

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Public Works Campus
13 Newfields Road
Exeter, New Hampshire 03833

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

March 27, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Municipal campus
Number of Buildings	Four
Main Address	13 Newfields Road, Exeter New Hampshire 03833
Site Developed	Highway Garage 1969/1972 Water and Sewer 1972 Administration 2003 Maintenance Tech 1985
Site Area	55 acres (estimated)
Parking Spaces	30 total spaces all in open lots; one of which is accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	March 27, 2023
Management Point of Contact	Town of Exeter New Hampshire/Department of Public Works Jeff Beck, Maintenance Superintendent 603-773-6162 jbeck@exeternh.gov
On-site Point of Contact (POC)	same as above
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/

Campus Findings and Deficiencies

Historical Summary

This report includes four buildings located at the Public Works Campus, the Highway Garage Building, Maintenance Tech Building, Administration and Water and Sewer Garage with Wash Bay. They are of similar construction type and condition with exception of the admin building. The Highway Garage was built in 1969. The Water and sewer garages and Maintenance Tech were added in 1972 and 1985 respectively. The Administration building was built in 2003.

Architectural

The Highway garage building and Water and Sewer buildings are pre-engineered steel buildings. They are both slab on grade with exposed structural steel. The roofs are metal, and siding is vertical metal siding. Both are dated and show signs of wear. Insulation is vinyl coated fiberglass installed between structural framing members. The superintendent reports snow loading deficiencies on the Highway garage building and has had structural engineers produce a solution to alleviate the weight of the snow. The siding is dented and torn in some areas. The metal roofs are rusting, and the overhead doors are rusting at various spots. The Maintenance Tech Building houses the construction trades foreman. The walls are CMU and are in need of re-pointing along the lower rows of block. The roof structure is wood framed trusses with a mezzanine for storing supplies and equipment. Roofing is half metal and half 3-tab asphalt shingles. Overcrowding in all buildings is evident. The admin building is wood framed with vinyl siding and asphalt shingle roof.

In 2016 the structural engineering firm H. L. Turner Group reviewed the framing of the Highway Department Garage and the Water and Sewer Garage and determined that the structural framing in both buildings did not meet current building code standards for snow loads, which had been updated by the State since the buildings' original construction. The W&S garage was determined to miss the required structural capacity by 15%. Bureau Veritas has added a budget cost to retrofit the steel structure in this building to meet current requirements as described in the Turner report. The budget cost is based on the assumption that new 9" girts will need to be installed at 25% of the framing area. The highway garage was found to have deficiencies in the primary framing bents, the columns, and the girts that support the roof, in effect all types of framing members, which could be addressed by adding girts and by reinforcing columns and bents. Bureau Veritas has added a budget cost for upgrading this framing. Note that our estimated cost is an order of magnitude cost and does not constitute a detailed construction takeoff.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating in the garage areas is produced by natural gas unit heaters suspended from structural steel. There is gas fired inferred tube heaters in the wash bay and mechanics' bay. Due to extreme moisture caused by washing down vehicles, the tube heaters in the wash bay are showing signs of wear. The center portion of the Highway Garage building has offices and a break room with locker rooms. It is heated with a gas fired furnace with a split system fan coil, DX unit. There are several exhaust fans throughout the garage bays with CO sensors for gas removal. The electrical service is dated, and circuit usage is at its peak. There is no fire suppression system. The admin building is heated with a forced air furnace. The MEPF equipment in general at this building is newer than the rest yet is starting to show its age.

Site

The immediate parking area is showing signs of heavy usage with several potholes throughout the driveway. There is a fuel Island in the center of the site that was installed in 1998. It has two underground 6000-gallon tanks, one for gasoline and one for diesel. The fueling station is aged and requires replacement in the short term. There is also a sand/salt shed upon entering the garage. It is wood framed and looks in reasonably good shape.

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:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Public Works Campus - All Structures	\$310	23,758	\$7,362,150	0.20% \$14,900	7.9% \$581,700	14.60% \$1,072,600	33.10% \$2,437,800
Administration Building	\$375	3,130	\$1,173,750	0.00% \$0	1.1% \$12,700	7.2% \$84,300	12.0% \$140,700
Highway Garage Building	\$300	11,421	\$3,426,300	0.10% \$2,000	9.6% \$328,600	11.7% \$401,900	27.1% \$929,800
Maintenance Tech Building	\$300	3,150	\$945,000	1.40% \$13,000	10.6% \$100,300	12.3% \$116,500	12.3% \$116,500
W/S Garage and Wash Bay	\$300	6,057	\$1,817,100	0.00% \$0	7.7% \$140,200	7.9% \$143,100	13.7% \$249,900
Site Structures and Improvements	--	--	--	-- --	-- --	-- \$326,800	-- \$1,000,900

Note: site structures do not have an associated cost per square foot but are included in upcoming capital needs.

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

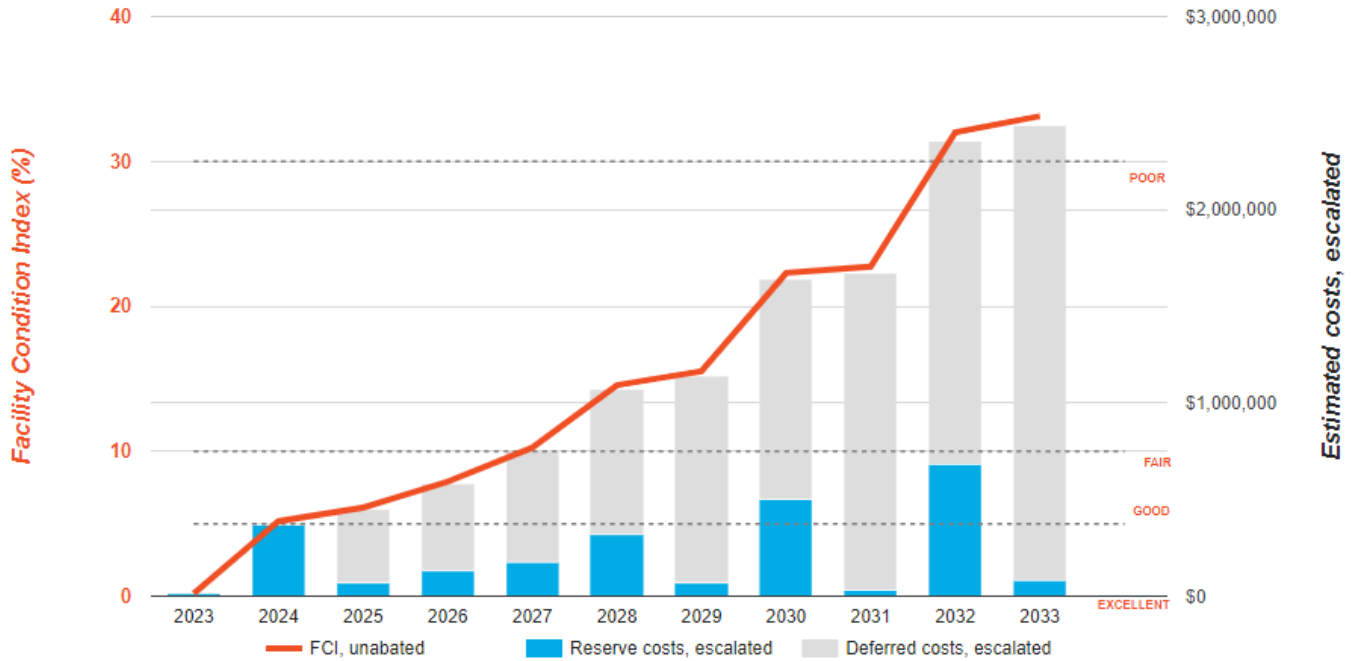
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Public Works Campus

Replacement Value: \$7,362,200

Inflation Rate: 3.0%

Average Needs per Year: \$221,700



Note: the Average Needs Per Year is the total divided by 11 years, therefore including the current year.



The table below shows the anticipated costs by trade or building system over the next 20 years.

