

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Parks/Recreation Building (Hampton Road)  
10 Hampton Road  
Exeter, New Hampshire 03833

**PREPARED BY:**

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**ON SITE DATE:**

*March 26, 2023*

**Bureau Veritas**

# TABLE OF CONTENTS

- 1. Executive Summary ..... 1**
  - Property Overview and Assessment Details ..... 1
  - Significant/Systemic Findings and Deficiencies ..... 2
  - Facility Condition Index (FCI) ..... 3
  - Immediate Needs..... 5
  - Key Findings ..... 6
  - Plan Types ..... 8
- 2. Building and Site Information ..... 9**
- 3. Property Space Use and Observed Areas ..... 12**
- 4. ADA Accessibility ..... 13**
- 5. Energy and Sustainability..... 14**
- 6. Purpose and Scope ..... 18**
- 7. Opinions of Probable Costs ..... 20**
  - Methodology ..... 20
  - Definitions ..... 20
- 8. Certification ..... 22**
- 9. Appendices ..... 23**



# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Office
<b>Main Address</b>	10 Hampton Road Exeter, New Hampshire '03833
<b>Site Developed</b>	1890 Renovated: 1992
<b>Site Area</b>	1.61 acres
<b>Parking Spaces</b>	10 total spaces for town employee personal all in open lots; 0 of which are accessible. The parking lot is adjacent to town athletic fields. Many parking spaces can be utilized close to the fields.
<b>Building Area</b>	5,928 SF
<b>Number of Stories</b>	2
<b>Outside Occupants/Leased Spaces</b>	None
<b>Date(s) of Visit</b>	March 26, 2023
<b>Management Point of Contact</b>	Jeff Beck Town of Exeter Maintenance Superintendent 6037736162 <a href="mailto:jbeck@exeternh.gov">jbeck@exeternh.gov</a>
<b>On-site Point of Contact (POC)</b>	Jeff Beck
<b>Assessment and Report Prepared By</b>	Peter Marra
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The main building was constructed near 1890. Throughout the years several additions were added to the building. The Town of Exeter purchased the building in 2022 to move the Parks and Recreation Department from 32 Court Street to 10 Hampton Road.

### Architectural

The building sits on a stone foundation. There is moderate water leakage thru the wall and up thru the ground. Surface mold and rusting lally columns were evident in the crawl space. I would strongly advise the town hire qualified personal to help with bulk moisture control and air sealing professionals to control indoor air quality. The building is wood framed with several different types of siding materials. Doors and windows are functioning, but areas of rotting trim were evident. The roof is asphalt and in good condition. The interior finishes are old, worn, and outdated. Partial interior renovations that include comprehensive updating of the interior finishes are recommended.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

There are several different types of mechanical systems. The gas fired boiler is newer and in good condition. Gas furnaces and central cooling condensers are dated and near end of life. There are ductless mini-split units throughout the building as well and are at midlife. The fire sprinklers appear to be maintaining integrity and functioning adequately. However, the last fire sprinkler certification inspection occurred in 2022. A qualified fire equipment contractor must be retained to perform tests and to recertify system. The plumbing infrastructure is original to the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping.

### Site

The asphalt pavement exhibits isolated areas of failure and deterioration, such as alligator cracking and moderate overall surface wear. All of the paving must be overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system. Milling is recommended as part of the overall repair work.

### Recommended Additional Studies

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

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

FCI Analysis			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$2,371,200	5,928	\$400	
Current FCI		\$76,800	<b>3.2%</b>
3-Year		\$202,900	<b>8.6%</b>
5-Year		\$364,700	<b>15.4%</b>
10-Year		\$608,300	<b>25.7%</b>



