

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Parks/Recreation Garage  
32 Court Street  
Exeter, New Hampshire 03833

**PREPARED BY:**

*Bureau Veritas*  
6021 University Boulevard, Suite 200  
Ellicott City, Maryland 21043  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

**BV CONTACT:**

*Mary Venable, CEM, RA*  
Program Manager  
800.733.0660 7292719  
[Mary.Venable@bureauveritas.com](mailto:Mary.Venable@bureauveritas.com)

**BV PROJECT #:**

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**DATE OF REPORT:**

August 2, 2023

**ON SITE DATE:**

March 30, 2023

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Office/Warehouse/Garage
<b>Main Address</b>	32 Court Street, Exeter, New Hampshire 03833
<b>Site Developed</b>	2000
<b>Site Area</b>	0.35 acres
<b>Parking Spaces</b>	15 total spaces all in open lots; 0 of which are accessible.
<b>Building Area</b>	960 square feet
<b>Number of Stories</b>	1
<b>Outside Occupants/Leased Spaces</b>	None
<b>Date(s) of Visit</b>	March 30, 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
<b>Reviewed By</b>	Adrian Reth Technical Report Reviewer for: Mary Venable, CEM, RA 800.733.0660 7292719 <a href="mailto:Mary.Venable@bureauveritas.com">Mary.Venable@bureauveritas.com</a>
<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 Parks and Recreation garage was built in 2000. It is used for vehicle storage, vehicle maintenance and daily tasks as required by the department.

### Architectural

The building is wood framed with clapboard siding and an aluminum overhead door. There is a steel side entrance. Interior is unfinished slab on grade with painted sheetrock walls and ceilings. The roofing is moss covered and is in poor condition. Replacement in the short term is recommended.

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

The heat is a gas fired Modine unit heater hung from the ceiling. It has a small 12-gallon hot water tank and an exhaust fan for CO removal. Incoming power is to a 100-amp load center. Fire suppression is by fire extinguisher.

### Site

The garage shares its parking lot with the Parks and Recreation Building and the Senior Center. The parking lot is worn and cracking. There are several different size chain link fences along the rear of the parks and recreation office to behind the garage and turning North toward South Street. There is a small grass area behind the building used for storage.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

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

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

FCI Analysis   Parks/Recreation Garage(2000)		
<i>Replacement Value</i> \$ 297,600	<i>Total SF</i> 960	<i>Cost/SF</i> \$ 310
	<b>Est Reserve Cost</b>	<b>FCI</b>
<b>Current</b>	\$ 0	<b>0.0 %</b>
3-Year	\$ 36,000	12.1 %
5-Year	\$ 48,300	16.2 %
10-Year	\$ 59,000	19.8 %

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.

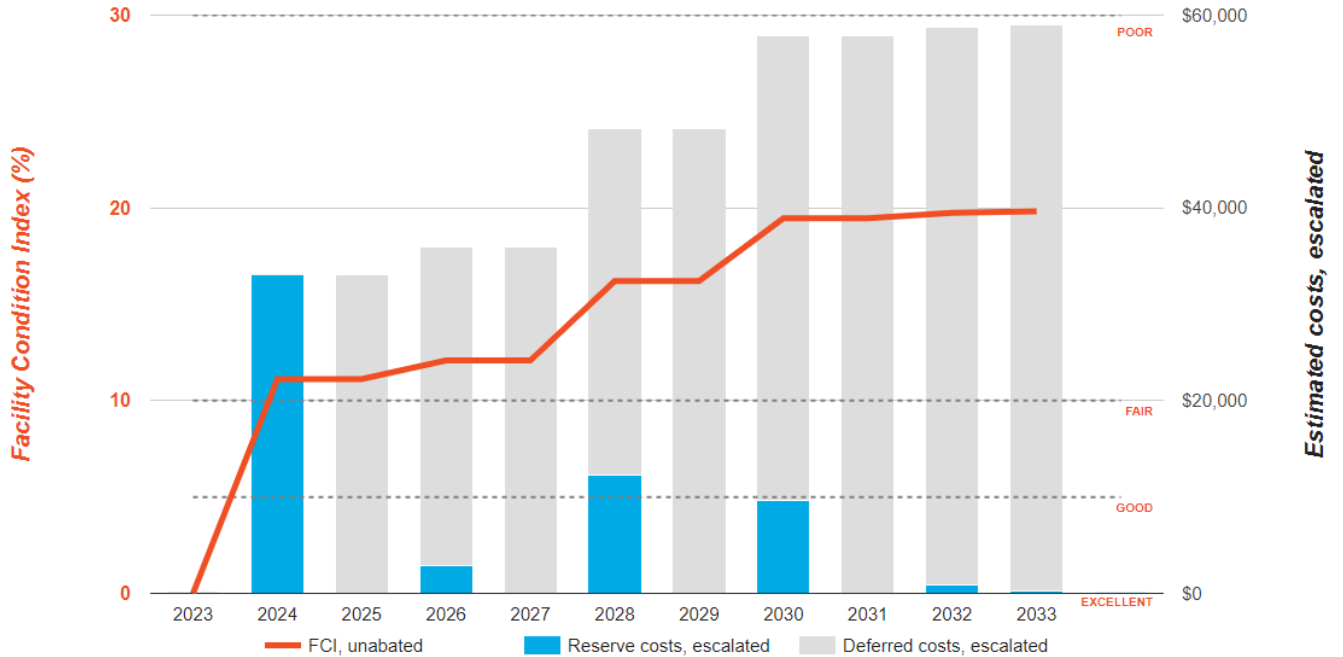
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Parks/Recreation Garage

