

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Senior Center  
32 Court Street  
Exeter, New Hampshire 03833

**PREPARED BY:**

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

*157332.22R000-011.354*

**DATE OF REPORT:**

*April 25, 2024*

**ON SITE DATE:**

*March 29, 2023*

**Bureau Veritas**

# TABLE OF CONTENTS

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



# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Community Center
<b>Main Address</b>	32 Court Street Exeter, New Hampshire '03833
<b>Site Developed</b>	1841 Renovated: 1979
<b>Site Area</b>	0.5 acres
<b>Parking Spaces</b>	12 total spaces all in open lots; 1 of which are accessible.
<b>Building Area</b>	4,588 SF
<b>Number of Stories</b>	1
<b>Outside Occupants/Leased Spaces</b>	Community Groups
<b>Date(s) of Visit</b>	March 29, 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>	Harry
<b>Assessment and Report Prepared By</b>	Dalton W. Bryan
<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 original building was constructed in 1841 as a Town Hall and has housed the Rockingham County Meals on Wheels program since 1985. Prior to 1985, the building was the Town Fire Station and a side garage bay is still used for storage of an antique pieces of fire equipment. The Senior Center is used by numerous community groups today.

### Architectural

The structure is clad in cedar trim, siding, and brick resting on the original stone foundation walls. With expansion additions and use changes over the years there is also a mixture of brick foundations. The interior is wood framed and the flooring is supported by wood joists. The roof is gabled wood trusses with asphalt shingles.

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

It is unknown when any renovations have taken place; however, several mechanical items were replaced between 2006 and 2011. These HVAC, boiler and hot water units are now beyond their life expectancy and are in poor condition. The roofing, last replaced in 2010, appears to be sound; however, it too needs replaced based on conditions observed in the field.

### Site

This site consists of a small asphalt parking lot with nominal issues that can be remedied with crack filling, sealing and restriping. The concrete walks and ramps provide adequate access to entry with no visible signs of needing repairs. There are two brick planters at the main entrance that are in fair condition.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

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

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

FCI Analysis			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$1,605,800	4,588	\$350	
Current FCI		\$0	<b>0.0%</b>
3-Year		\$37,100	<b>2.3%</b>
5-Year		\$115,300	<b>7.2%</b>
10-Year		\$358,600	<b>22.3%</b>

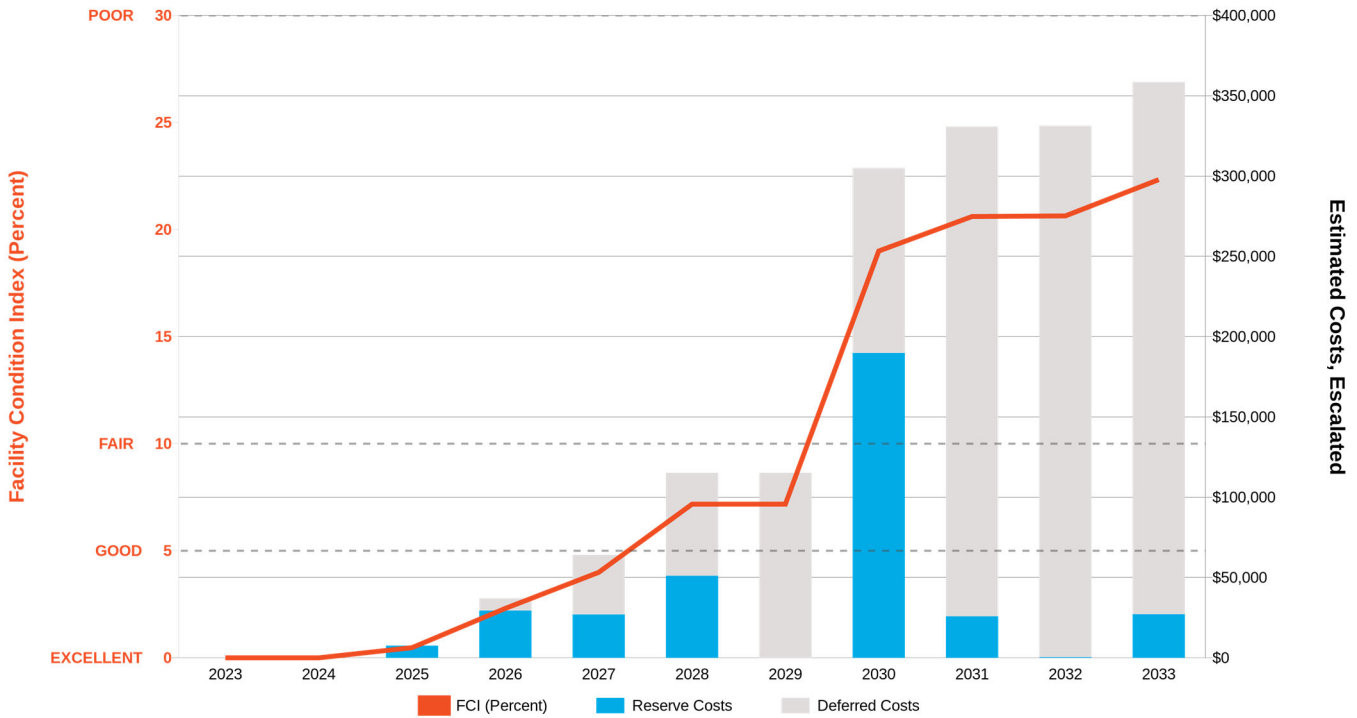
The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$1,605,800.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$32,598.00