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
Structure	-	\$301,876	-	-	-	\$301,876
Facade	\$12,916	\$64,661	\$118,758	\$3,523	\$133,580	\$333,438
Roofing	-	\$26,473	\$28,719	\$324,539	-	\$379,731
Interiors	-	\$10,375	\$65,001	\$20,794	\$220,692	\$316,862
Plumbing	-	-	\$8,238	\$49,066	\$186,578	\$243,882
HVAC	-	\$14,200	\$159,781	\$55,715	\$89,222	\$318,918
Fire Protection	-	-	-	\$3,338	\$4,486	\$7,824
Electrical	-	\$12,737	\$20,698	\$807,267	\$331,908	\$1,172,610
Fire Alarm & Electronic Systems	\$1,932	\$4,392	\$2,677	\$99,101	\$7,088	\$115,190
Equipment & Furnishings	-	\$820	\$133	\$1,837	\$16,079	\$18,869
Special Construction & Demo	-	-	\$218,212	-	-	\$218,212
Site Pavement	-	-	-	\$316,429	\$54,780	\$371,209
Site Utilities	-	\$369,564	-	-	-	\$369,564
Site Development	-	-	-	\$1,024	\$5,902	\$6,926
TOTALS (3% inflation)	\$14,900	\$805,100	\$622,300	\$1,682,700	\$1,050,400	\$4,175,400

Immediate Needs

Facility/Building	Total Items	Total Cost
Public Works Campus / Highway Garage Building	1	\$1,900
Public Works Campus / Maintenance Tech Building	1	\$12,900
Total	2	\$14,800

Highway Garage Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5922998	Public Works Campus / Highway Garage Building	Highway vehicle storage	D7050	CO Switch, Smoke/Carbon Monoxide Detector/Switch, by contractor, Replace/Install	Failed	Safety	\$1,900
Total (1 items)							\$1,900

Maintenance Tech Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5923044	Public Works Campus / Maintenance Tech Building	Building Exterior	B2010	Exterior Walls, Concrete Block (CMU), Repair/Repoint	Poor	Performance/Integrity	\$12,900
Total (1 items)							\$12,900



Key Findings



CO Switch in Failed condition.

Smoke/Carbon Monoxide Detector/Switch, by contractor
Highway Garage Building Public Works
Campus Highway vehicle storage

Uniformat Code: D7050
Recommendation: **Replace/Install in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,900

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Carbon monoxide sensor in garage operates fan exhaust. This sensor not working. - AssetCALC ID: 5922998



Exterior Walls in Poor condition.

Metal Siding
W/S Garage and Wash Bay Public Works
Campus Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2024**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,800

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Siding is dented and ripped in areas. - AssetCALC ID: 5921020



Exterior Walls in Poor condition.

any painted surface
Highway Garage Building Public Works
Campus Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2024**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$40,000

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Siding is weathered - AssetCALC ID: 5922946



Exterior Walls in Poor condition.

Concrete Block (CMU)
Maintenance Tech Building Public Works
Campus Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2023**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,900

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Repointing needed around bottom three courses block - AssetCALC ID: 5923044



Fueling Station in Poor condition.

Priority Score: **85.8**

Lump Sum, All Components
Site Public Works Campus Site

Plan Type:
Performance/Integrity

Uniformat Code: G3060
Recommendation: **Replace in 2024**

Cost Estimate: \$358,800

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Fueling station is aged, replacement budget for canopy, pumps and accessories based on previous quote of \$305,000 plus 18% for inflation. Final cost of approx. \$360k appears when project markup is applied. - AssetCALC ID: 5924305



Structural Framing in Poor condition.

Priority Score: **61.8**

Steel Columns and Beams
W/S Garage and Wash Bay Public Works
Campus Building Structure

Plan Type:
Retrofit/Adaptation

Uniformat Code: B1010
Recommendation: **Reinforce in 2024**

Cost Estimate: \$72,500

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Per structural engineer's report, "girts carry 85% of required snow load. Budget cost assumes new girts to be installed at 25% of framed roof area. - AssetCALC ID: 5921026



Structural Framing in Poor condition.

Priority Score: **61.8**

Steel Columns and Beams
Highway Garage Building Public Works
Campus Building Structure

Plan Type:
Retrofit/Adaptation

Uniformat Code: B1010
Recommendation: **Reinforce in 2024**

Cost Estimate: \$220,600

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Structural engineer's report indicates need for additional girts, reinforcement of 8x4 and 6x10 columns, and primary structural bents are not sufficient to handle live load as required by current building code. Budget allowance assumes 40% of the building SF as quantity of additional structure required to meet expected snow loads. - AssetCALC ID: 6309129

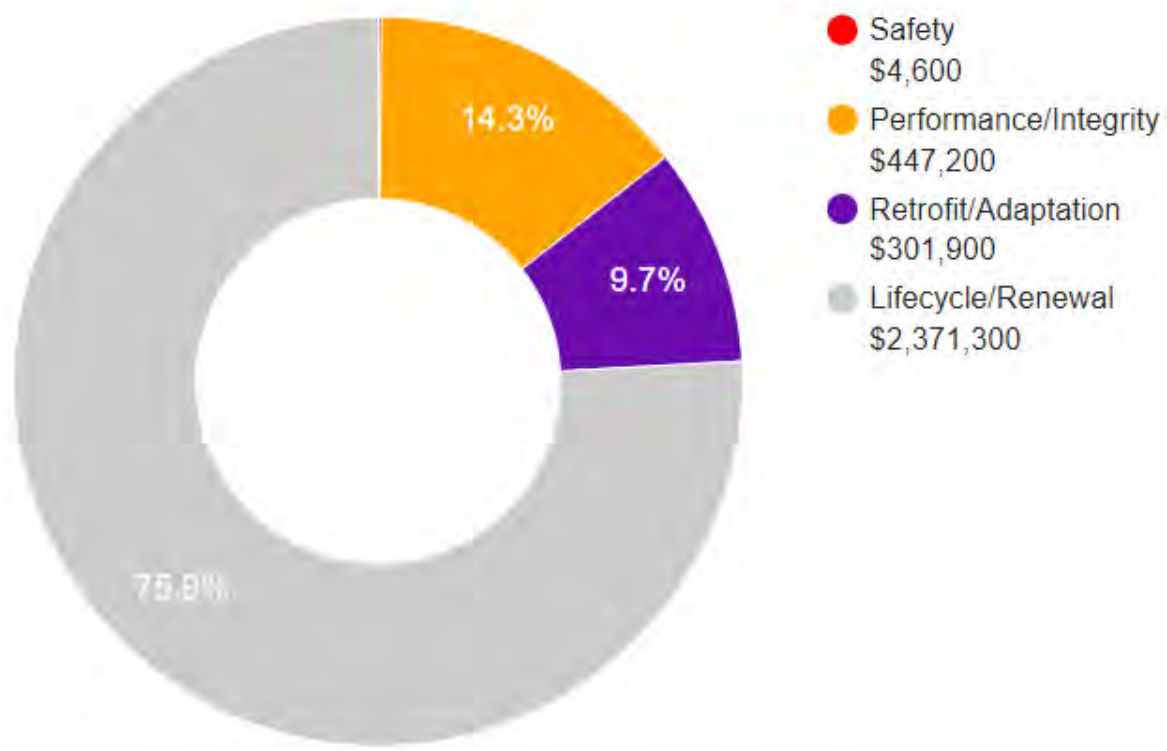
Plan Types

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: \$3,125,000



2. Water and Sewer Garage and Wash Bay



Water and Sewer Garage and Wash Bay: Systems Summary

Constructed/Renovated	1972	
Building/Group Size	6,057 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Pre-engineered steel structure over concrete pad frost wall footings	Fair
Façade	Primary Wall Finish: Vertical Metal integral to superstructure	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: unfinished concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters	Fair
HVAC	Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers	Good

Water and Sewer Garage and Wash Bay: Systems Summary

Electrical	Source & Distribution: Main switchboard panel with copper wiring. Fed from street pole. Interior Lighting: LED, linear fluorescent, Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	None	--
Equipment/Special	Heated wash bay pump	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Siding dented and torn. Steel structure does not meet current snow load requirements.	

