _____ Date: _____

Name: _____

Title: _____

System Replacement Plan (SRP) Overview

Presented by

First Last Name
Title

First Last Name
Title



Mission

The mission of the **XXX** is to assist residents to move toward economic self-sufficiency and to strengthen the community through innovative approaches to programs including: housing, workforce development, energy conservation, social services and community and economic development.

NFF envisions a world where capital and expertise come together to create a more just and vibrant society.

Olive Branch Consulting's mission is to provide objective, timely, material and actionable advice and reporting to its clients as they pursue their goals. Olive Branch understands that clients come with many different needs and capabilities. Therefore, Olive Branch can provide services to put its advice into practice. From the initial conception to closeout and lease-up, Olive Branch helps organizations reach their goals in real estate development while protecting themselves operationally and financially.

NFF's Nonprofit Facility Experience

Since 1980, NFF has partnered with nonprofit organizations to navigate facility challenges and opportunities through:

Tailored investments

- \$57mm in acquisition and construction loans*
- \$179mm in construction loans*
- \$254mm in New Markets Tax Credits**

Strategic advice

- 15+ years providing Systems Replacement Plans
- Facility trainings, technical assistance, and regrants
- Integrated planning for facility operating and capital costs

Accessible insights

- 15+ facility-related reports and blogs published
- Annual facility planning national webinar

**Amounts reflect loans for years 2000-2017*

***All NMTC allocations are acquisition, leasehold improvement, construction, or renovation loans*

What is a Systems Replacement Plan?

An assessment of the 20-year repair and replacement needs and costs for a facility:

- Provides a comprehensive facilities analysis by engineers, architects or construction consultants - in this case *Olive Branch Consulting*
- Forecasts the necessary replacement of specific systems and equipment, presuming routine maintenance
- Details a year-by-year breakdown of proposed costs and savings

Who can take advantage of an SRP?

- Nonprofits that own buildings
- Nonprofits with a long-term lease that are responsible for all repairs and replacements

Why Consider a System Replacement Plan?

Is the facility critical to the delivery of services for the community?

How can you ensure that the facility is around for the long-term and that it is in good condition?

Take care of the organization's mission and programs:

Avoid facility emergencies and avoid program interruption:

- Get an in-depth understanding of the state of the facility
- Learn how much is needed to save to meet capital repairs and replacement needs

Demonstrate that *rainy day* funds are a necessity, not a luxury

What does an SRP Include?

Olive Branch will look at systems that have

- Significant impact on programs, safety, and/or energy costs in the event of system failure
- A useful-life expectancy of less than 20 years
- Substantial replacement cost
- Annual maintenance contract requirements

Olive Branch will assess

- Building envelope (roof, walls, and entry systems)
- Mechanical systems (heating, cooling, ventilation, and plumbing)
- Certain types of flooring with limited usable life expectancy
- Electrical systems
- Life safety systems (fire alarms, sprinklers, and lighting)

What's the Process?

The SRP takes up to three months in total

1. Brief introductory call describe the process, review logistical details and to set expectations
2. 3 to 4-hour on-site assessment by Joe Olive of Olive Branch Consulting
3. Joe Olive will compile and issue a comprehensive report to NFF
4. NFF will translate the reports into easy-to-follow formats, creating an Excel tool and an overall PowerPoint summary report
5. 1-2 briefing calls to customize the tool, incorporate feedback, and train on the use of the tool
6. NFF will present a final report to stakeholders

Sample SRP Report

Engineer Report (Partial Example)

Item	Age	Estimated Average Life	Description	Comments	Timeframe to Repair/Replace	Probable Cost to Repair/Replace
Architectural						
Roof	13 years	30 years	The roof is a sloped roof with asphalt shingles and a metal gutter system.	Recommend the portion of the roof where the leak was detected be re-roofed. Recommend the metal downspout that was placed on the roof to divert the water is fixed to be permanently attached.	1 year	Approx. \$2000
Windows	18 years	20 years	The existing windows are wood framed with metal cladding.	The wood frame is starting to deteriorate inside the cladding on several windows. Recommend the windows be replaced with thermally insulated glazed windows.	1-5 years	Approx. \$19,100
Building Exterior 1	18 years	30 years	The building exterior is stucco on metal studs.	The stucco is cracking (caused by movement in the wall and not moisture) or missing in various places and needs remediation. Recommend the gap along the top of the exterior wall and roof eaves are re-caulked. The door to the basement playroom is unprotected from the elements. Because this is an egress/accessibility path it is recommended a roof be installed overhead.	1 -5 years	Approx. \$5000
Building Exterior 2	5 years	8 years	The current play surface is showing signs of wear and deterioration.	The existing play surface is worn and recommend replacing.	ASAP	Approx. \$20,600
Building Exterior 3	5 years	20+ years	There is wood and plastic play equipment that is worn or abandoned.	The current play equipment doesn't meet the area per child requirements and recommend replacing.	ASAP	Approx. \$10,000
Building Interior 1	18 years	15 years	The interior is comprised of gypsum partitions, carpeted floors and acoustical ceiling tiles.	The carpeting throughout the building is showing signs of wear. Recommend replacing the carpet.	1-5 years	Approx. \$32,100
Building Interior 2	18 years	50 years	There is a need for an additional toilet room in the basement.	A feasible location for a new toilet room is in the existing closet in the playroom	1-5 years	Approx. \$4500
Accessibility				See Building Exterior 1		

