

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Town of Exeter New Hampshire
10 Front Street
Exeter, New Hampshire 03833-2737
Russell Dean



Town Hall
9 Front Street
Exeter, New Hampshire 03833

PREPARED BY:

*Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com*

BV CONTACT:

*Mary Venable, CEM, RA
Program Manager
800.733.0660 7292719
Mary.Venable@bureauveritas.com*

BV PROJECT #:

157332.22R000-001.354

DATE OF REPORT:

April 25, 2023

ON SITE DATE:

March 28, 2023

Bureau Veritas

TABLE OF CONTENTS

- 1. Executive Summary 1**
 - Property Overview and Assessment Details 1
 - Significant/Systemic Findings and Deficiencies 2
 - Facility Condition Index (FCI) 3
 - Immediate Needs..... 5
 - Key Findings 6
 - Plan Types 7
- 2. Building and Site Information 8**
- 3. Property Space Use and Observed Areas 11**
- 4. ADA Accessibility 12**
- 5. Energy and Sustainability..... 13**
- 6. Purpose and Scope 17**
- 7. Opinions of Probable Costs 19**
 - Methodology 19
 - Definitions 19
- 8. Certification 21**
- 9. Appendices 22**



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community Centers/Special Interest Facilities
Main Address	9 Front Street Exeter, New Hampshire 03833
Site Developed	1855
Site Area	0.47 acres
Parking Spaces	13 total spaces all in open lots; one of which are accessible.
Building Area	17,586 SF
Number of Stories	3
Outside Occupants/Leased Spaces	Community Access TV has leased offices in the Town Hall.
Date(s) of Visit	March 28, 2023
Management Point of Contact	Jeff Beck Town of Exeter Maintenance Superintendent 6037736162 jbeck@exeternh.gov
On-site Point of Contact (POC)	Jeff Beck
Assessment and Report Prepared By	Peter Marra
Reviewed By	Adrian Reth Technical Report Reviewer for: Mary Venable, CEM, RA 800.733.0660 7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Town Hall was built in 1855 after a former meeting house was badly burned in a fire. It has hosted many events. Most notably Abraham Lincoln gave a speech in 1860 while visiting his son at Philips Exeter Academy. It was without heat until the early 1870's. Currently the finance Department and the Chamber of Commerce utilize the Bottom level. The auditorium is on the first floor and an art gallery resides on the second floor.

Architectural

Town Hall is comprised of three floors along water street and terraces up to two floors from the parking lot. It has brick walls with wood framing the roof and cupola structures. It has a four-column portico above the main entrance. The buildings cupola and cornice details were recently painted. While the gallery looks to be well maintained the interior finishes of the auditorium are in need of updating.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated by two Buderus Gas fired boilers installed in 2014. They are atmospheric and in the 81% range of efficiency. The building lacks a management system to control boiler modulation when outside temperatures are moderate. The switchboard is in fairly good condition with several spaces for additional circuits. Plumbing pipes were reported as being replaced in 2021. The fire suppression system inspections are up to date.

Site

The town hall shares the upper parking lot with Citizens bank. The asphalt is at midlife with a few transverse cracks starting. The fire escape has corrosion at several connections and should be checked for safety. The balcony guardrails over the portico have isolated areas of deteriorated paint finishes.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$7,913,700	17,586	\$450	
Current FCI		\$2,700	0.0%
3-Year		\$9,500	0.1%
5-Year		\$161,300	2.0%
10-Year		\$907,000	11.5%