### Immediate Needs

ID	Location	UF Code	Description	Condition	Plan Type	Cost
<b>TOTAL (0)</b>						<b>\$0</b>



## Key Findings

No key findings exist in this location.





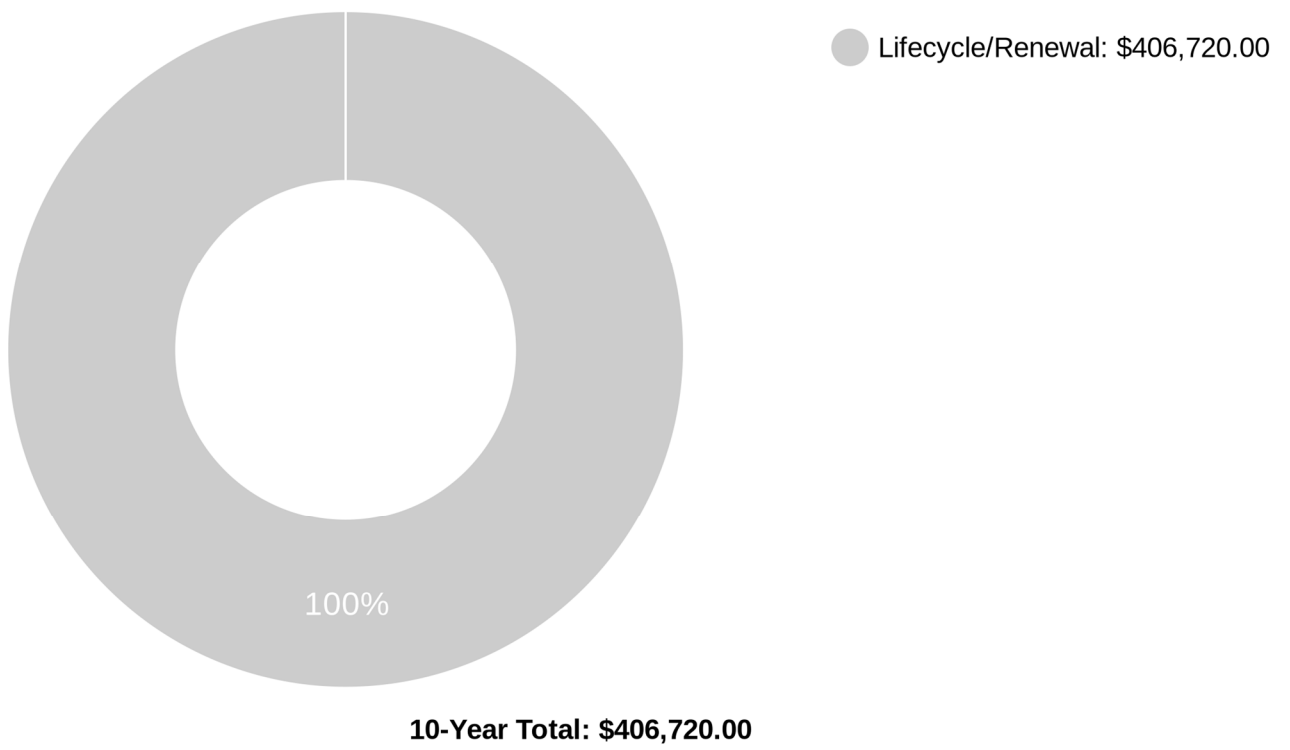
## Plan Types

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

### Plan Type Descriptions

<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)



## 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 Wood beams and flooring supported with steel jack posts.	Fair
<b>Facade</b>	Primary Wall: Vinyl Siding Secondary Wall Finish: Brick Windows: Wood	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles.	Poor
<b>Interiors</b>	Walls: Painted gypsum board Floors: VCT and unfinished concrete Ceilings: ACT and wood paneling	Fair
<b>Elevators</b>	None	-
<b>Plumbing</b>	Distribution: Copper supply and cast iron/ PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Poor
<b>HVAC</b>	Central System: Boilers feeding hydronic baseboard radiators and fan coil units Non-Central System: Ductless split-systems Supplemental components: Suspended unit heaters and window units	Good
<b>Fire Suppression</b>	Fire extinguishers only	Good

<b>Systems Summary</b>		
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Good
<b>Equipment/Special</b>	None	-
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted signage	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including trees, bushes, and planters Irrigation Not present No site slopes throughout	Fair
<b>Utilities</b>	Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Building-mounted: CFL	Fair
<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>	None observed at time of assessment.	-

## 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	-	\$1,766	\$13,198	\$56,272	-	\$71,236
Roofing	-	-	-	\$29,589	-	\$29,589
Interiors	-	-	\$16,513	\$25,872	\$44,465	\$86,850
Plumbing	-	-	\$1,241	\$14,934	\$58,071	\$74,246
HVAC	-	\$5,856	\$36,494	\$25,118	\$89,091	\$156,559
Fire Protection	-	-	-	\$479	\$644	\$1,123
Electrical	-	-	-	\$51,640	\$25,285	\$76,925
Fire Alarm and Electronic Systems	-	-	-	\$23,360	-	\$23,360
Equipment and Furnishings	-	-	\$10,701	-	\$1,719	\$12,420
<b>TOTALS</b>	<b>\$0</b>	<b>\$7,700</b>	<b>\$78,200</b>	<b>\$227,300</b>	<b>\$219,300</b>	<b>\$532,500</b>

### 3. Property Space Use and Observed Areas

---

#### Areas Observed

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

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1841. The facility was substantially renovated in 1979 and later throughout the years and some accessibility improvements appear to have been implemented over that time.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