Sample SRP

Engineer Report (Partial Example)

Item	Age	Estimated Average Life	Description	Comments	Timeframe to Repair/Replace	Probable Cost to Repair/Replace
Mechanical Systems						
Basement (1994 Addition) (Heating & Cooling)	10 yrs	20 yrs	The basement is heated and cooled by (2) Rheem high efficiency sealed combustion gas furnaces, each with a 60 MBH heating input (Model # RGRJ-06EM AES). Both have a 3 ton evaporator coil (Model # RCBA-3765GH) and a condenser located outside the building. Both units are in good condition.	The LifeSpan school has a preventative maintenance agreement and both units are adequately cooling and heating the basement. As long as the units are maintained and serviced a minimum of two times per year they will last past their estimated life span with exception to critical component failures. No suggestion at this time.	N/A	N/A
Basement (1994 Addition) (Heating & Cooling)	8 yrs	15 yrs	The basement has a Honeywell Fresh Air Ventilation System, which actually is a heat recovery wheel. The unit brings fresh air into the basement and aids in humidity control. One of the motors has been removed while the other continues to run. Because of one fan running and another not, the wheel has accumulated a large amount of dust and debris. The Heat recovery wheel is in poor condition.	Recommend replacement of the Honeywell Heat Recovery Wheel Unit. Replacing this unit will drastically improve the humidity problem in the basement.	ASAP	approx \$ 800
Basement (1994 Addition) (Plumbing)	N/A	N/A	The owner would like to have a bathroom installed in the basement in the near future. This bathroom would be located in the same room that the mechanical closet is in.	The cost estimate of the bathroom has had the following included based off the conversation with the Executive Director: New water closet (Toilet) Lavatory, fixtures, sawcuts for sanitary lines, copper piping to lavatory and water closet with necessary valves and fittings.	Owners Discretion	approx \$5,000
Basement (1994 Addition) (Plumbing)	13 yrs	WC: 25 yrs Lavatory: 60 yrs Fixtures: 30 yrs	The basement has (2) bathrooms, each with a water closet (WC) and lavatory. All of the water closets and lavatory associated plumbing in both bathrooms are in excellent condition.	No suggestion at this time.	N/A	N/A
Basement (1994 Addition) (Bathroom Ventilation)	13 yrs	15 yrs	The Exhaust Fan in the bathroom nearest to the cafeteria is not working.	Recommend replacement of Exhaust Fan.	ASAP	approx \$300
Plumbing (1994 Addition) (Domestic Water)	NA	NA	The water service entering the building is in excellent condition. Complaints of hard water in building, MOST LIKELY caused by over abundance of the minerals calcium and magnesium.	Recommend hiring a professional to perform a domestic water analysis test. This test can be free or a cost may be associated with the test. Upon completion of the test different solutions will be presented.	ASAP	approx \$ 0-150
Basement (1994 Addition) (Hot Water Heater)	10 yrs	20 yrs	The closet located within the cafeteria houses a 50 gallon Bradford White gas fired sealed combustion hot water heater (HWH) with an input of 42,000 BTU's. The HWH is in excellent condition.	No suggestion at this time.	N/A	N/A
1st fl (1994 Addition) (Plumbing)	13 yrs	60 yrs	The sink and all its associated plumbing located in the hair salon are in excellent condition.	No suggestion at this time.	N/A	N/A

Sample SRP

Input Spreadsheet

Schedule of Capital Replacements

Inflation rate: 3.00% (Survey date: April 2007)