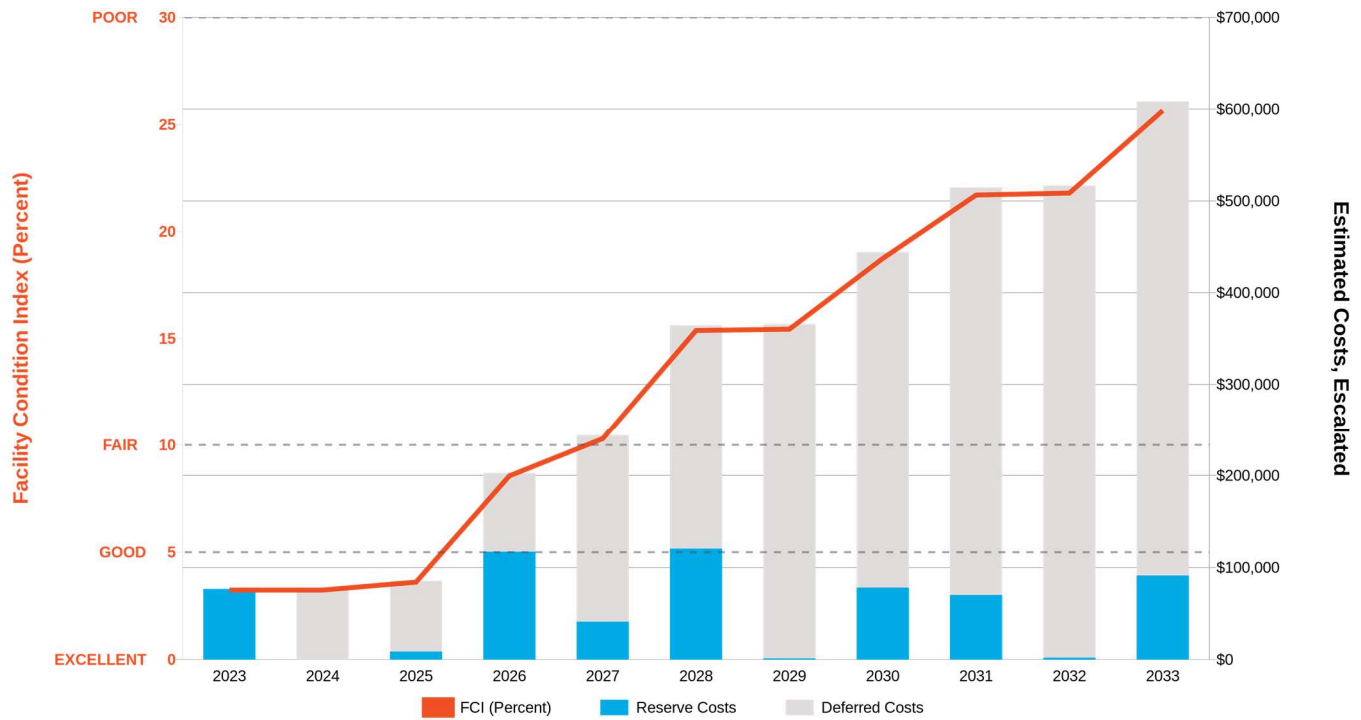
The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$2,371,200.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$55,294.00



## Immediate Needs

ID	Location	UF Code	Description	Condition	Plan Type	Cost
5959342	Parks/Recreation Building (Hampton Road)	B2011	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	\$3,900
5959320	Parks/Recreation Building (Hampton Road)	C2035	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$8,200
5959338	Parks/Recreation Building (Hampton Road)	A1028	Foundation System, Replace	Poor	Performance/Integrity	\$2,800
5959349	Parks/Recreation Building (Hampton Road)	C2037	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$48,600
5959356	Parks/Recreation Building (Hampton Road)	B2011	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	\$2,200
5959345	Parks/Recreation Building (Hampton Road) / Site	G2066	Retaining Wall, Brick/Stone, Repair	Poor	Performance/Integrity	\$1,100
5959492	Parks/Recreation Building (Hampton Road)	Y1091	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	Poor	Accessibility	\$10,400
5959371	Parks/Recreation Building (Hampton Road)	B2051	Exterior Door, Steel, Standard, Replace	Poor	Performance/Integrity	\$700
<b>TOTAL (8)</b>						<b>\$77,900</b>

### Key Findings



#### Exterior Walls in Poor condition.

Wood Siding  
Parks/Recreation Building (Hampton Road)

Uniformat Code: B2011  
Recommendation: **Replace in 2023**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,100