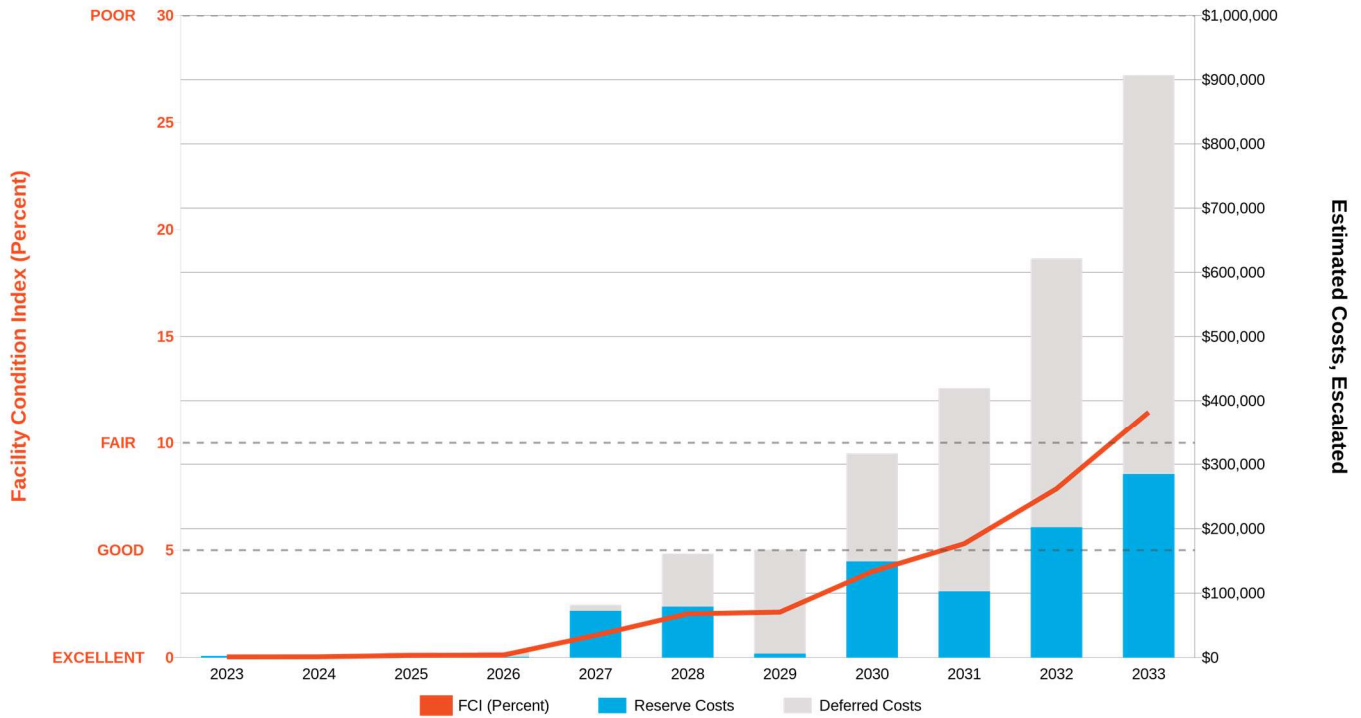
The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$7,913,700.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$82,445.00



Immediate Needs

ID	Location	UF Code	Description	Condition	Plan Type	Cost
5983479	Town Hall/Site	G2033	Site Stairs and Ramps, Handrails, Metal, Repair/Install	Poor	Safety	\$1,000
5983465	Town Hall/Site	B2011	Exterior Walls, Stone, Repoint	Poor	Performance/Integrity	\$2,700
TOTAL (2)						\$3,700



Key Findings

No key findings exist in this location.



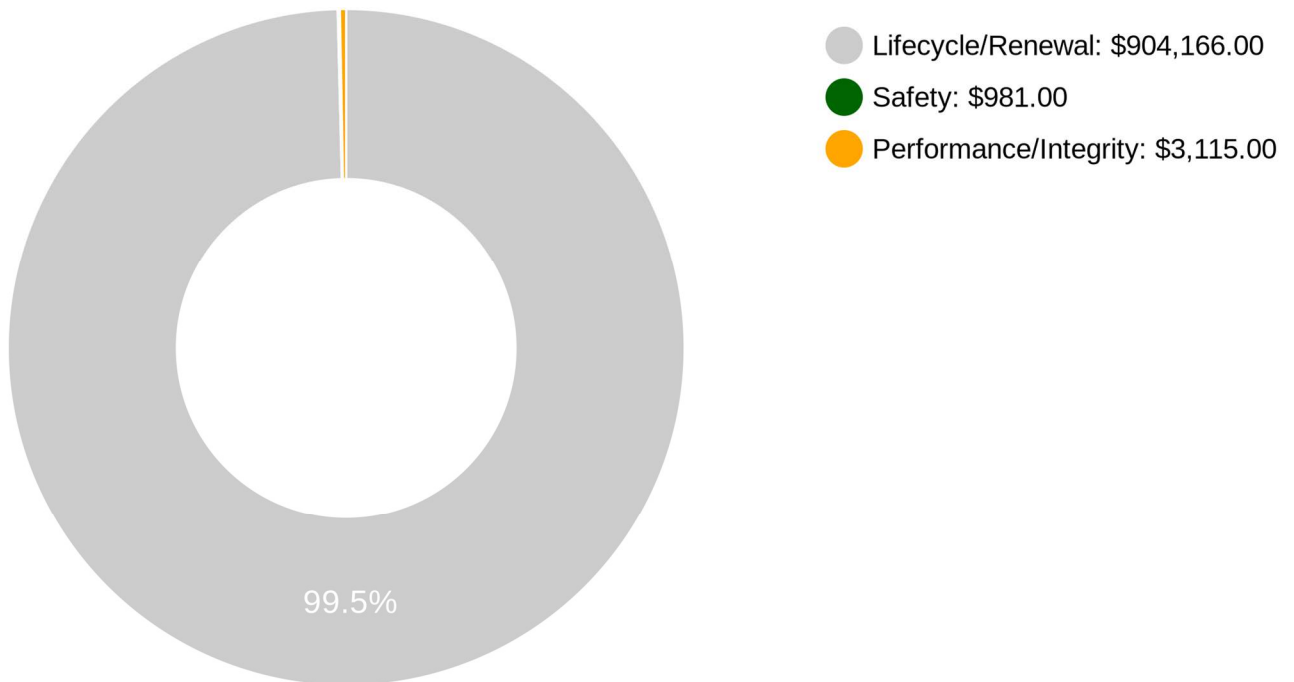
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-Year Total: \$908,262.00