Replacement Value: \$297,600

Inflation Rate: 3.0%

Average Needs per Year: \$5,400



### Immediate Needs

No immediate needs were identified.

### Key Findings



#### Roofing in Poor condition.

Asphalt Shingle, 30-Year Premium  
Parks/Recreation Garage Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2024**

Priority Score: **89.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$15,400

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The roof has moss growing on it. It is past recommended useful life. - AssetCALC ID: 5994517



#### Exterior Walls in Poor condition.

any painted surface  
Parks/Recreation Garage Building Exterior

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

Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,600

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Paint bubbling and chipping throughout - AssetCALC ID: 5994510



#### Fences and Gates in Poor condition.

Fence, Chain Link 4'  
Site Parks/Recreation Garage Site

Uniformat Code: G2060  
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Corroded, bent - AssetCALC ID: 5994515



#### Overhead/Dock Door in Poor condition.

Aluminum, 12'x12' (144 SF)  
Parks/Recreation Garage Building Exterior

Uniformat Code: B2050  
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,100

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Dented, damaged - AssetCALC ID: 5994512

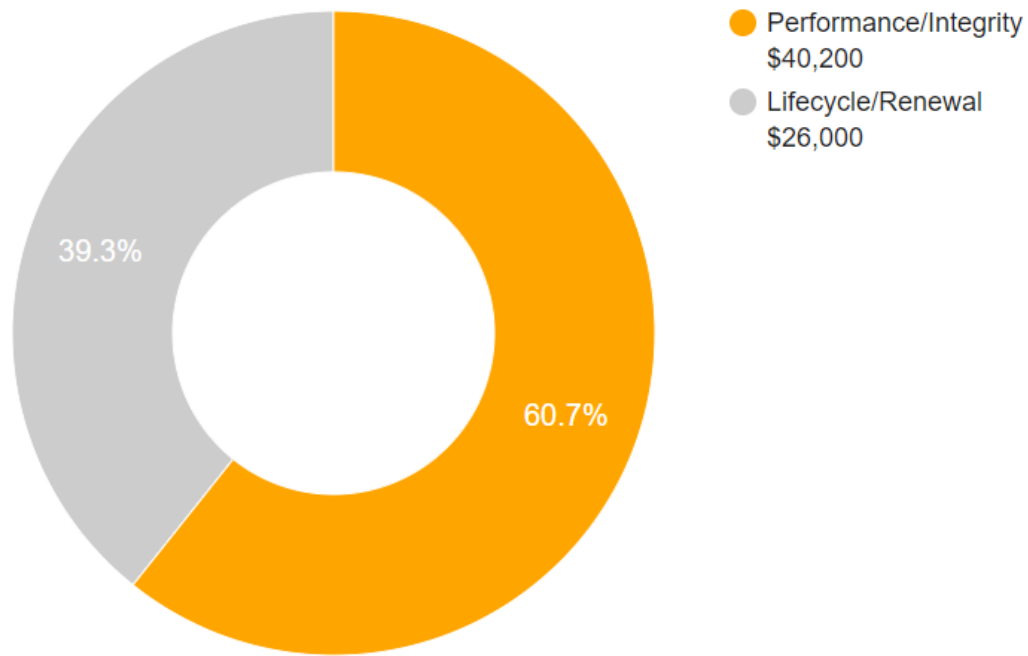
## Plan Types

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.