Water and Sewer Garage and Wash Bay: Systems 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
Structure	-	-	\$127	-	\$171	\$298
Facade	\$22,770	-	\$39,810	-	-	\$62,580
Roofing	-	-	\$2,879	-	-	\$2,879
Interiors	-	-	-	-	\$68,799	\$68,799
Plumbing	-	-	-	\$41,728	-	\$41,728
HVAC	-	-	\$21,208	\$6,449	-	\$27,657
Electrical	-	-	\$21,441	\$14,765	\$15,694	\$51,900
Fire Alarm & Electronic Systems	-	-	\$865	-	\$1,163	\$2,028
TOTALS (3% inflation)	\$22,800	-	\$86,400	\$63,000	\$85,900	\$258,100

3. Highway Garage



Highway Building: Systems Summary

Constructed/Renovated	1969/1972	
Building/Group Size	11,421 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Pre-engineered steel structure over concrete pad frost wall footings	Good
Façade	Primary Wall Finish: Vertical Metal integral to superstructure Windows: Steel	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: unfinished concrete Ceilings: Painted gypsum board and ACT in office- Unfinished/exposed in garages	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units Supplemental components: Suspended unit heaters	Fair

Highway Building: Systems Summary		
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard panel with copper wiring. Fed from street pole. Interior Lighting: LED, linear fluorescent, Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	N/A	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Overhead door damage, dated inefficient windows, rusted steel entrance doors, dated roof, aged electrical infrastructure, steel structure does not meet current snow load requirements.	

Highway Building: Systems 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
Structure	-	-	-	-	-	-
Facade	\$130	\$45,467	\$51,867	\$3,055	\$55,380	\$155,899
Roofing	-	-	\$3,494	\$320,367	-	\$323,861
Interiors	\$24,840	-	\$37,429	-	\$28,377	\$90,646
Plumbing	-	-	\$8,238	\$137,175	\$11,045	\$156,458
HVAC	-	-	\$34,625	\$12,523	\$56,751	\$103,899
Fire Protection	-	-	-	\$5,736	\$7,709	\$13,445
Electrical	-	\$38,211	\$9,118	\$71,283	\$167,304	\$285,916
Fire Alarm & Electronic Systems	\$214	-	\$240	\$80,378	\$709	\$81,541
Equipment & Furnishings	-	\$820	\$133	\$1,837	\$16,079	\$18,869
TOTALS (3% inflation)	\$25,200	\$84,500	\$145,200	\$632,400	\$343,400	\$1,230,700

4. Maintenance Tech Building



Maintenance Tech Building: Systems Summary

Constructed/Renovated	1985	
Building Size	3,150 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood trusses and concrete strip/wall footing foundation system.	Fair
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Vinyl Siding Windows: Vinyl and Steel	Fair
Roof	Primary: Gable construction with metal finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, unfinished in garage Floors: unfinished concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Ductless split-systems Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Good

Maintenance Tech Building: Systems Summary

Electrical	Source & Distribution: Main panel with copper, Fed from pole service with copper wiring Interior Lighting: LED, linear fluorescent 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	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Dated inefficient windows in garage area, antiquated HVAC components and controls, building lacks fire suppression	

Maintenance Tech Building: Systems 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
Structure	-	-	\$198	-	\$266	\$464
Facade	\$12,916	\$2,635	\$31,906	-	\$45,222	\$92,679
Roofing	-	\$32,264	-	-	-	\$32,264
Interiors	\$2,070	\$10,375	\$10,078	-	\$27,487	\$50,010
HVAC	-	\$14,200	-	-	\$11,688	\$25,888
Fire Protection	-	-	-	\$718	\$965	\$1,683
Electrical	-	-	-	-	\$28,332	\$28,332
Fire Alarm & Electronic Systems	\$314	\$4,392	-	-	\$489	\$5,195
TOTALS (3% inflation)	\$15,300	\$63,900	\$42,200	\$800	\$114,500	\$236,700

5. Administration Building



Administration Building: Systems Summary

Constructed/Renovated	2003	
Building Size	3,130 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Vinyl Siding Windows: Vinyl and Steel	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Furnace with split-system condensing units	Fair
Fire Suppression	Fire extinguishers	Good

Administration Building: Systems Summary

Electrical	Source & Distribution: Main panel with copper, Fed from pole service with copper wiring Interior Lighting: LED, linear fluorescent 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	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None	

Administration Building: Systems 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	-	-	-	\$53,990	\$2,990	\$56,980
Roofing	-	-	\$19,696	-	-	\$19,696
Interiors	-	-	\$54,215	-	\$96,029	\$150,244
Plumbing	-	-	-	\$4,681	\$8,434	\$13,115
HVAC	-	-	\$62,748	\$13,840	\$25,166	\$101,754
Fire Protection	-	-	-	\$959	\$1,289	\$2,248
Electrical	-	-	\$31,195	\$3,601	\$82,005	\$116,801
Fire Alarm & Electronic Systems	-	-	\$24,537	-	\$3,276	\$27,813
TOTALS (3% inflation)	-	-	\$192,400	\$77,100	\$219,200	\$488,700

6. Site Summary



Site Information		
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete pavement and sidewalks	Fair
Site Development	Property entrance signage Brick paver area with picnic table Fueling station	Fair
Landscaping and Topography	Extensive lawn areas Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas Photovoltaic array	Good
Site Lighting	Building-mounted: HPS	Fair
Ancillary Structures	Salt shed, storage shed	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Cracked and aged asphalt paving. Fueling station is aged and due for replacement.	

Site: Systems 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	-	-	-	-	\$24,187	\$24,187
HVAC	-	-	\$108,724	-	-	\$108,724
Electrical	-	-	-	\$674,139	-	\$674,139
Special Construction & Demo	-	-	\$218,212	-	-	\$218,212
Site Pavement	-	\$185,929	-	\$87,546	\$54,780	\$328,255
Site Utilities	\$358,800	-	-	-	\$558,998	\$917,798
Site Development	-	-	\$937	\$15,654	-	\$16,591
TOTALS (3% inflation)	\$358,800	\$186,000	\$327,900	\$777,400	\$638,000	\$2,288,100

7. 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.



Highway Garage and Water and Sewer Building

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 and sufficient electrical demand		✓	
Renewables	Install Wind turbines/Microturbines	Suitable for wide open rural spaces, else wind is insufficient			✓
Weatherization	Weatherization – Weather Strip and Caulk	If issues known or observed			✓
Weatherization	Weatherization – Seal Exterior Wall Penetrations	If issues known or observed			✓



Potential Energy and Water Conservation Measures (ECMs)					
Category	ECM Description	Applicability	NA	In Place	Evaluate
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			33	5	12

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

Maintenance Tech Building

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 w/o 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 and sufficient electrical demand		✓	
Renewables	Install Wind turbines/Microturbines	Suitable for wide open rural spaces, else wind is insufficient			✓
Weatherization	Weatherization – Weather Strip and Caulk	If issues known or observed			✓
Weatherization	Weatherization – Seal Exterior Wall Penetrations	If issues known or observed			✓



Potential Energy and Water Conservation Measures (ECMs)					
Category	ECM Description	Applicability	NA	In Place	Evaluate
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			33	4	13

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



Administration Building

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 and sufficient electrical demand		✓	
Renewables	Install Wind turbines/Microturbines	Suitable for wide open rural spaces, else wind is insufficient			✓
Weatherization	Weatherization – Weather Strip and Caulk	If issues known or observed			✓
Weatherization	Weatherization – Seal Exterior Wall Penetrations	If issues known or observed			✓



Potential Energy and Water Conservation Measures (ECMs)					
Category	ECM Description	Applicability	NA	In Place	Evaluate
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			25	5	20

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

8. 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

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Smaller ancillary sheds and storage areas not part of contracted scope

9. 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 tables that are included 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 campus was originally constructed circa 19s with additional buildings added and renovated in phases over time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	Circa 1950	No	Yes
Highway Garage	1969/1972	Yes	Yes
Water and Sewer garage with wash bay	1972	Yes	Yes
Maintenance Tech	1985	Yes	Yes
Administration Building	2003	Yes	Yes

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

A prior accessibility survey was performed by Disability Access Consultants in December of 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.

10. 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.

11. 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.

12. Certification

Town of Exeter New Hampshire (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of the Public Works Campus, 13 Newfields Road, 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.