2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and granite foundation system	Good
Facade	Primary Wall Finish : Brick Windows: Wood	Fair
Roof	Primary: Hip construction with asphalt shingles Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted lath and plaster Floors: Carpet, VCT, faux wood plank, wood strip Ceilings: Painted lath and plaster and ACT, tin ceiling	Fair
Elevators	Passenger: One hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and cast iron // PVC waste and venting Hot Water: Electric water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers with hydronic baseboard Non-Central System: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Systems Summary		
Electrical	Source & Distribution: Main switchboard with copper Fed from street with copper wiring Interior Lighting: LED, linear fluorescent, halogen Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	-
Site Pavement	Asphalt lots with limited adjacent concrete sidewalks	Fair
Site Development	Building-mounted and Property entrance signage; fire escape	Fair
Landscaping and Topography	Limited landscaping features trees, bushes, and planters Irrigation not present	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: LED, HPS	Fair
Ancillary Structures	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this property.	Fair
Key Issues and Findings	Inadequate ventilation, outdated interior lighting, dated interior finishes, missing handrails rear entrance, fire escape connections deteriorating.	Fair

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$5,149	-	-	\$243,095	\$248,244
Roofing	-	-	-	\$47,812	-	\$47,812
Interiors	-	-	\$125,309	\$120,588	\$348,530	\$594,427
Conveying	-	-	-	\$99,032	\$10,749	\$109,781
Plumbing	-	-	\$19,514	\$164,471	\$231,529	\$415,514
HVAC	-	-	\$8,158	\$179,258	\$18,689	\$206,105
Fire Protection	-	-	-	\$7,232	\$9,720	\$16,952
Electrical	-	-	-	\$32,270	\$228,928	\$261,198
Fire Alarm and Electronic Systems	-	-	-	\$94,995	-	\$94,995
TOTALS	\$0	\$5,200	\$153,000	\$745,700	\$1,091,300	\$1,995,200

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 1855. Some accessibility improvements appear to have been implemented.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

A prior accessibility survey was performed by Disability Access Consultants in December 2019. From BV’s perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have been addressed in full. A line item by line item comparison between the prior study and BV’s recent observations are beyond the scope of this assessment. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Energy and Sustainability

Bureau Veritas has reviewed the building assets of the subject property to identify potential upgrades that will contribute to the Town of Exeter's energy efficiency and carbon reduction goals. This analysis identifies building components and equipment that no longer meet current energy efficiency standards and can be considered for upgrades to reduce energy usage, water usage or environmental impact.

The potential energy and sustainability upgrades listed in the following table were evaluated. For each item, we have determined whether the item is (1) not applicable to the subject building, (2) already implemented, or (3) a possible viable upgrade that should be considered for implementation.

Potential Energy and Water Conservation Measures (ECMs)					
Category	ECM Description	Applicability	NA	In Place	Evaluate
Appliance	Install Energy Savers on Vending, Snack Machines	Older machines without sensor	✓		
Appliance	Replace older Refrigerators with Energy Star Refrigerators	If refrigerators are older (<2000)	✓		
Controls	Install motion-sensing space conditioning thermostats	Applicable for buildings that are conditioned using RTU's	✓		
Controls	Retro-commission HVAC systems	Central Systems, 5+ years since last commissioning			✓
Controls	Install Thermostatic Radiator Valve (TRV) controls for Steam Radiators	For steam Radiators with hand operated valves	✓		
Controls	Install Self Learning Programmable Thermostats	Residential Units	✓		
Controls	Add Timers on Bathroom Exhaust Fans	Individual without timer, or rooftop if running 24/7			✓
DWH	Install Active solar thermal domestic water heating	Opportunity if central or individual WH	✓		
DWH	Install domestic hot water controls-recirculation	Central Domestic Hot Water Heater System	✓		
DWH	Install Hybrid heating/DHW condensing water heaters	Central Domestic Hot Water Heater System			✓
DWH	Upgrade Domestic Water heaters	Consider if WH's are older or inefficient			✓
DWH	Install Combined heat and power	If onsite heat/power is feasible	✓		
Electrical	Install Energy efficient elevators	High Rise	✓		
Envelope	Upgrade Exterior Windows	If older, Single Pane windows present			✓
Envelope	Add Reflective Coating To Exterior Windows	For poor windows with no inside or outside shading			✓
Envelope	Install Green/Vegetative Roofs	For larger buildings with flat roofs that are cooled	✓		
Envelope	Replace Dark Roofs With TPO Roofs	For warm climate	✓		
HVAC	Install Outside Air Control Through Co2 Sensors in AHU	Building with large AHU's	✓		
HVAC	Steam Clean AHU Fan Coils	Large AHU's, if coils not well maintained	✓		
HVAC	Replace Older Motors with High Efficiency Motors - AHU	Large scale AHU's with older motors	✓		
HVAC	Upgrade Split Systems to SEER 16+ Split Air Conditioning Systems	Older split systems, R-22	✓		