\$\$\$\$

Clapboard around bulkhead in rear of house and needs to be rebuilt - AssetCALC ID: 5959356



#### Exterior Walls in Poor condition.

any painted surface  
Parks/Recreation Building (Hampton Road)  
Building Exterior

Uniformat Code: B2011  
Recommendation: **Prep & Paint in 2023**

Priority Score: **89.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,900

\$\$\$\$

Clapboard and aluminum siding, deteriorated - AssetCALC ID: 5959342



#### Exterior Door in Poor condition.

Steel, Standard  
Parks/Recreation Building (Hampton Road)  
Building Exterior

Uniformat Code: B2051  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Jam on hinge side, rotted at threshold - AssetCALC ID: 5959371



#### Flooring in Poor condition.

Carpet, Commercial Standard  
Parks/Recreation Building (Hampton Road)  
Throughout building

Uniformat Code: C2037  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$48,600

\$\$\$\$

Flooring being replaced at time of assessment - AssetCALC ID: 5959349





**Foundation System in Poor condition.**

Parks/Recreation Building (Hampton Road)  
Basement

Uniformat Code: A1028  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

Columns, steel jacket rusting thru - AssetCALC ID: 5959338



**Flooring in Poor condition.**

Vinyl Tile (VCT)  
Parks/Recreation Building (Hampton Road)  
second floor

Uniformat Code: C2035  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,200

\$\$\$\$

Lower floor rooms are transitioning from carpet to vinyl at time of assessment. - AssetCALC ID: 5959320

**ADA Miscellaneous in Poor condition.**

Level III Study, Includes Measurements  
Parks/Recreation Building (Hampton Road)  
Throughout

Uniformat Code: Y1091  
Recommendation: **Evaluate/Report in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$10,400

\$\$\$\$

Recently purchased building should have ADA study if building open to the public. Multiple paths of travel issues, parking, interior accommodation in bathrooms and kitchen. - AssetCALC ID: 5959492