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13. 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 – ADMINISTRATION BUILDING



2 – HIGHWAY GARAGE



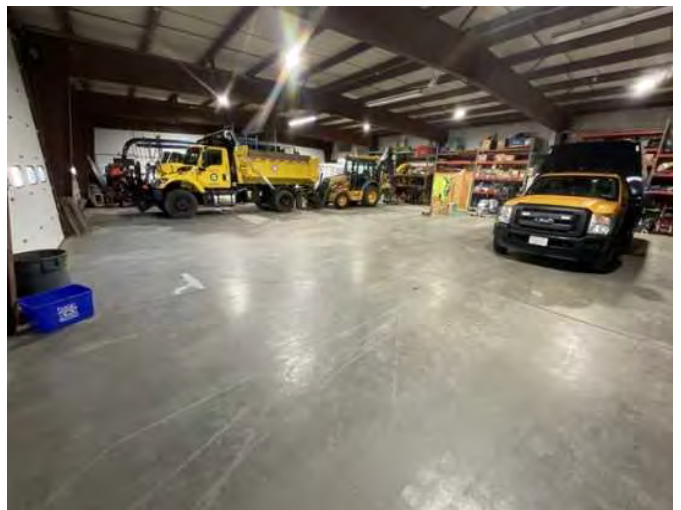
3 - W&S GARAGE AND WASH BAY



4 – MAINTENANCE TECH



5 - ROOF STRUCTURE



6 – INTERIOR



Photographic Overview



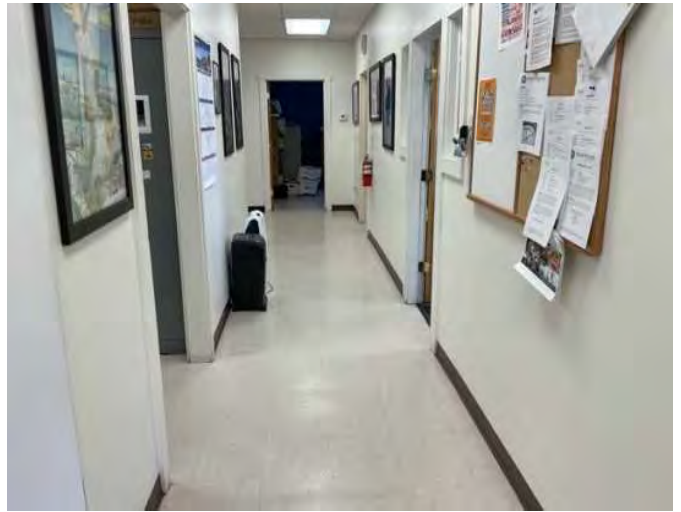
7 - ROOFING



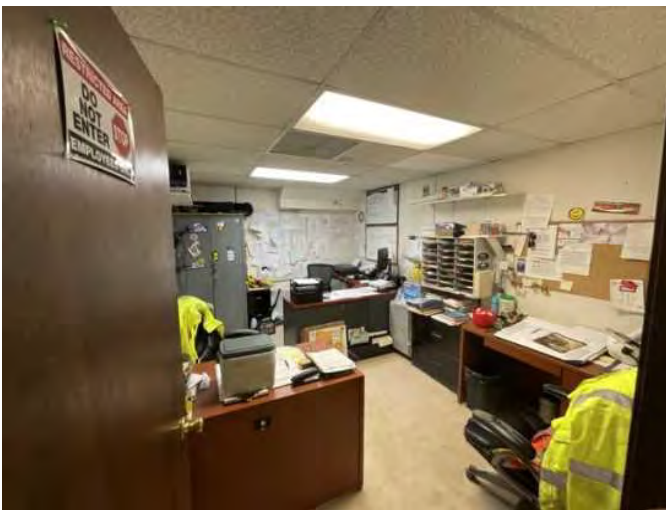
8 - INTERIOR



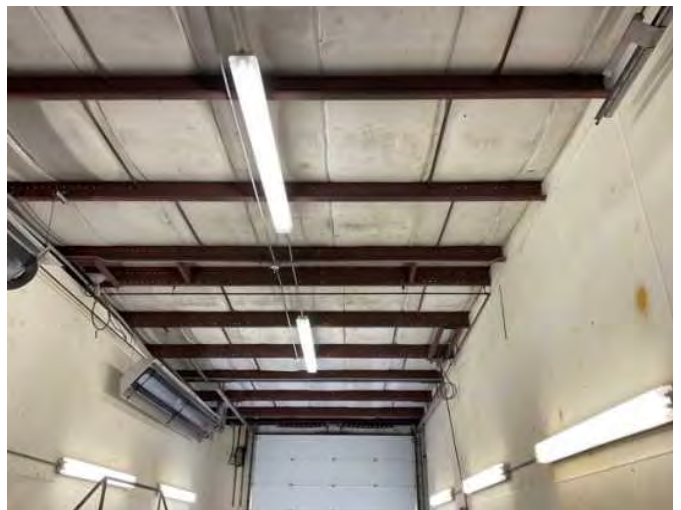
9 - ROOFING



10 - HALLWAY



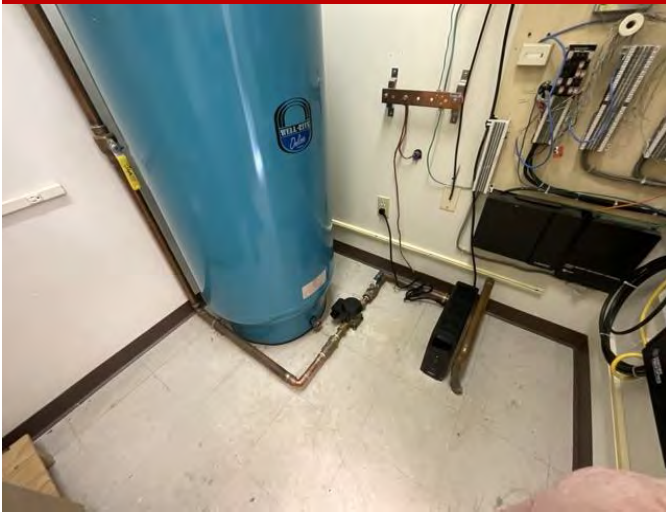
11 - OFFICE



12 - ROOF STRUCTURE



Photographic Overview



13 - WATER MAIN



14 - GARAGE



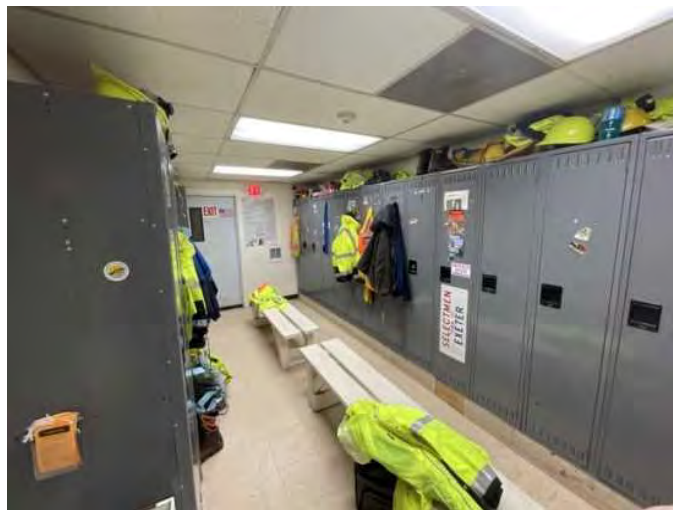
15 - WINDOW



16 - WATER HEATER



17 - BREAK ROOM



18 - LOCKER ROOM



Photographic Overview



19 - FURNACE



20 - CONDENSERS AND GENERATOR



21 - WATER MAIN



22 - EXTERIOR WALLS



23 - UNIT HEATER THROUGHOUT GARAGES



24 - FURNACE

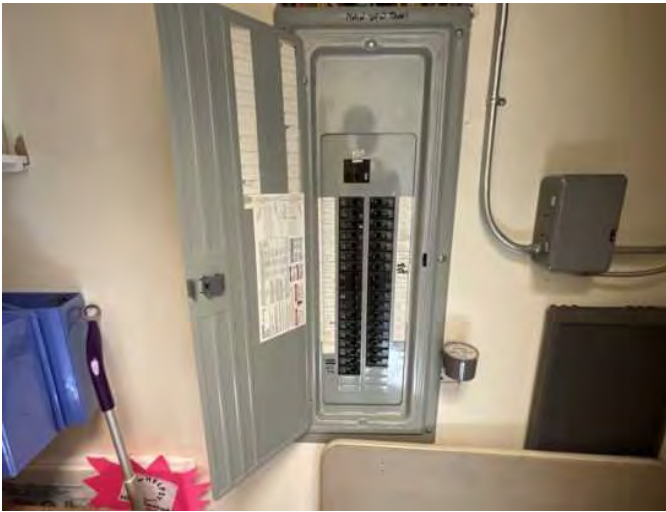
Photographic Overview



25 - ROOFING



26 - EXTERIOR WALLS



27 - DISTRIBUTION PANEL



28 - MAIN ELECTRIC ROOM



29 - WALL FINISHES



30 - FIRE ALARM PANEL



Photographic Overview



31 - OVERHEAD/DOCK DOOR



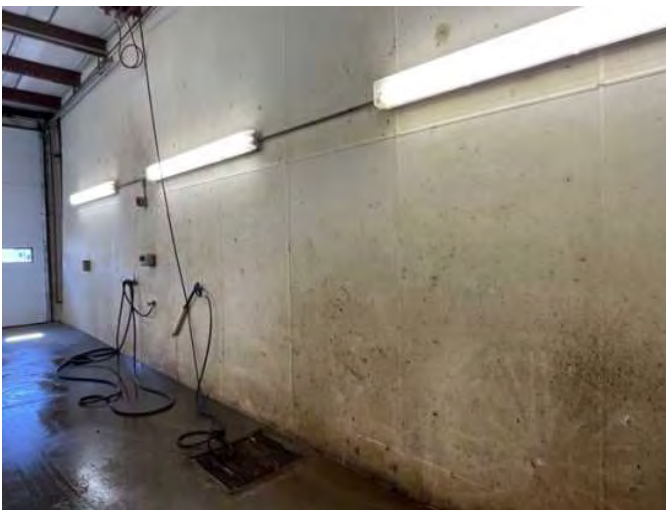
32 - OVERHEAD/DOCK DOOR



33 - UNIT HEATER



34 - EXIT SIGNAGE



35 - WALL FINISHES



36 - SALT SHED



Photographic Overview



37 - SPLIT SYSTEM DUCTLESS



38 - SPLIT SYSTEM



39 - PARKING LOTS



40 - BOILER



41 - GARAGE BAY WITH PUMPS



42 - MAINTENANCE TECH AND WATER AND SEWER



Photographic Overview



43 - SUPPLEMENTAL COMPONENTS



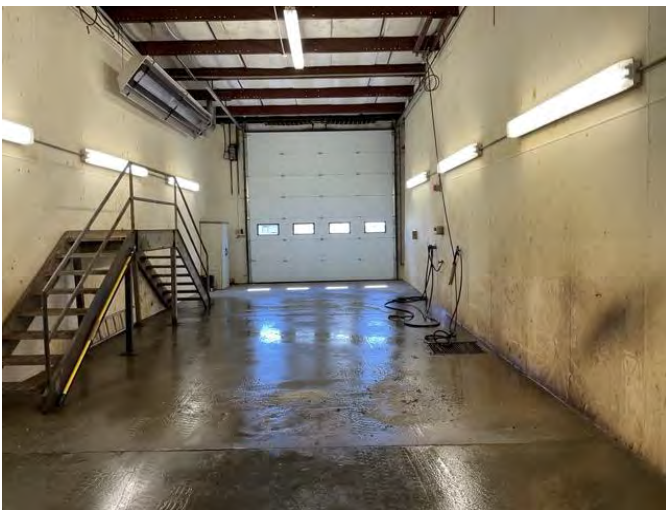
44 - UNIT HEATER



45 - SUPPLEMENTAL COMPONENTS



46 - INFRARED HEATER



47 - WASH BAY



48 - WATER AND SEWAR GARAGE



Photographic Overview



49 - SOLAR PANELS



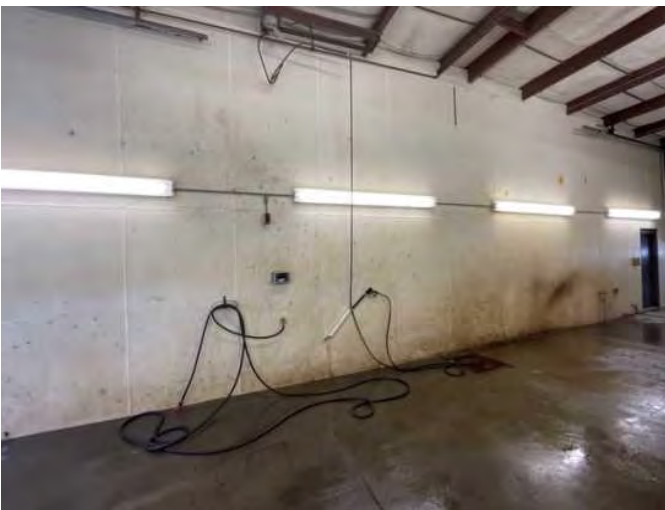
50 - STORAGE TANK, FUEL, 5001 TO 10000 GAL,



51 - ECM LIGHTING



52 - SUPPLEMENTAL COMPONENTS



53 - INTERIOR LIGHTING SYSTEM



54 - PARKING LOTS



Appendix B:

Site Plan



Site Plan



1985



**BUREAU
VERITAS**

Project Number

157332.22R000-007.354

Source

Google

Project Name

Public Works Campus

On-Site Date

March 28, 2023



Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Administration Building

Name of person completing form: Jeff Beck

Title / Association w/ property: Maintenance superintendent

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 2003	Renovated	
2	Building size in SF	3,130	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
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			
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			
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				Self evaluation 2019
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
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			

Signature of Assessor

Signature of POC

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: W/S Garage and Wash Bay

Name of person completing form: Jeff Beck

Title / Association w/ property: Maintenance superintendent

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 1972	Renovated	
2	Building size in SF	6,057	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
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			
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				
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?					Overhead doors need to be replaced