Potential Energy and Water Conservation Measures (ECMs)					
Category	ECM Description	Applicability	NA	In Place	Evaluate
HVAC	Install High COP Heat Pumps	If all-electric with older HP's or electric resistance furnaces	✓		
HVAC	Repair/Install Hot Water Pipe Insulation	If missing on exposed pipes			✓
HVAC	Install High Efficiency Condensing Furnaces, + 90% efficiency	Where furnaces are standard 80% efficiency or less	✓		
HVAC	Replace Defective Steam Traps	Faulty steam system components	✓		
HVAC	Install High Efficiency Hot Water Boilers	For older, inefficient boilers	✓		
HVAC	Install Energy Recovery Ventilators	Where outside air requirement is significant		✓	
HVAC	Install High Efficiency Steam Boilers	For older steam boilers	✓		
HVAC	Occupancy Sensor to Control Thermostats	For rooms/buildings with variable occupancy			✓
HVAC	High Efficiency Motors - Circulation Pumps	In Central Systems with pumps <90% efficient			✓
Laundry	Install Front Load Commercial/Residential Washers	Upgrade if not already installed	✓		
Lighting	Install Automatic Lighting Controls	For rooms/buildings with variable occupancy			✓
Lighting	Upgrade Interior Lighting to LED	Upgrade if not already installed			✓
Lighting	Upgrade Exterior Lights to LED	Upgrade if not already installed			✓
Lighting	Replace 'Exit' lights with LED fixtures	Upgrade if not already installed		✓	
Lighting	Daylight controls on Exterior Lights	Upgrade if not already installed			✓
Plumbing	Install 1.5GPM Low Flow Shower Heads	Upgrade if not already installed	✓		
Plumbing	Install 1.0 Low Flow Faucet Aerators in Restrooms	Upgrade if not already installed			✓
Plumbing	Install 1.5GPM Aerator in Kitchen/ Break Rm. Faucets	Upgrade if not already installed			✓
Plumbing	Install 0.8 GPF Low Flow Flush Tank Toilets	Upgrade if not already installed			✓
Renewables	Add Solar photovoltaic power generation	Where space available & sufficient electrical demand	✓		
Renewables	Install Wind turbines/Microturbines	Suitable for wide open rural spaces, else wind is insufficient	✓		

Potential Energy and Water Conservation Measures (ECMs)					
Category	ECM Description	Applicability	NA	In Place	Evaluate
Weatherization	Weatherization – Weather Strip and Caulk	If issues known or observed			✓
Weatherization	Weatherization – Seal Exterior Wall Penetrations	If issues known or observed	✓		
Weatherization	Weatherization – Wall Insulation	If issues known or observed, but is costly/disruptive	✓		
Weatherization	Weatherization – Roof/Attic insulation	Improve aged or insufficient insulation		✓	
Weatherization	Weatherization – Insulate Perimeter Electric Receptacles and Switches	If not already done			✓
Weatherization	Install Vestibules at Entry Doors	Applicable at large buildings in cold climates		✓	
Weatherization	Seal HVAC Ducts	Where older ducts have not been sealed or suspected leaky	✓		
Site	Smart Irrigation	For irrigated landscaping	✓		
Totals			28	4	18

Key:

NA	Measure not applicable for the given facility
In Place	Measure has already been implemented at the given facility
Evaluate	Measure is applicable and should be evaluated for financial feasibility for the given facility



6. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

8. Certification

Town of Exeter New Hampshire, Exeter FCA Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Town Hall, 9 Front Street, Exeter, New Hampshire '03833, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

.Prepared by: Peter Marra
Project Manager

Reviewed by:



Adrian Reth
Technical Report Reviewer for
Mary Venable, CEM, RA
Program Manager
Mary.Venable@bureauveritas.com
800.733.0660 7292719

9. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List



Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MAIN ENTRANCE



6 - FACADE



Photographic Overview



7 - ROOFING



8 - DOWNSPOUT



9 - DOWNSPOUT TERMINATION



10 - CHAMBER OF COMMERCE



11 - AUDITORIUM



12 - GALLERY



Photographic Overview



13 - ELEVATOR LOBBY



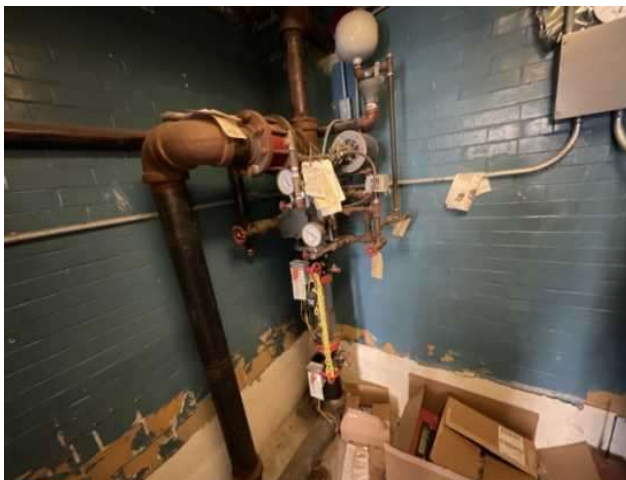
14 - WATER HEATER



15 - BOILER



16 - DUCTLESS MINISPLIT CONDENSER



17 - FIRE SUPPRESSION SYSTEM



18 - MAIN SWITCH BOARD



Photographic Overview



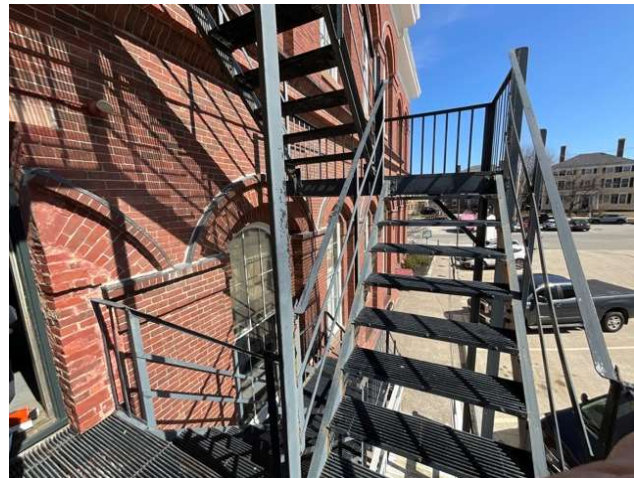
19 - FIRE ALARM SYSTEM



20 - FIRE EXTINGUISHER



21 - EXIT SIGN WITH LIGHT



22 - FIRE ESCAPE



23 - ABRAHAM LINCOLN SIGN



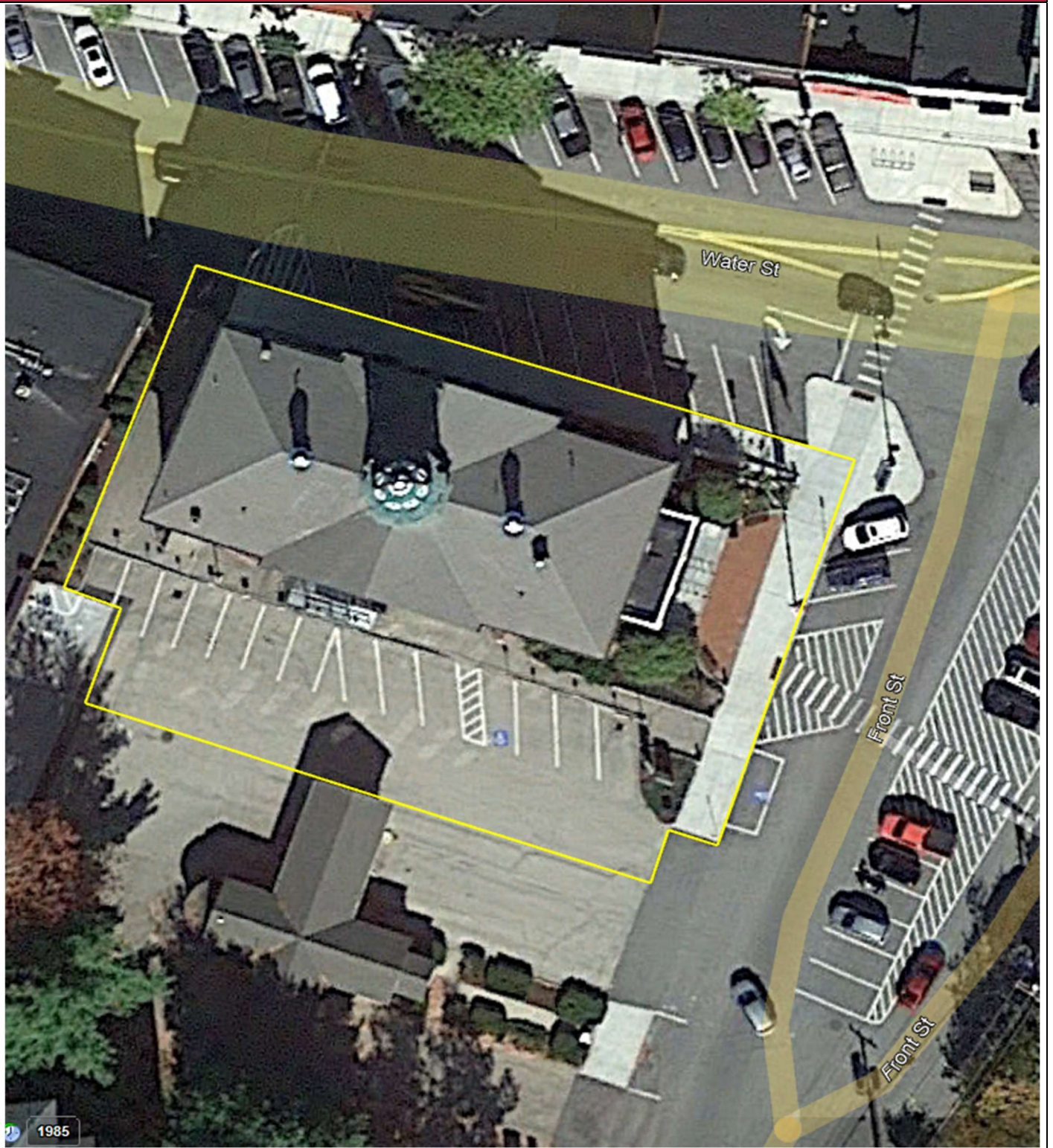
24 - PARKING LOT





Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	157332.22R000-001.354	Town Hall	
	Source	On-Site Date	
	Google	March 29, 2023	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Town Hall

Name of person completing form: Jeff Beck

Title / Association w/ property: Maintenance superintend it

Length of time associated w/ property: _____

Date Completed: 3/27/2023

Phone Number: _____

Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed 1855	Renovated	
2	Building size in SF	17,586	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2020	Replaced soffit an facials, cupola rehabbed.
		Interiors		
		HVAC	2021	Plumbing pipes replaced
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Planning on usage department moving, Planned cooling addition to building.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Possible water from gutter system
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				No central cooling
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				2019
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Ramps added front and rear
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?			X		Chamber of commerce

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Town Hall

BV Project Number: 001.354 - 001.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			2019
2	Have any ADA improvements been made to the property since original construction? Describe.	X			Ramps added front and rear
3	Has building management reported any accessibility-based complaints or litigation?		X		

Town Hall: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms			Door hits toilet upon entering the stall	
Kitchens/Kitchenettes				
Playgrounds & Swimming Pools	NA			
Other	NA			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Town Hall: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