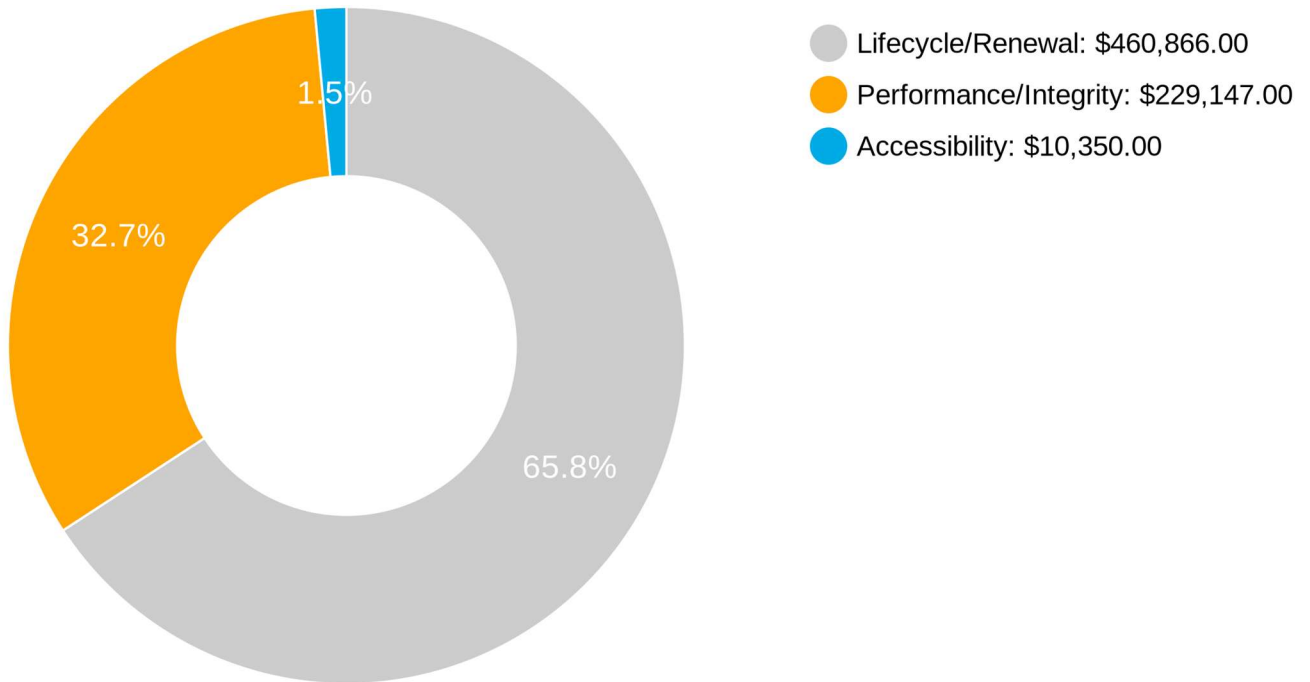
## Plan Types

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$700,363.00**





## 2. Building and Site Information



Systems Summary		
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over crawl space foundation	Fair
<b>Facade</b>	Primary Wall Finish : Vinyl Siding Secondary Wall Finish: Metal siding, Wood siding Windows: Wood and Vinyl	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply EPDM membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board and lath and plaster, Floors: Carpet and wood strip	Fair
<b>Elevators</b>	None	-
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters Fixtures: Toilets, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers feeding hydronic radiators Non-Central System: Furnaces with split-system condensing units Supplemental components: Ductless split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair

<b>Systems Summary</b>		
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Fed from street ploe with copper wiring Interior Lighting: LED, incandescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	-
<b>Site Pavement</b>	Asphalt lots	Fair
<b>Site Development</b>	Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Granite retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Building-mounted: CFL, incandescent	Fair
<b>Ancillary Structures</b>	Storage shed and pump house.	Fair
<b>Accessibility</b>	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	-
<b>Key Issues and Findings</b>	Suspect crawl space mold issues, water infiltration into crawl space, aging Mechanical and electrical infrastructure, heavy asphalt wear, moderate alligator cracking inadequate lot drainage, lack of property signage, damaged retaining walls, inadequate site lighting.	Poor





## 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	\$2,760	-	\$33,175	-	-	\$35,935
Facade	\$6,812	-	\$36,511	\$71,765	\$7,058	\$122,146
Roofing	-	-	-	-	\$25,690	\$25,690
Interiors	\$56,828	-	\$79,161	\$65,374	\$210,209	\$411,572
Plumbing	-	-	-	\$2,715	\$84,612	\$87,327
HVAC	-	-	\$60,099	\$78,417	\$59,985	\$198,501
Electrical	-	-	\$9,118	\$20,196	\$84,829	\$114,143
Fire Alarm and Electronic Systems	-	-	\$26,816	-	-	\$26,816
Equipment and Furnishings	-	-	\$829	-	\$2,280	\$3,109
Accessibility	\$10,350	-	-	-	-	\$10,350
<b>TOTALS</b>	<b>\$76,800</b>	<b>\$0</b>	<b>\$245,800</b>	<b>\$238,500</b>	<b>\$474,700</b>	<b>\$1,035,800</b>

### 3. Property Space Use and Observed Areas

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#### Areas Observed

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

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1890. The facility was substantially renovated circa 1992.

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

A prior accessibility survey was performed by Disability Access Consultants in December of 2019. From BV’s perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the study were completed prior to the purchase of the property. A line item by line item comparison between the prior study and BV’s recent observations are beyond the scope of this assessment. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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

## 5. Energy and Sustainability

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

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

Potential Energy & 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 & 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	✓		

Potential Energy & Water Conservation Measures (ECMs)					
Category	ECM Description	Applicability	NA	In Place	Evaluate
Weatherization	Weatherization – Weather Strip and Caulk	If issues known or observed			✓
Weatherization	Weatherization – Seal Exterior Wall Penetrations	If issues known or observed			✓
Weatherization	Weatherization – Wall Insulation	If issues known or observed, but is costly/disruptive			✓
Weatherization	Weatherization – Roof/Attic insulation	Improve aged or insufficient insulation			✓
Weatherization	Weatherization – Insulate Perimeter Electric Receptacles and Switches	If not already done			✓
Weatherization	Install Vestibules at Entry Doors	Applicable at large buildings in cold climates		✓	
Weatherization	Seal HVAC Ducts	Where older ducts have not been sealed or suspected leaky			✓
Site	Smart Irrigation	For irrigated landscaping	✓		
<b>Totals</b>			<b>29</b>	<b>3</b>	<b>18</b>