18	ADA: Has an accessibility study been previously performed? If so, when?		X			This building is not open to the general public
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.					
20	ADA: Has building management reported any accessibility-based complaints or litigation?					
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Maintenance Tech Building

Name of person completing form: Jeff Beck

Title / Association w/ property: Maintenance superintendent

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 1985	Renovated 2005	Block building is original then rear addition in 2005
2	Building size in SF	3,150 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
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				Block and brick deterioration at bottom
8	Are there any wall, window, basement or roof leaks?		X			
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			
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			Site added French drain
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	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
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	

Signature of Assessor

Signature of POC

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Highway Garage Building

Name of person completing form: Jeff Beck

Title / Association w/ property: Maintenance superintendent

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 1969	Renovated	
2	Building size in SF	11,421	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	1969	
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New space is plan to help with site performance		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof experienced snow load deflection problem approximately 2016. Structural study was done and steel plates were added to strengthen connection at mid span.		

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			
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			
14	Is the electrical service outdated, undersized, or problematic?	X				Service is functioning, but dated and panel is maxed to capacity
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				Underground fuel tanks could be dated. Could not find a date of installation..
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			
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			

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Administration Building

BV Project Number: 157332.22R000 - 004.354

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

Administration Building: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			No signage	
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route			Service Counter Height +30"	
Elevators	NA			
Public Restrooms				X
Kitchens/Kitchenettes	NA			
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*

Administration Building: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



CURB CUT



ACCESSIBLE PATH



ACCESSIBLE ENTRANCE



ACCESSIBLE ENTRANCE

Administration Building: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: W/S Garage and Wash Bay

BV Project Number: 005.354 - 005.354

Accessibility aspects were not evaluated at this facility/building/location.

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Maintenance Tech Building

BV Project Number: 157332.22R000 - 006.354

Accessibility aspects were not evaluated at this facility/building/location.