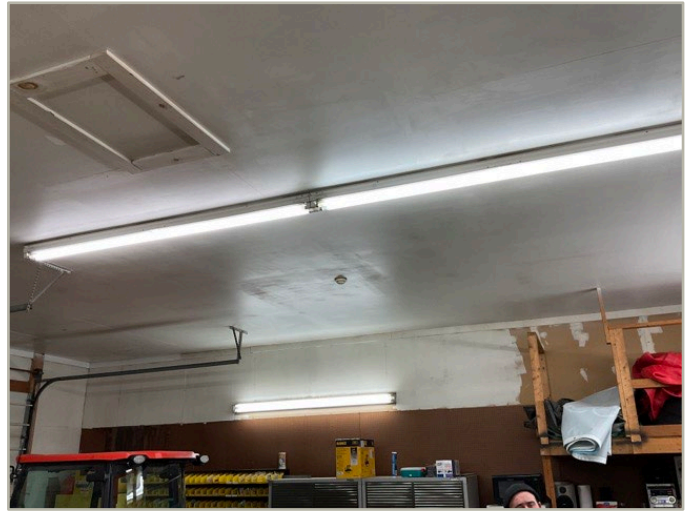
### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$66,200



## 2. Building and Site Information



Systems Summary		
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete frost wall foundation	Good
<b>Facade</b>	Primary Wall Finish : Wood siding Windows: None	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Poor
<b>Interiors</b>	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	-
<b>Plumbing</b>	Distribution: Copper supply and cast iron // PVC waste and venting Hot Water: Electric water heaters Fixtures: sink	Fair
<b>HVAC</b>	Central System: Suspended unit heaters	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring/Fed from Parks and recreation building with copper wiring Interior Lighting: linear fluorescent,	Fair

<b>Systems Summary</b>		
<b>Fire Alarm</b>	Smoke detectors with exit signs only	Fair
<b>Equipment/Special</b>	None	-
<b>Site Pavement</b>	Asphalt lots aprons and pavement and adjacent concrete sidewalks	Fair
<b>Site Development</b>	Chain link fencing;	Fair
<b>Landscaping and Topography</b>	No landscaping features	-
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Building-mounted: LED	Good
<b>Ancillary Structures</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	-
<b>Key Issues and Findings</b>	Roof is moss covered, garage door damage, paint is deteriorated.	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
Facade	-	\$17,266	-	-	\$7,575	\$24,841
Roofing	-	\$5,185	-	-	-	\$5,185
Interiors	-	-	\$6,348	-	\$8,532	\$14,880
Plumbing	-	-	-	\$853	-	\$853
HVAC	-	-	\$8,798	-	-	\$8,798
Fire Protection	-	-	-	\$239	\$321	\$560
Electrical	-	-	-	\$9,674	\$5,474	\$15,148
<b>TOTALS</b>	<b>\$0</b>	<b>\$22,500</b>	<b>\$15,200</b>	<b>\$10,800</b>	<b>\$22,000</b>	<b>\$70,500</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 roof.

#### 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:

- Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
- Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
- 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 2000. The facility has not since been substantially renovated.

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

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 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	✓		





Potential Energy and Water Conservation Measures (ECMs)					
Category	ECM Description	Applicability	NA	In Place	Evaluate
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>41</b>	<b>2</b>	<b>7</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

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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 Garage, 32 Court Street, Exeter, New Hampshire 03833, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**.Prepared by:** Peter Marra  
Project Manager

**Reviewed by:**



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Adrian Reth  
Technical Report Reviewer for  
Mary Venable, CEM, RA  
Program Manager  
[Mary.Venable@bureauveritas.com](mailto:Mary.Venable@bureauveritas.com)  
800.733.0660 7292719