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

## 5. Energy and Sustainability

---

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

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

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





Potential Energy and Water Conservation Measures (ECMs)						
Category	ECM Description	Applicability	NA	In Place	Evaluate	
HVAC	Install High COP Heat Pumps	If all-electric with older HP's or electric resistance furnaces		✓		
HVAC	Repair/Install Hot Water Pipe Insulation	If missing on exposed pipes			✓	
HVAC	Install High Efficiency Condensing Furnaces, + 90% efficiency	Where furnaces are standard 80% efficiency or less		✓		
HVAC	Replace Defective Steam Traps	Faulty steam system components	✓			
HVAC	Install High Efficiency Hot Water Boilers	For older, inefficient boilers	✓			
HVAC	Install Energy Recovery Ventilators	Where outside air requirement is significant			✓	
HVAC	Install High Efficiency Steam Boilers	For older steam boilers	✓			
HVAC	Occupancy Sensor to Control Thermostats	For rooms/buildings with variable occupancy	✓			
HVAC	High Efficiency Motors - Circulation Pumps	In Central Systems with pumps <90% efficient	✓			
Laundry	Install Front Load Commercial / Residential Washers	Upgrade if not already installed	✓			
Lighting	Install Automatic Lighting Controls	For rooms/buildings with variable occupancy	✓			
Lighting	Upgrade Interior Lighting to LED	Upgrade if not already installed			✓	
Lighting	Upgrade Exterior Lights to LED	Upgrade if not already installed		✓		
Lighting	Replace 'Exit' lights with LED fixtures	Upgrade if not already installed		✓		
Lighting	Daylight controls on Exterior Lights	Upgrade if not already installed		✓		
Plumbing	Install 1.5GPM Low Flow Shower Heads	Upgrade if not already installed	✓			
Plumbing	Install 1.0 Low Flow Faucet Aerators in Restrooms	Upgrade if not already installed			✓	
Plumbing	Install 1.5GPM Aerator in Kitchen/ Break Rm. Faucets	Upgrade if not already installed			✓	
Plumbing	Install 0.8 GPF Low Flow Flush Tank Toilets	Upgrade if not already installed			✓	
Renewables	Add Solar photovoltaic power generation	Where space available 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>29</b>	<b>7</b>	<b>14</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 NH, Exeter FCA Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Senior Center, 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:** Dalton W. Bryan  
Project Manager