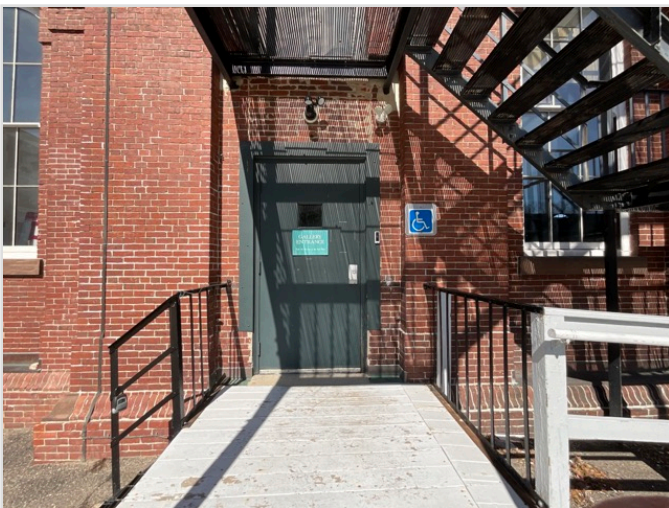
CLOSE-UP OF STALL



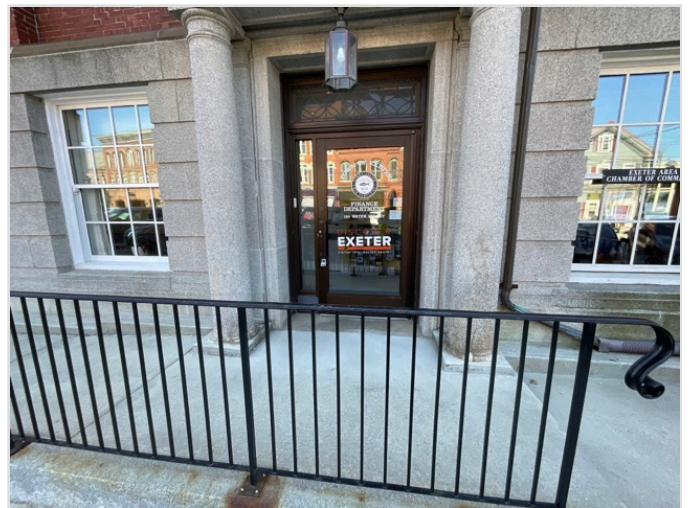
ACCESSIBLE RAMP



ACCESSIBLE RAMP



ACCESSIBLE ENTRANCE



MAIN ENTRANCE

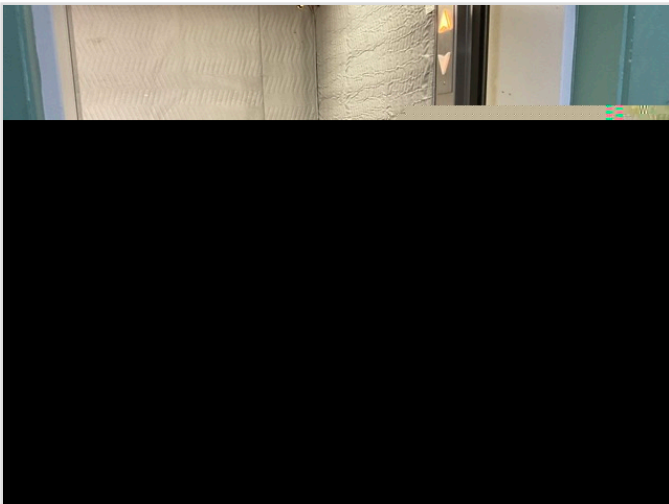
Town Hall: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:

Component Condition Report

Component Condition Report | Town Hall / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Exterior stairs	Poor	Stairs, Metal, Exterior, Refinish	250 SF	1	5983458
Facade						
B2010	Front steps	Poor	Exterior Walls, Stone, Repoint	175 SF	0	5983465
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	5,390 SF	12	5984212
G2030	Exterior door, rear parking lot	Poor	Site Stairs & Ramps, Handrails, Metal, Repair/Install	15 LF	0	5983479
Sitework						
G2060	Balcony, decorative handrail	Fair	Fences & Gates, Fence, Wood Board, Refinish	150 SF	2	5983473

Component Condition Report | Town Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Rear handicap ramp	Fair	Exterior Walls, any painted surface, Prep & Paint	200 SF	2	5983486
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	2	5983475
B2020	Building Exterior	Fair	Window, Wood, 28-40 SF	61	19	5983493
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	300 SF	10	5983497
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,916 SF	10	5983488
Interiors						
C1030	Basement	Fair	Interior Door, Wood, Solid-Core Decorative High-End	7	15	5983482
C1070	Finance	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,225 SF	14	5983516
C1090	Basement	Fair	Toilet Partitions, Metal, Refinish	5	8	5983508
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	26,379 SF	4	5984061
C2010	Building Exterior	Fair	Interior Doors, any surface, Prep & Paint	350 SF	4	5983459
C2030	Gallery	Fair	Flooring, Wood, Strip, Refinish	9,233 SF	8	5983470
C2030	Finance	Fair	Flooring, Vinyl Tile (VCT)	1,225 SF	10	5983464
C2030	Chamber of commerce	Fair	Flooring, Luxury Vinyl Tile (LVT)	725 SF	4	5983505
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	5,433 SF	8	5983489
C2030	First floor	Fair	Flooring, Carpet, Commercial Standard	510 SF	6	5983457
C2050	Gallery	Fair	Ceiling Finishes, any flat surface, Prep & Paint	13,411 SF	5	5983478
C2050	Auditorium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	2,950 SF	5	5983484
Conveying						
D1010	Basement	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	9	5983501
D1010	Basement	Fair	Elevator Controls, Automatic, 1 Car	1	15	5983468
Plumbing						
D2010	Basement	Fair	Water Heater, Electric, Residential	1	9	5983469