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Highway Garage Building

BV Project Number: 157332.22R000 - 007.354

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		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Highway Garage Building: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				
Exterior Accessible Route				
Building Entrances				
Interior Accessible Route				
Elevators				
Public Restrooms				
Kitchens/Kitchenettes				
Playgrounds & Swimming Pools				
Other				

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

Highway Garage Building: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



MAIN ENTRANCE



SIGNAGE

Highway Garage Building: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



KITCHEN OVERVIEW



OVEN WITH CONTROLS

Appendix E:

Component Condition Report



Component Condition Report | Public Works Campus / Highway Garage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building Structure	Poor	Structural Framing, Steel Columns & Beams, Reinforce	4,568 SF	1	6309129
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	9,664 SF	1	5922946
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	10	5923001
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	3	4	5922981
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	15	5922956
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	4	3	5922969
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	5922977
B2070	Rear of building	Fair	Louvers, Aluminum	3	22	5922976
Roofing						
B3010	Roof	Fair	Roofing, Metal	14,520 SF	7	5922972
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	250 LF	10	5923005
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	6	7	5922965
C1070	Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,400 SF	8	5922954
C1090	Restrooms	Fair	Toilet Partitions, Metal, Refinish	2	5	5923003
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	2,400 SF	3	5922973
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	5922958
D2010	Restrooms	Fair	Urinal, Standard	2	12	5923006
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	9	5922968
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	12	5922990
D2010	Office	Good	Water Heater, Electric, Residential	1	9	5922957

Component Condition Report | Public Works Campus / Highway Garage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	15	5922971
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	14,520 SF	17	5922966
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	12	5922991
D2060	Highway vehicle storage	Fair	Air Compressor, Tank-Style	1	5	5922985
HVAC						
D3020	Mechanics shop	Fair	Infrared Heater, Gas-Fired Tubular, 20 LF	2	6	5922945
D3020	Mechanics shop	Good	Unit Heater, Natural Gas	1	18	5923008
D3020	Highway vehicle storage	Fair	Unit Heater, Natural Gas	1	5	5922975
D3020	Office	Fair	Furnace, Gas	1	4	5922995
D3020	Highway vehicle storage	Fair	Unit Heater, Natural Gas	1	5	5922949
D3020	Highway vehicle storage	Good	Unit Heater, Natural Gas	1	17	5922960
D3030	Rear of building	Good	Split System, Condensing Unit/Heat Pump	1	13	5922964
D3030	Office	Good	Split System, Fan Coil Unit, DX	1	14	5923000
Fire Protection						
D4030	Highway vehicle storage	Good	Fire Extinguisher, Type ABC, up to 20 LB	12	10	5922978
Electrical						
D5010	Rear of building	Fair	Generator, Gas or Gasoline	1	13	5922974
D5010	Office	Good	Automatic Transfer Switch, ATS	1	16	5923002
D5020	Highway vehicle storage	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	5	5922989
D5020	Highway vehicle storage	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	2	5922952
D5020	Office	Good	Distribution Panel, 120/208 V	1	20	5922993
D5020	Highway vehicle storage	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	2	15	5923004
D5020	Office	Fair	Distribution Panel, 120/208 V	1	15	5922992
D5020	For solar exterior	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	19	5922987
D5020	Office	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	11	5922986

Component Condition Report | Public Works Campus / Highway Garage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanics shop	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	7	5922963
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,520 SF	7	5922950
Fire Alarm & Electronic Systems						
D7010	Office	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	14,520 SF	7	5922959
D7050	Mechanics shop	Fair	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace/Install	1	4	5922980
D7050	Highway vehicle storage	Failed	CO Switch, Smoke/Carbon Monoxide Detector/Switch, by contractor, Replace/Install	1	0	5922998
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	12	5922942
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	5922951
E1060	Kitchen	Fair	Residential Appliances, Range, Electric	1	7	5922944
E1060	Kitchen	Fair	Residential Appliances, Microwave	1	4	5923007
E1060	Office	Good	Residential Appliances, Washer	1	12	5922997
E1060	Office	Fair	Residential Appliances, Clothes Dryer	1	2	5922955

Component Condition Report | Public Works Campus / W/S Garage and Wash Bay

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building Structure	Poor	Structural Framing, Steel Columns & Beams, Reinforce	1,500 SF	1	5921026
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Metal Siding	1,500 SF	1	5921020
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	6	3	5921032
Roofing						
B3010	Roof	Fair	Roofing, Metal	6,057 SF	25	5921024
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	5	5921033
Interiors						

Component Condition Report | Public Works Campus / W/S Garage and Wash Bay

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Washbay	Fair	Wall Finishes, Laminated Paneling (FRP)	2,000 SF	15	5921038
Plumbing						
D2010	Water, sewer garage	Fair	Boiler, Gas, Domestic	1	10	5921037
HVAC						
D3020	Water, sewer garage	Fair	Unit Heater, Natural Gas	1	6	5921035
D3020	Washbay	Fair	Infrared Heater, Gas-Fired Tubular, 20 LF	1	7	5921025
D3020	Washbay	Fair	Unit Heater, Natural Gas	1	6	5921036
Electrical						
D5010	Water, sewer garage	Fair	Automatic Transfer Switch, ATS	1	15	5921030
D5020	Water, sewer garage	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	7	5921031
D5030	Water, sewer garage	Fair	Motor, AHU or Pump	1	3	5921034
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	6,057 SF	6	5921019

Component Condition Report | Public Works Campus / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	2,052 SF	14	5919893
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	14	22	5919879
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	2	25	5919887
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,240 SF	5	5919900
Interiors						
C1020	Conference Room	Good	Interior Window, Fixed, 24 SF	5	20	5919866
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	18	20	5919894
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,130 SF	21	5919876

Component Condition Report | Public Works Campus / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	4,695 SF	3	5919874
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	2,758 SF	5	5919878
C2030	Office	Fair	Flooring, Carpet, Commercial Tile	204 SF	3	5919899
C2030	Town Engineer	Fair	Flooring, Carpet, Commercial Standard	168 SF	5	5919895
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	24	5919873
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	1	15	5919888
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	15	5919872
D2010	Custodial closet	Good	Water Heater, Electric, Residential	1	12	5919870
HVAC						
D3020	Attic	Fair	Furnace, Gas	1	6	5919884
D3020	Attic	Fair	Furnace, Gas	1	6	5919890
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	4	5919871
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	4	5919881
Electrical						
D5010	Next to waste water, treatment facility	Fair	Solar Power, Inverter	1	4	5919864
D5010	Building Exterior	Good	Generator, Gas or Gasoline	1	12	5919877
D5020	Next to waste water, treatment facility	Fair	Secondary Transformer, Dry, Stepdown	1	13	5919897
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	25	5919865
D5040	Office	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,130 SF	10	5919885
Fire Alarm & Electronic Systems						
D7010	Throughout building	Fair	Access Control Devices, Keypad	2	4	5919868
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	3,130 SF	8	5919869

Component Condition Report | Public Works Campus / Maintenance Tech Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Concrete Block (CMU), Repair/Repoint	468 SF	0	5923044
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,853 SF	3	5923170
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	960 SF	12	5923041
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	3	12	5923045
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	4	3	5923048
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	22	5923040
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	12	5923031
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	3	5923030
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,391 SF	2	5923042
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,041 SF	4	5923038
Interiors						
C2010	Garage block interior	Fair	Wall Finishes, any surface, Prep & Paint	4,725 SF	2	5923035
C2050	Office	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,150 SF	5	5923049
HVAC						
D3020	Maintenance tech office	Fair	Unit Heater, Natural Gas	1	2	5923050
D3020	Woodshop	Fair	Unit Heater, Natural Gas	1	2	5923032
D3030	Building Exterior	Good	Split System Ductless, Single Zone	1	14	5923051
Electrical						
D5020	Throughout building	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	12	5923047
D5020	Maintenance tech office	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	12	5923029
Fire Alarm & Electronic Systems						
D7050	Maintenance tech office	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,000 SF	2	5923036

Component Condition Report | Public Works Campus / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3010	Site	Fair	Storage Tank, Fuel, 5001 to 10000 GAL	2	4	5923026
Electrical						
D5010	Site	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	208	9	5919883
Special Construction & Demo						
F1020	Salt shed	Fair	Salt Shed, Wood or Metal-Framed, Standard	2,728 SF	5	5922999
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	7,955 SF	12	5919882
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	36,285 SF	9	5922994
G2020	Front and rear of garage	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	12,389 SF	10	5921541
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	120 SF	10	5919867
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	7	5919892
G2060	Site	Fair	Signage, Property, Monument	1	12	5919875
Utilities						
G3060	Site	Poor	Fueling Station, Lump Sum, All Components	1	1	5924305