	Age	Life	Quantity	Cost per Unit	Total Cost	Comments
Architectural						
Roof	13	14	1	\$2,000	\$2,000	Re-roof area with leak
Windows	15	20	1	19,100	19,100	Windows should be replaced
Building Exterior	15	18	1	5,000	5,000	Stucco needs repair and roof should be added above basement door
Building Exterior/Playground Surface	20	20	1	20,600	20,600	Replace
Building Exterior/Playground Equip.	20	20	1	10,000	10,000	Needs replacement
Building Interior	15	19	1	32,100	32,100	Replace carpet
Mechanical						
Plumbing/Kitchen	15	20	1	\$300	\$300	Replace faucet
Plumbing/Basement	10	20	1	5,000	5,000	Bathroom estimate
Receptionist/Cooling	15	20	1	700	700	Remove unit and replace when it fails
Bathroom/1st Floor	20	20	5	300	1,500	Replace exhaust fan
Bathroom	20	20	1	500	500	Replace lavatory
Heating/1st Floor Sleeping Area	20	20	1	2,790	2,790	Replace heating/cooling unit
Heating/1st Floor Far End	20	20	1	2,790	2,790	Replace heating/cooling unit
Lighting	12	20	1	11,000	11,000	Replace fluorescent fixtures with new
Lighting/Daycare	15	20	1	2,000	2,000	Paint walls in daycare with bright color to illuminate room

How long systems should last?

How long systems have been operating?

Sample SRP

Replacement Schedule

Yearly Total Replacements

Assuming 3% inflation (\$ in thousands)

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Architectural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof	-	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	3.1	-	-	-	-
Windows	-	-	-	-	-	22.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Exterior	-	-	-	5.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Exterior/Playground Surface	20.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Exterior/Playground Surface	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Exterior/Playground Equip.	10.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Interior	-	-	-	-	36.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mechanical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing/Kitchen	-	-	-	-	-	0.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing/Basement	-	-	-	-	-	-	-	-	-	-	6.7	-	-	-	-	-	-	-	-	-
Receptionist/Cooling	-	-	-	-	-	0.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom/1st Floor	1.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heating/1st Floor Sleeping Area	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heating/1st Floor Far End	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	-	-	-	-	-	-	-	-	13.9	-	-	-	-	-	-	-	-	-	-	-
Lighting/Daycare	-	-	-	-	-	2.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Yearly Total	\$38.2	\$2.1	-	\$5.5	\$36.1	\$25.6	-	-	\$13.9	-	\$6.7	-	-	-	-	\$3.1	-	-	-	-

Sample SRP

Yearly Contribution

Yearly Contribution

Inflation rate: 3.00%, Interest rate: 0.00%

	Yearly Total Needed to Cover Future and Current Costs									
	2007 Year 1	2008 Year 2	2009 Year 3	2010 Year 4	2011 Year 5	2012 Year 6	2013 Year 7	2014 Year 8	2015 Year 9	2016 Year 10
Scenario I: Equal Nominal Payments On Each Item										
Building Reserve Contribution, Annual	\$54,426	\$16,246	\$15,216	\$15,216	\$13,850	\$6,624	\$2,354	\$2,354	\$2,354	\$806
Replacements Made	38,180	2,060	–	5,464	36,129	25,620	–	–	13,934	–
Beginning Reserve Acct Balance	–	16,246	30,431	45,647	55,399	33,119	14,123	16,477	18,831	7,251
Interest Earned On Acct Balance	–	–	–	–	–	–	–	–	–	–
Ending Reserve Acct Balance	\$16,246	\$30,431	\$45,647	\$55,399	\$33,119	\$14,123	\$16,477	\$18,831	\$7,251	\$8,056
	2017 Year 11	2018 Year 12	2019 Year 13	2010 Year 14	2011 Year 15	2012 Year 16	2013 Year 17	2014 Year 18	2015 Year 19	2016 Year 20
Building Reserve Contribution, Annual	\$806	\$195	\$195	\$195	\$195	\$195	–	–	–	–
Replacements Made	6,720	–	–	–	–	3,116	–	–	–	–
Beginning Reserve Acct Balance	8,056	2,142	2,337	2,532	2,726	2,921	–	–	–	–
Interest Earned on Acct Balance	–	–	–	–	–	–	–	–	–	–
Ending Reserve Acct Balance	\$2,142	\$2,337	\$2,532	\$2,726	\$2,921	–	–	–	–	–

Sample SRP Report

Includes the Most Important Replacements

Architectural

- Roof replacement is needed
- The building exterior needs repairs
- The building interior needs to be repaired and upgraded