**Key:**

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



## 6. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.





## Scope

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

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

## 7. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 8. Certification

Town of Exeter New Hampshire, Exeter FCA Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Parks/Recreation Building (Hampton Road), 10 Hampton 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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## 9. Appendices

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- 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

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# Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MAIN ENTRANCE



6 - ROOF



# Photographic Overview



7 - FRONT ROOM



8 - SECOND FLOOR



9 - KITCHEN



10 - CRAWLSPACE MEPPF



11 - HOT WATER TANK



12 - STEAM BOILER



### Photographic Overview



13 - ATTIC AIR HANDLER



14 - FIRE SUPPRESSION SYSTEM



15 - MAIN ELECTRIC CRAWLSPACE



16 - TRANSFORMER PUMPHOUSE



17 - FIRE ALARM SYSTEM



18 - EMERGENCY DEVICES

### Photographic Overview



19 - PUMPHOUSE



20 - ANCILLARY STORAGE BUILDING



21 - STORAGE TANKS PUMPHOUSE



22 - SMALL DHW STORAGE SHED



23 - PARKING LOTS



24 - REAR DECK



## Appendix B:



### Site Plan

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# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	157332.22R000-008.354	Parks/Recreation Building (Hampton Road)	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	March 30, 2023	

## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Parks/Recreation Building (Hampton Road)

**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 1890	Renovated 1992	Just purchased property 2022.
2	Building size in SF	9,412 <b>SF</b>		
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).	Parks and rec will be handling the renovations.		
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.	Add wheelchair ramp, basement leakage ground water, replacing HVAC equipment.		

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				Very wet in crawl space
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				Systems outdated
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				2019
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			This building was recently purchased. There are no ADA accommodations made at this time.
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

## **Appendix D:** Accessibility Review and Photos

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**Visual Survey - 2010 ADA Standards for Accessible Design**

**Property Name: Parks/Recreation Building (Hampton Road)**

**BV Project Number: 157332.22R000 - 008.354**

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

## **Appendix E:** Component Condition Report

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**Component Condition Report | Parks/Recreation Building (Hampton Road)**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A1020	Basement	Poor	Foundation System	20 LF	0	5959338
A2010	Basement	Poor	Basement Wall, Foudation, Repair	400 SF	3	5959361
<b>Facade</b>						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	944 SF	0	5959342
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	2,888 SF	4	5959343
B2010		Poor	Exterior Walls, Wood Siding	50 SF	0	5959356
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	5	5	5959323
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	40	8	5959368
B2050	Building Exterior	Fair	Exterior Door, Wood, French Residential	1	6	5959353
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	9	5959339
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	1	0	5959371
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	2,964 SF	17	5959363
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential Closet	32	5	5959373
C1070	Second floor, newer side	Fair	Suspended Ceilings, Acoustical Tile (ACT)	301 SF	5	5959331
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	14,118 SF	5	5959324
C2030	second floor	Poor	Flooring, Vinyl Tile (VCT)	1,186 SF	0	5959320
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	4,700 SF	0	5959349
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,627 SF	5	5959336
<b>Plumbing</b>						
D2010	Second floor	Fair	Toilet, Residential Water Closet	4	17	5959328
D2010	Second floor	Fair	Shower, Fiberglass	1	7	5959355
D2010	Basement	Good	Water Heater, Gas, Residential	1	12	5959348
D2010	Second floor	Good	Sink/Lavatory, Trough Style, Solid Surface	4	17	5959360
D2010	Basement	Fair	Boiler, Gas, Domestic	1	18	5959359
<b>HVAC</b>						
D3020	Crawlspace	Good	Furnace, Gas, 51 to 100 MBH	1	17	5959351
D3020	Utility closet	Fair	Furnace, Gas	1	8	5959327
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	4	5959354
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5959344
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	10	5959375
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5959347
D3030	Second floor	Fair	Split System, Fan Coil Unit, DX	1	10	5959346
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5959316