Appendix F: Replacement Reserves



Replacement Reserves Report



7/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate									
D2010	Restrooms	5922968	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	21	9	3	EA	\$1,100.00	\$1,518.00	\$4,554										\$4,554												\$4,554									
D2010	Restrooms	5923006	Urinal, Standard, Replace	30	18	12	2	EA	\$1,100.00	\$1,518.00	\$3,036												\$3,036											\$3,036								
D2010	Restrooms	5922990	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	1	EA	\$1,500.00	\$2,070.00	\$2,070												\$2,070											\$2,070								
D2010	Restrooms	5922991	Toilet, Residential Water Closet, Replace	30	18	12	1	EA	\$700.00	\$833.00	\$833												\$833											\$833								
D2010	Kitchen	5922958	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$1,656.00	\$1,656															\$1,656								\$1,656								
D2010	Restrooms	5922971	Toilet, Residential Water Closet, Replace	30	15	15	3	EA	\$700.00	\$966.00	\$2,898															\$2,898								\$2,898								
D2060	Highway vehicle storage	5922985	Air Compressor, Tank-Style, Replace	20	15	5	1	EA	\$5,150.00	\$7,107.00	\$7,107						\$7,107																	\$7,107								
D3020	Office	5922995	Furnace, Gas, Replace	20	16	4	1	EA	\$6,200.00	\$8,556.00	\$8,556					\$8,556																		\$8,556								
D3020	Highway vehicle storage	5922975	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	\$7,400.00	\$10,212.00	\$10,212						\$10,212																	\$10,212								
D3020	Highway vehicle storage	5922949	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	\$8,400.00	\$11,592.00	\$11,592						\$11,592																	\$11,592								
D3020	Mechanics shop	5922945	Infrared Heater, Gas-Fired Tubular, 20 LF, Replace	25	19	6	2	EA	\$3,800.00	\$5,244.00	\$10,488						\$10,488																	\$10,488								
D3020	Highway vehicle storage	5922960	Unit Heater, Natural Gas, Replace	20	3	17	1	EA	\$7,400.00	\$10,212.00	\$10,212																			\$10,212				\$10,212								
D3020	Mechanics shop	5923008	Unit Heater, Natural Gas, Replace	20	2	18	1	EA	\$8,400.00	\$11,592.00	\$11,592																			\$11,592				\$11,592								
D3030	Rear of building	5922964	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	\$5,200.00	\$7,176.00	\$7,176													\$7,176										\$7,176								
D3030	Office	5923000	Split System, Fan Coil Unit, DX, Replace	15	1	14	1	EA	\$4,600.00	\$6,348.00	\$6,348														\$6,348									\$6,348								
D4030	Highway vehicle storage	5922978	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	12	EA	\$150.00	\$207.00	\$2,484											\$2,484								\$2,484				\$2,484								
D5010	Rear of building	5922974	Generator, Gas or Gasoline, Replace	25	12	13	1	EA	\$52,000.00	\$71,760.00	\$71,760													\$71,760										\$71,760								
D5010	Office	5923002	Automatic Transfer Switch, ATS, Replace	25	9	16	1	EA	\$12,000.00	\$16,560.00	\$16,560																	\$16,560						\$16,560								
D5020	Highway vehicle storage	5922952	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	28	2	1	EA	\$8,700.00	\$12,006.00	\$12,006			\$12,006																				\$12,006								
D5020	Highway vehicle storage	5922989	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	25	5	1	EA	\$5,700.00	\$7,866.00	\$7,866					\$7,866																		\$7,866								
D5020	Mechanics shop	5922963	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	23	7	1	EA	\$5,700.00	\$7,866.00	\$7,866							\$7,866																\$7,866								
D5020	Office	5922986	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	19	11	1	EA	\$5,700.00	\$7,866.00	\$7,866											\$7,866												\$7,866								
D5020	Highway vehicle storage	5923004	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	15	15	2	EA	\$8,700.00	\$12,006.00	\$24,012																\$24,012							\$24,012								
D5020	Office	5922992	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$6,000.00	\$8,280.00	\$8,280																\$8,280							\$8,280								
D5020	For solar exterior	5922987	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	11	19	1	EA	\$3,200.00	\$4,416.00	\$4,416																			\$4,416				\$4,416								
D5020	Office	5922993	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA	\$2,000.00	\$2,760.00	\$2,760																				\$2,760			\$2,760								
D5030	Throughout building	5922950	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	33	7	14520	SF	\$2.50	\$3.45	\$50,094								\$50,094															\$50,094								
D7010	Office	5922959	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	8	7	14520	SF	\$3.25	\$4.49	\$65,122								\$65,122															\$65,122								
D7050	Highway vehicle storage	5922998	CO Switch, Smoke/Carbon Monoxide Detector/Switch, by contractor, Replace/Install	10	15	0	1	EA	\$1,400.00	\$1,932.00	\$1,932	\$1,932									\$1,932								\$1,932				\$1,932									
D7050	Mechanics shop	5922980	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace/Install	10	6	4	1	EA	\$180.00	\$214.20	\$214					\$214									\$214									\$214								
E1030	Kitchen	5922942	Foodservice Equipment, Icemaker, Freestanding, Replace	15	3	12	1	EA	\$6,700.00	\$9,246.00	\$9,246												\$9,246											\$9,246								
E1060	Office	5922955	Residential Appliances, Clothes Dryer, Replace	15	13	2	1	EA	\$650.00	\$773.50	\$774			\$774															\$774					\$774								
E1060	Kitchen	5923007	Residential Appliances, Microwave, Replace	10	6	4	1	EA	\$100.00	\$119.00	\$119					\$119									\$119									\$119								
E1060	Kitchen	5922944	Residential Appliances, Range, Electric, Replace	15	8	7	1	EA	\$620.00	\$737.80	\$738							\$738																\$738								
E1060	Kitchen	5922951	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	6	9	1	EA	\$600.00	\$714.00	\$714										\$714													\$714								
E1060	Office	5922997	Residential Appliances, Washer, Replace	15	3	12	1	EA	\$850.00	\$1,011.50	\$1,012												\$1,012											\$1,012								
Totals, Unescalated												\$1,932	\$260,643	\$12,780	\$40,848	\$27,105	\$36,896	\$10,488	\$389,277	\$11,592	\$6,339	\$10,143	\$47,875	\$16,197	\$78,936	\$6,681	\$38,759	\$16,560	\$111,174	\$28,152	\$4,416	\$9,660									\$1,166,452	
Totals, Escalated (3.0% inflation, compounded annually)												\$1,932	\$268,463	\$13,558	\$44,636	\$30,507	\$42,773	\$12,523	\$478,761	\$14,684	\$8,271	\$13,631	\$66,270	\$23,092	\$115,920	\$10,106	\$60,385	\$26,574	\$183,753	\$47,927	\$7,743	\$17,447										\$1,488,957

Public Works Campus / Maintenance Tech Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B2010	Building Exterior	5923170	Exterior Walls, any painted surface, Prep & Paint	10	7	3	1853	SF	\$3.00	\$4.14	\$7,671																							\$7,671	
B2010	Building Exterior	5923041	Exterior Walls, Vinyl Siding, Replace	30	18	12	960	SF	\$6.00	\$8.28	\$7,949												\$7,949												\$7,949
B2010	Building Exterior	5923044	Exterior Walls, Concrete Block (CMU), Repair/Repoint	0	30	0	468	SF	\$20.00	\$27.60	\$12,917	\$12,917																							\$12,917
B2020	Building Exterior	5923048	Window, Steel, 16-25 SF, Replace	30	27	3	4	EA	\$1,700.00	\$2,346.00	\$9,384				\$9,384																			\$9,384	
B2020	Building Exterior	5923045	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	18	12	3	EA	\$900.00	\$1,242.00	\$3,726												\$3,726												\$3,726
B2050	Building Exterior	5923030	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	27	3	2	EA	\$4,400.00	\$6,072.00	\$12,144																								