Mechanical Systems

- Heating system needs to be replaced
- New cooling system should be installed
- Snake or repair (if needed) sanitary lines

Electrical/Life Safety

- Replace fluorescent fixtures
- Add horn and strobes to meet code
- Nonprofits that own buildings
- Nonprofits with a long-term lease that are responsible for all repairs and replacements

Sample SRP Report

Includes Secondary Replacements

Architectural

- Window replacement should be anticipated
- Preventative maintenance is required on doors to keep them in good working order
- Elevator needs preventative maintenance

Mechanical

- Sinks and fittings need to be replaced

Thank You!

nff.org

investinresults.org

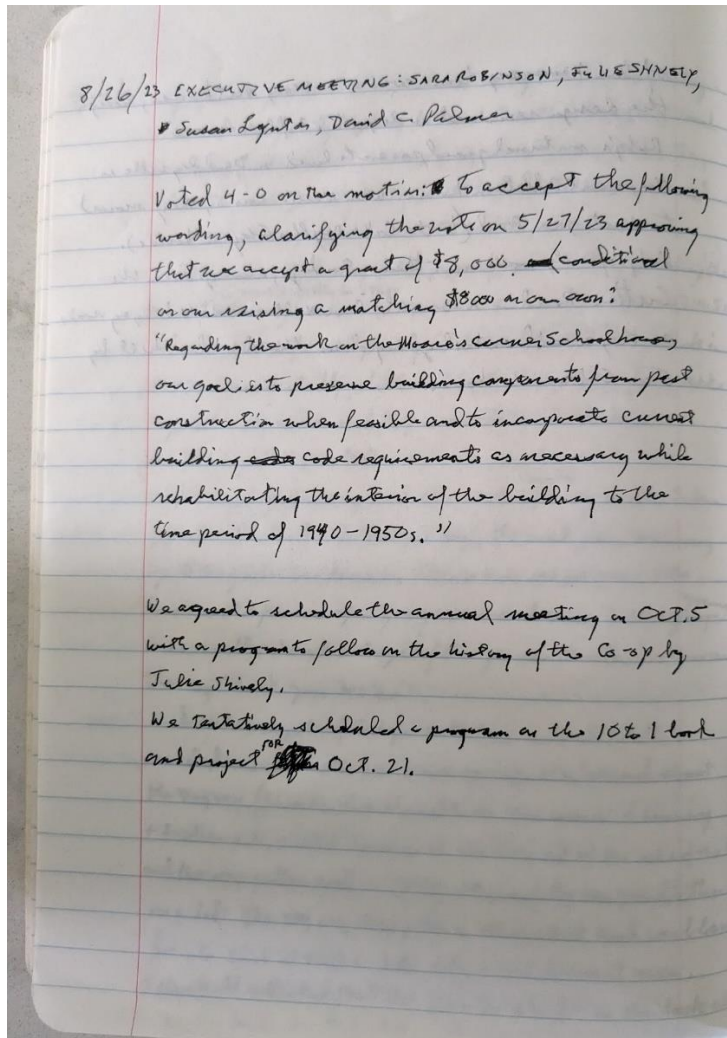
[@nff_news](https://twitter.com/nff_news)

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LHS Moores Corner Schoolhouse Assessment Planning Expectations		
	Yes	Notes
Foundation		
Structural integrity		
Supports		
replace		
reinforce		
corner joist		
Envelope		
replace siding, sills as needed		
remove siding		
scrape, paint siding and trim		
repair, scrape, paint cornices and pilasters		
inspect for any rotten areas		
insulate as needed		
repair, paint exterior stairs		
Roof		
evaluate for leaks		
replace or reseal metal roof		
Interior		
evaluate electrical system		
electrical upgrades		
install internet service		
evaluate heating system and make recommendations		
inspect interior chimney		
rehabilitation according to time period: 1940-50's		
floor repair or replacement		

LHS agreement for rehabilitation of Moores Corner Schoolhouse



Transcription of motion:

8/16/23 Executive Meeting: Sara Robinson, Julie Shively, Susan Lynton, David C. Palmer

Voted 4-0 on the motion to accept the following wording, clarifying the notes on 5/27/23 approving that we accept a grant of \$8,000 conditional on our raising a matching \$8,000. on our own: "Regarding the work on the Moore's Corner Schoolhouse, our goal is to preserve building components from past construction when feasible and to incorporate current building code requirements as necessary while rehabilitating the interior of the building to the time period of 1940-1950's."