**Reviewed by:**



---

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

---

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





# Appendix A:

## Photographic Record

---

### Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - FACADE



6 - SHINGLE ROOF



### Photographic Overview



7 - ACT CEILINGS



8 - VCT FLOORING



9 - JACK POST SUPPORTS



10 - FLOORING JOISTS



11 - HVAC BOILER



12 - FIRE MUSEUM UNIT HEATER



### Photographic Overview



13 - MAIN ELECTRICAL PANEL



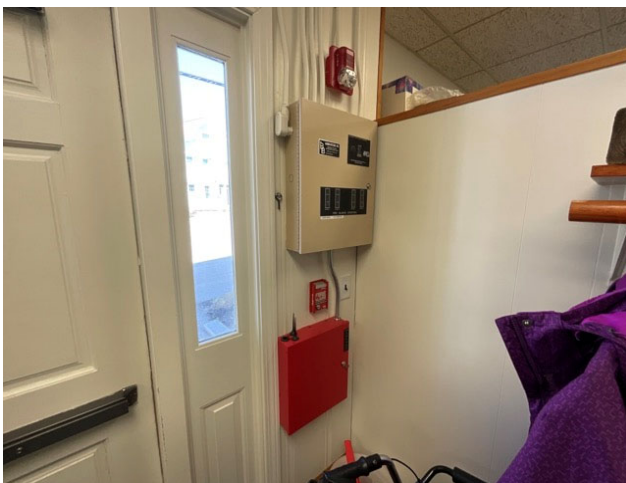
14 - INTERIOR LIGHTING



15 - PUBLIC RESTROOM



16 - DOMESTIC HOT WATER



17 - FIRE ALARM PANEL



18 - EXIT SIGN WITH LIGHTING

### Photographic Overview



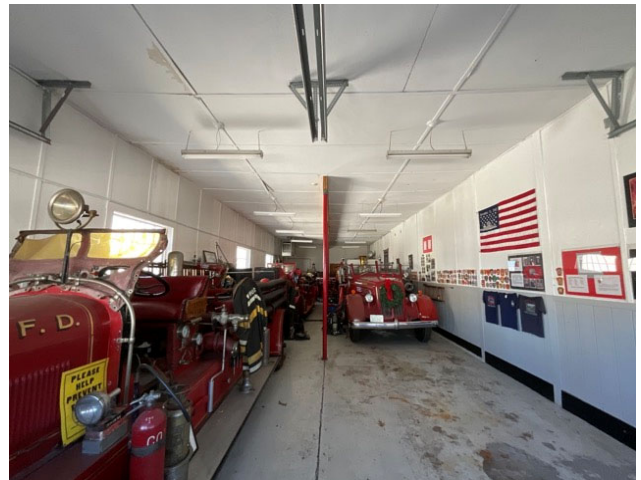
19 - ADA RAMP



20 - PRIMARY PARKING



21 - EXETER FIRE MUSEUM



22 - MUSEUM INTERIOR



23 - ROOF SUPPORT SYSTEM