Appendix G: Equipment Inventory List



D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5921037	D2010	Boiler	Gas, Domestic	332 MBH	Public Works Campus / W/S Garage and Wash Bay	Water, sewer garage	Hotsy	98258 REL B	H0803-73683	2008		
2	5922957	D2010	Water Heater	Electric, Residential	40 GAL	Public Works Campus / Highway Garage Building	Office	Rheem	XE40M06ST45U1	Q451741883	2017		
3	5919870	D2010	Water Heater	Electric, Residential	30 GAL	Public Works Campus / Administration Building	Custodial closet	Rheem			2020		
4	5922985	D2060	Air Compressor	Tank-Style	1 HP	Public Works Campus / Highway Garage Building	Highway vehicle storage	Powerex	SC1004H1HP	L 6, 28, 2001	2001		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5923026	D3010	Storage Tank	Fuel, 5001 to 10000 GAL		Public Works Campus / Site	Site				1998		2
2	5919884	D3020	Furnace	Gas	100 MBH	Public Works Campus / Administration Building	Attic				2002		
3	5919890	D3020	Furnace	Gas	100 MBH	Public Works Campus / Administration Building	Attic	Rheem	RGPH-10EBRJR	FD5D307F390201886	2002		
4	5922995	D3020	Furnace	Gas	120 MBH	Public Works Campus / Highway Garage Building	Office	Carrier	58MXA120-20	4998A01608	1998		
5	5922945	D3020	Infrared Heater	Gas-Fired Tubular, 20 LF	100 MBH	Public Works Campus / Highway Garage Building	Mechanics shop	Dayton	7D843	0412GRAI62231	2004		2
6	5921025	D3020	Infrared Heater	Gas-Fired Tubular, 20 LF	100 MBH	Public Works Campus / W/S Garage and Wash Bay	Washbay	Space-Ray	LT(U.S)100 NS	SERIAL NO.			
7	5923008	D3020	Unit Heater	Natural Gas	350 MBH	Public Works Campus / Highway Garage Building	Mechanics shop	Dayton	4LX66	A01 G001443			

8	5922975	D3020	Unit Heater	Natural Gas	300 MBH	Public Works Campus / Highway Garage Building	Highway vehicle storage	Modine Manufacturing	300AA0111	30101011300-0340	2000
9	5921035	D3020	Unit Heater	Natural Gas	350 MBH	Public Works Campus / W/S Garage and Wash Bay	Water, sewer garage	Dayton	4LX66		2003
10	5923050	D3020	Unit Heater	Natural Gas	60 MBH	Public Works Campus / Maintenance Tech Building	Maintenance tech office	Modine Manufacturing	30-125		2005
11	5922949	D3020	Unit Heater	Natural Gas	350 MBH	Public Works Campus / Highway Garage Building	Highway vehicle storage	Dayton	4LX66	A01 G001441	1996
12	5922960	D3020	Unit Heater	Natural Gas	300 MBH	Public Works Campus / Highway Garage Building	Highway vehicle storage	Modine Manufacturing	PDP300AE0130SBAN	43100917093919-4827	2020
13	5923032	D3020	Unit Heater	Natural Gas	60000 MBH	Public Works Campus / Maintenance Tech Building	Woodshop	Dayton	4LX6A		2005
14	5921036	D3020	Unit Heater	Natural Gas	100 MBH	Public Works Campus / W/S Garage and Wash Bay	Washbay	Space-Ray	LTB.)100 N5	233917	1993
15	5922964	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Public Works Campus / Highway Garage Building	Rear of building	Rheem	RA1348AC1NB	W472127203	2021
16	5919871	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Public Works Campus / Administration Building	Building exterior	Rheem	RAKA-048JAZ	5432 M4202 02929	2002
17	5919881	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Public Works Campus / Administration Building	Building exterior	Rheem	RAKA-048JAZ	5432 M4202 02915	2002
18	5923028	D3030	Split System	Fan Coil Unit, DX	1 TON	Public Works Campus / Maintenance Tech Building	Throughout building	Della	048-TL-12K2V-19S-IN		2022
19	5923000	D3030	Split System	Fan Coil Unit, DX	4 TON	Public Works Campus / Highway Garage Building	Office	Aspen	CE48A34-210L-129	K21-00020973	2022
20	5923051	D3030	Split System Ductless	Single Zone	1 TON	Public Works Campus / Maintenance Tech Building	Building Exterior		048-TL-12K2V-19S-OUT		2022

21	5919898	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1600 CFM	Public Works Campus / Administration Building	Attic	Rheem	RCBA-4882GG21XI	T420203326	2002		
22	5919880	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1600 CFM	Public Works Campus / Administration Building	Attic	Rheem	RCBA-4882GG21XI	T420203324	2002		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5922978	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Public Works Campus / Highway Garage Building	Highway vehicle storage				2023		12
2	5923034	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Public Works Campus / Maintenance Tech Building	Throughout building				2023		
3	5919863	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Public Works Campus / Administration Building	Throughout building				2023		4
4	5923033	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Public Works Campus / Maintenance Tech Building	Maintenance tech office				2023		2
5	5922967	D4030	Fire Extinguisher	Wet Chemical/CO2		Public Works Campus / Highway Garage Building	Mechanics shop				2023		3
6	5922943	D4030	Fire Extinguisher	Wet Chemical/CO2		Public Works Campus / Highway Garage Building	Highway vehicle storage				2023		2

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5922974	D5010	Generator	Gas or Gasoline	41 KW	Public Works Campus / Highway Garage Building	Rear of building	Kohler	45REZG	3021498	2011		
2	5919877	D5010	Generator	Gas or Gasoline	20 KW	Public Works Campus / Administration Building	Building Exterior	General Electric	040331GE	1019465986	2010		
3	5919864	D5010	Solar Power	Inverter	50 KW	Public Works Campus / Administration Building	Next to waste water, treatment facility	Advanced Distributor Products	PVP50KW	827493	2012		

4	5923002	D5010	Automatic Transfer Switch	ATS	142 AMP	Public Works Campus / Highway Garage Building	Office			2014	
5	5921030	D5010	Automatic Transfer Switch	ATS	40 AMP	Public Works Campus / W/S Garage and Wash Bay	Water, sewer garage				
6	5919897	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Public Works Campus / Administration Building	Next to waste water, treatment facility	Jefferson Electric	423-3234-055	2006	
7	5922989	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	100 AMP	Public Works Campus / Highway Garage Building	Highway vehicle storage			1998	
8	5921031	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	200 AMP	Public Works Campus / W/S Garage and Wash Bay	Water, sewer garage	Siemens	G4040B1200	2000	
9	5922952	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	150 AMP	Public Works Campus / Highway Garage Building	Highway vehicle storage			1970	
10	5923004	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	200 AMP	Public Works Campus / Highway Garage Building	Highway vehicle storage			1995	2
11	5923047	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	100 AMP	Public Works Campus / Maintenance Tech Building	Throughout building			2005	
12	5923029	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	200 AMP	Public Works Campus / Maintenance Tech Building	Maintenance tech office			2005	
13	5922986	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	100 AMP	Public Works Campus / Highway Garage Building	Office			2004	
14	5922963	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	50 AMP	Public Works Campus / Highway Garage Building	Mechanics shop			2000	
15	5922993	D5020	Distribution Panel	120/208 V	200 AMP	Public Works Campus / Highway Garage Building	Office			2004	
16	5919865	D5020	Distribution Panel	120/208 V	200 AMP	Public Works Campus / Administration Building	Utility closet	Siemens		2002	

17	5922992	D5020	Distribution Panel	120/208 V	400 AMP	Public Works Campus / Highway Garage Building	Office	Siemens	S3C18J24		1992		
18	5921034	D5030	Motor	AHU or Pump	2 HP	Public Works Campus / W/S Garage and Wash Bay	Water, sewer garage	Emerson	T63CXCLR-1399		2008		

E10 Equipment

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5922942	E1030	Foodservice Equipment	Icemaker, Freestanding	16	Public Works Campus / Highway Garage Building	Kitchen		ZBJ110KGSYPPSB001V1	SFL04050121	2020		

G30 Liquid & Gas Site Utilities

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5924305	G3060	Pump	Gasoline Fuel Dispenser		Public Works Campus / Site	Site				1998		2