## 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 - ROOFING



6 - ROOFING





### Photographic Overview



7 - INTERIOR SPACE



8 - INTERIOR SPACE



9 - INTERIOR SPACE



10 - WATER HEATER



11 - SINK DRAIN



12 - UNIT HEATER



# Photographic Overview



13 - EXHAUST FAN



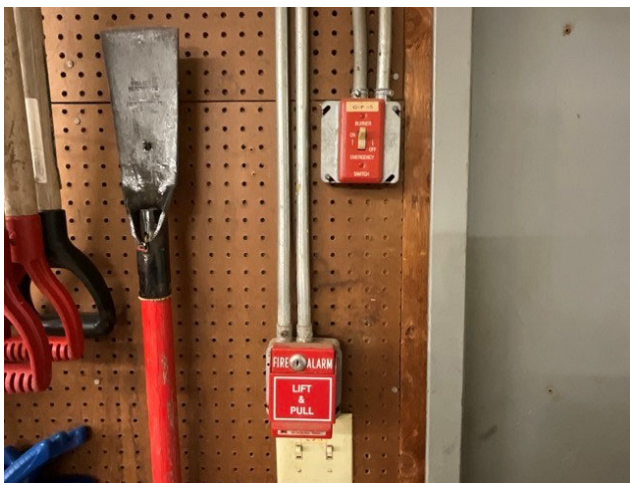
14 - FIRE EXTINGUISHER



15 - MAIN ELECTRIC PANEL



16 - STROBE LIGHT



17 - EMERGENCY PULL STATION



18 - SHARED PARKING LOT





# Photographic Overview



19 - OVERHEAD DOOR



20 - DAMAGED WEATHSTRIPPING



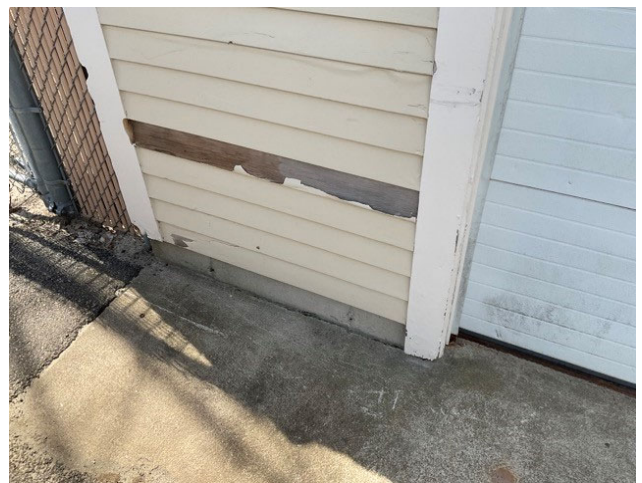
21 - FENCES AND GATES



22 - FENCES AND GATES



23 - SIDING



24 - SIDING



# 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>
	157332.22R000-010.354	Parks/Recreation Garage	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	March 29, 2023	

## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Parks/Recreation Garage

**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 2000	Renovated	
2	Building size in SF	960	<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).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof this year 2023		
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			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	Garage not open to public
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?					

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 Garage**

**BV Project Number: 157332.22R000 - 010.354**

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

## Appendix E:

### Component Condition Report

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## Component Condition Report | Parks/Recreation Garage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,116 SF	1	5994510
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	17	5994519
B2050	Building Exterior	Poor	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	1	5994512
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Asphalt Shingle, 30-Year Premium	960 SF	1	5994517
<b>Interiors</b>						
C2010	Garage	Fair	Wall Finishes, any surface, Prep & Paint	1,440 SF	5	5994518
C2050	Garage	Fair	Ceiling Finishes, any flat surface, Prep & Paint	960 SF	3	5994508
<b>Plumbing</b>						
D2010	Garage	Fair	Water Heater, Electric, Residential	1	9	5994513
<b>HVAC</b>						
D3020	Garage	Fair	Unit Heater, Natural Gas	1	5	5994511
<b>Fire Protection</b>						
D4030	Garage	Good	Fire Extinguisher, Type ABC, up to 20 LB	1	10	5994509
<b>Electrical</b>						
D5020	Garage	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	7	5994507
D5030	Garage	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	17	5994516

## Component Condition Report | Parks/Recreation Garage / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	7,158 SF	17	5995747
<b>Sitework</b>						

## Component Condition Report | Parks/Recreation Garage / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	65 LF	17	5994514
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 4'	275 LF	1	5994515

## 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	5994513	D2010	<b>Water Heater</b>	Electric, Residential	12 GAL	Parks/Recreation Garage	Garage	Craftsman	E1F12US015V	1417 J007180	2017		

**D30 HVAC**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5994511	D3020	<b>Unit Heater</b>	Natural Gas	100 MBH	Parks/Recreation Garage	Garage	Modine Manufacturing	PAE100AC0111	38081011596-3448	1996		

**D40 Fire Protection**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5994509	D4030	<b>Fire Extinguisher</b>	Type ABC, up to 20 LB		Parks/Recreation Garage	Garage				2023		

**D50 Electrical**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5994507	D5020	<b>Supplemental Components</b>	Load Center, Single Phase Residential 120/240 V	100 AMP	Parks/Recreation Garage	Garage				2000		