D2010	Utility closet	Fair	Boiler, Gas, Domestic	1	16	5983491

Component Condition Report | Town Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Common area kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	5983474
D2010	Utility closet	Fair	Pump, Circulation/Booster, Domestic Water	1	12	5983509
D2010	Basement	Fair	Toilet, Residential Water Closet	1	20	5983461
D2010	Basement	Fair	Urinal, Waterless	1	17	5983492
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	17,586 SF	10	5984184
D2010	Utility closet	Fair	Pump, Circulation/Booster, Domestic Water	2	5	5983495
D2010	Basement	Fair	Water Heater, Electric, Residential	1	3	5983515
D2010	Basement	Fair	Toilet, Commercial Water Closet	6	17	5983500
D2010	Utility closet	Fair	Boiler, Gas, Domestic	1	16	5983513
D2010	Utility closet	Fair	Piping & Valves, Motorized Flow Control Valve, Domestic Water, 1 IN	1	4	5983498
D2010	Basement	Fair	Sink/Lavatory, Service Sink, Floor	1	4	5983463
HVAC						
D3020	Utility closet	Fair	Boiler Supplemental Components, Expansion Tank	1	30	5983494
D3030	Office	Fair	Split System, Fan Coil Unit, DX	1	10	5983467
D3030	Basement	Fair	Split System, Fan Coil Unit, DX	1	10	5983507
D3030	Over side entrance roof	Good	Split System Ductless, Single Zone	1	10	5983481
D3030	Office	Fair	Split System, Fan Coil Unit, DX	1	10	5983480
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	9	5983476
D3030	Office	Fair	Split System, Interior & Exterior Component Pairing, 1 TON	1	11	5983503
D3050	Basement	Fair	HVAC System, Hydronic Piping, 2-Pipe	17,586 SF	7	5983483
D3050	Utility closet	Fair	Pump, Distribution, HVAC Heating Water	1	5	5983471
D3060	Utility closet	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	10	5983496
Fire Protection						
D4030	Basement	Good	Fire Extinguisher, Wet Chemical/CO2	13	10	5983510
Electrical						
D5020	Basement	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	10	5983490
D5020	TV studio	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	20	5983502
D5020	Basement	Fair	Switchboard, 120/208 V	1	20	5983499
D5020	Exeter TV office	Good	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	20	5983477
D5020	Basement	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	12	5983504
D5020	Basement	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	23	5983514
D5020	Basement	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	10	5983506
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	17,586 SF	15	5984186
Fire Alarm & Electronic Systems						
D7050	First floor	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	17,586 SF	9	5983472