**Component Condition Report | Parks/Recreation Building (Hampton Road)**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	10	5959322
D3030	Second floor	Good	Split System, Fan Coil Unit, DX	1	10	5959312
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	5959337
D3050	Basement	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	5959372
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 2-Pipe	5,928 SF	7	5959341
<b>Electrical</b>						
D5020	Attic	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	19	5959330
D5020	First floor	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	7	5959335
D5020	Utility closet	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	5	5959310
D5020	Basement	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	7	5959367
D5020	Basement	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	17	5959326
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,928 SF	15	5959364
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Entry foyer	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,928 SF	3	5959374
<b>Equipment &amp; Furnishings</b>						
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	11	5959314
E1060	Kitchen	Fair	Residential Appliances, Range, Electric	1	4	5959358
<b>Accessibility</b>						
Y1090	Throughout	Poor	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	5959492

**Component Condition Report | Parks/Recreation Building (Hampton Road) / Ancillary Buildings**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	pump house	Fair	Exterior Walls, any painted surface, Prep & Paint	1,136 SF	5	5959470
B2010	shed and pump house	Fair	Exterior Walls, Vinyl Siding	2,698 SF	20	5959469
<b>Plumbing</b>						
D2010	Pumphouse	Fair	Storage Tank, Domestic Water	2	12	5959340
D2010	Storage garage	Fair	Water Heater, Electric, Residential	1	11	5959315
<b>HVAC</b>						
D3020	Storage house attic	Good	Furnace, Gas	1	16	5959319
D3030	Storage garage	Fair	Split System Ductless, Single Zone	1	3	5959376
D3030	Storage garage	Fair	Split System Ductless, Single Zone	1	4	5959369
D3030	Storage garage	Fair	Split System, Fan Coil Unit, DX	1	5	5959329
<b>Electrical</b>						
D5020	Pumphouse	Fair	Distribution Panel, 277/480 V	1	5	5959350
D5020	Pumphouse	Fair	Secondary Transformer, Dry, Stepdown	1	2	5959332
D5020	Pumphouse	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	5	5959325

**Component Condition Report | Parks/Recreation Building (Hampton Road) / Ancillary Buildings**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Special Construction &amp; Demo</b>						
F1020	Pumphouse	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120 SF	7	5959317

**Component Condition Report | Parks/Recreation Building (Hampton Road) / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	17,769 SF	2	5959321
<b>Sitework</b>						
G2060	Site	Poor	Retaining Wall, Brick/Stone, Repair	72 SF	0	5959345

## Appendix F: Replacement Reserves

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## Appendix G:

### Equipment Inventory List

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D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5959340	D2010	<b>Storage Tank</b>	Domestic Water	119 GAL	Parks/Recreation Building (Hampton Road) / Ancillary Buildings	Pumphouse	Well-X-Trol	WR360.0LC	95033 02094	2005		2
2	5959359	D2010	<b>Boiler</b>	Gas, Domestic	400 MBH	Parks/Recreation Building (Hampton Road)	Basement	Peerless Boilers	62-11-SPRK-W/S	326332-200009	2016		
3	5959315	D2010	<b>Water Heater</b>	Electric, Residential	2.5 GAL	Parks/Recreation Building (Hampton Road) / Ancillary Buildings	Storage garage	Rheem	PR0E2 1 RH P0U	Q351935453	2019		
4	5959348	D2010	<b>Water Heater</b>	Gas, Residential	40 GAL	Parks/Recreation Building (Hampton Road)	Basement	Rheem	PR0G40S-40N RH62	Q012008588	2020		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5959327	D3020	<b>Furnace</b>	Gas	75 MBH	Parks/Recreation Building (Hampton Road)	Utility closet	Weather King	WGRA-07EMAES	EH5D702F030101058	2001		
2	5959319	D3020	<b>Furnace</b>	Gas	50 MBH	Parks/Recreation Building (Hampton Road) / Ancillary Buildings	Storage house attic	Rheem	RGPH-05EAUER	FD5D302F210407596	2019		
3	5959351	D3020	<b>Furnace</b>	Gas, 51 to 100 MBH	100	Parks/Recreation Building (Hampton Road)	Crawlspace	Rheem			2020	SGY5D707F351101749	
4	5959354	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	4 TON	Parks/Recreation Building (Hampton Road)	Building exterior	Goodman Manufacturing Company	CE48-1FB	9203080678	1992		
5	5959344	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	4 TON	Parks/Recreation Building (Hampton Road)	Building exterior	Goodman Company	CE48-1FB	9203080691	1992		
6	5959347	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	2.5 TON	Parks/Recreation Building (Hampton Road)	Building exterior	Weather King	WAKA-030JAZ	5428 M2200 09606	2000		
7	5959316	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	5 TON	Parks/Recreation Building (Hampton Road)	Building exterior	Goodman Manufacturing Company	CE48-1FB	0690808026	2006		
8	5959329	D3030	<b>Split System</b>	Fan Coil Unit, DX	.75 TON	Parks/Recreation Building (Hampton Road) / Ancillary Buildings	Storage garage	Sanyo	KS0951	000221 51	2005		
9	5959346	D3030	<b>Split System</b>	Fan Coil Unit, DX	1 - 1.5 TON	Parks/Recreation Building (Hampton Road)	Second floor	Mitsubishi Electric	MSY-GL12NA	84N00533	2018		
10	5959312	D3030	<b>Split System</b>	Fan Coil Unit, DX	1.25 TON	Parks/Recreation Building (Hampton Road)	Second floor	Mitsubishi Electric	MSY-GL15NA	82E05599	2018		
11	5959376	D3030	<b>Split System Ductless</b>	Single Zone	1 TON	Parks/Recreation Building (Hampton Road) / Ancillary Buildings	Storage garage	Rheem	RAKB-024JAZ	6950 M2704 15817	2004		
12	5959369	D3030	<b>Split System Ductless</b>	Single Zone	.75 TON	Parks/Recreation Building (Hampton Road) / Ancillary Buildings	Storage garage	Sanyo	C0951	000213 51	2005		
13	5959375	D3030	<b>Split System Ductless</b>	Single Zone	1 TON	Parks/Recreation Building (Hampton Road)	Building exterior	Mitsubishi Electric	MUY-GL12NA	86C17103	2018		
14	5959322	D3030	<b>Split System Ductless</b>	Single Zone	1 TON	Parks/Recreation Building (Hampton Road)	Building exterior	Mitsubishi Electric	MUY-GL15NA	83C05563	2018		
15	5959337	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	1200 CFM	Parks/Recreation Building (Hampton Road)	Attic	Goodman	A48-00	900450789	1990		
16	5959372	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	1200 CFM	Parks/Recreation Building (Hampton Road)	Basement	Goodman	A48-00	9203078422	1992		
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5959332	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	15 KVA	Parks/Recreation Building (Hampton Road) / Ancillary Buildings	Pumphouse	General Electric	9121A9303	DP	1993		
2	5959330	D5020	<b>Supplemental Components</b>	Load Center, Single Phase Residential 120/240 V	100 AMP	Parks/Recreation Building (Hampton Road)	Attic	Siemens			2012		
3	5959325	D5020	<b>Supplemental Components</b>	Load Center, Single Phase Residential 120/240 V	100 AMP	Parks/Recreation Building (Hampton Road) / Ancillary Buildings	Pumphouse	Siemens	Not applicable	Not applicable	1998		
4	5959335	D5020	<b>Supplemental Components</b>	Load Center, Single Phase Residential 120/240 V	200 AMP	Parks/Recreation Building (Hampton Road)	First floor				1993		

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5	5959310	D5020	<b>Supplemental Components</b>	Load Center, Single Phase Residential 120/240 V	100 AMP	Parks/Recreation Building (Hampton Road)	Utility closet	Murray			2000
6	5959350	D5020	<b>Distribution Panel</b>	277/480 V	200 AMP	Parks/Recreation Building (Hampton Road) / Ancillary Buildings	Pumphouse	Siemens	S3E18ML100FTS	Not applicable	1998

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