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5983468	D1010	Elevator Controls	Automatic, 1 Car	2500	Town Hall	Basement						
2	5983501	D1010	Passenger Elevator	Hydraulic, 2 Floors	1500 - 2500 LB	Town Hall	Basement	Emerson	G05-J201-M	EZ25S1 HZ	2002		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5983491	D2010	Boiler	Gas, Domestic	556 MBH	Town Hall	Utility closet	Buderus	GE315/6	05178842-00-3209-0040	2014		
2	5983513	D2010	Boiler	Gas, Domestic	556 MBH	Town Hall	Utility closet	Buderus	GE315/6	05178842-00-3209-0039	2014		
3	5983509	D2010	Pump	Circulation/Booster, Domestic Water	5 HP	Town Hall	Utility closet	Bell & Gossett	Illegible	Illegible	2010		
4	5983495	D2010	Pump	Circulation/Booster, Domestic Water		Town Hall	Utility closet	Bell & Gossett	PL-45				2
5	5983469	D2010	Water Heater	Electric, Residential	30 GAL	Town Hall	Basement	Bradford White	RE330S6	PD39332170	2017		
6	5983515	D2010	Water Heater	Electric, Residential	40 GAL	Town Hall	Basement	Whirlpool	E2F40RD045V	1427T457337	1997		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5983494	D3020	Boiler Supplemental Components	Expansion Tank	61 - 100 GAL	Town Hall	Utility closet		No tag/plate found	No tag/plate found	2013		
2	5983476	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Town Hall	Building exterior	Mitsubishi Electric	MXZ-3C30NA2	7XU15579A	2017		
3	5983467	D3030	Split System	Fan Coil Unit, DX	.75 TON	Town Hall	Office	Mitsubishi Electric	MSZ-GL09NA	87N10543	2018		
4	5983507	D3030	Split System	Fan Coil Unit, DX	1.5 TON	Town Hall	Basement	Mitsubishi Electric	MSZ-GL18NA	8003027	2018		
5	5983480	D3030	Split System	Fan Coil Unit, DX	.75 TON	Town Hall	Office	Mitsubishi Electric	MSZ-GL09NA	87N10795	2018		
6	5983503	D3030	Split System	Interior & Exterior Component Pairing, 1 TON	1	Town Hall	Office	Mitsubishi	Inaccessible	Inaccessible			
7	5983481	D3030	Split System Ductless	Single Zone	1.5 TON	Town Hall	Over side entrance roof	Mitsubishi Electric	MUY-GL18NA	7 002891 T	2018		
8	5983471	D3050	Pump	Distribution, HVAC Heating Water	1.5 HP	Town Hall	Utility closet	Bell & Gossett	HUK 56C17D5662E P		2013		
9	5983496	D3060	Exhaust Fan	Centrifugal, 12" Damper	180 CFM	Town Hall	Utility closet	Life breath	200MAX	CABK 041508610	2008		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5983510	D4030	Fire Extinguisher	Wet Chemical/CO2		Town Hall	Basement				2023		13

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5983490	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	200 AMP	Town Hall	Basement				2003		
2	5983502	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	100 AMP	Town Hall	TV studio	Siemens	Not applicable	Not applicable	2013		
3	5983477	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	60 AMP	Town Hall	Exeter TV office	Siemens	Not applicable	Not applicable	2013		
4	5983514	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	100 AMP	Town Hall	Basement	Bryant	Not applicable	Not applicable	2016		
5	5983506	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	200 AMP	Town Hall	Basement	Siemens	Not applicable	Not applicable	2003		
6	5983499	D5020	Switchboard	120/208 V	400 AMP	Town Hall	Basement	Cutler-Hammer	Not applicable	Not applicable	2003		