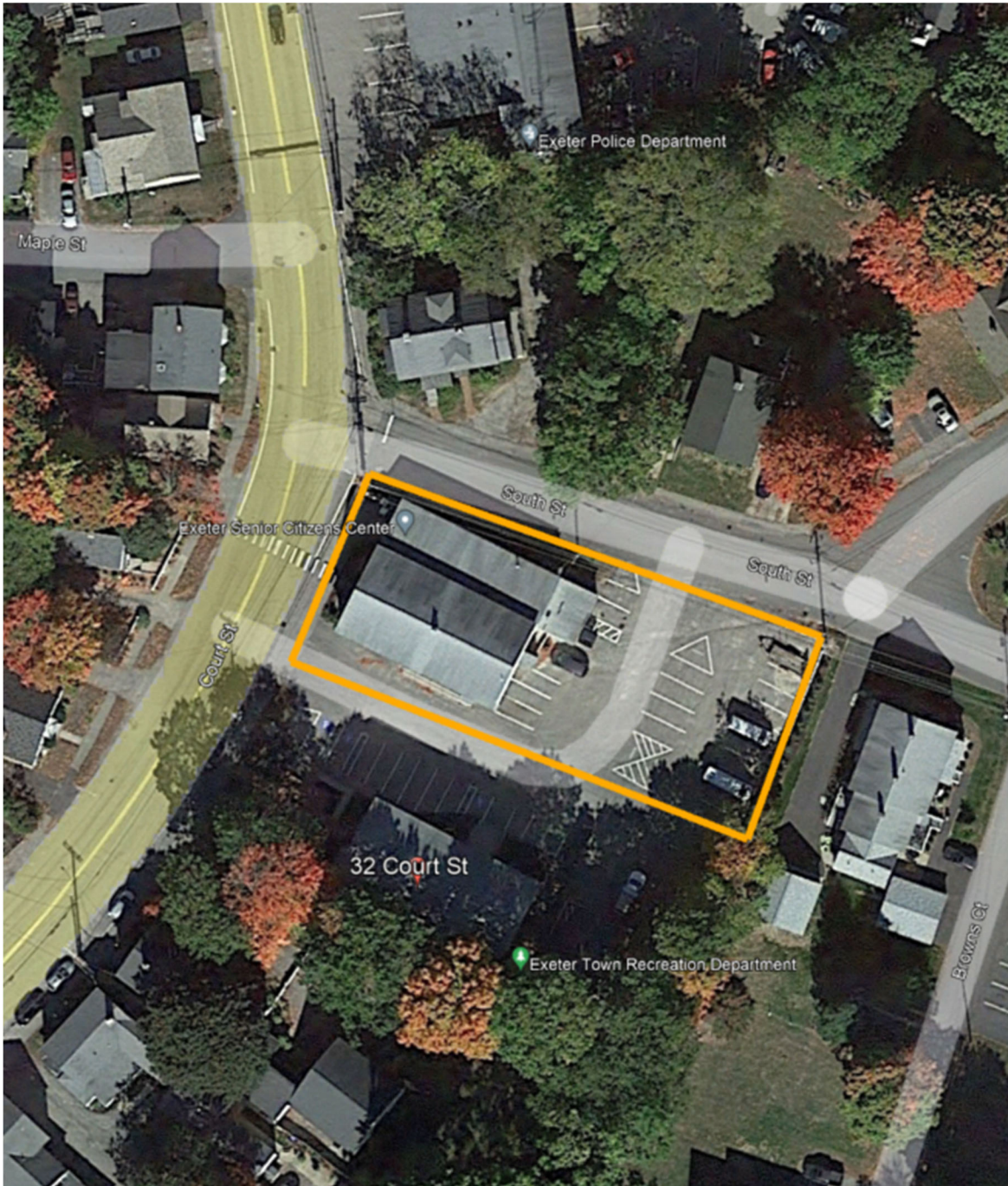
24 - WINDOWS AND DOORS



# Appendix B:

## Site Plan

---

# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	157332.22R000-011.354	Senior Center	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	March 30, 2023	

## Appendix C:

### Pre-Survey Questionnaire

---



# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Senior Center

**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 1841	Renovated 1979	
2	Building size in SF	5,231 <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).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	No		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	No		

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				Dated and maxed out
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				Self-evaluation 2019
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Ramp installed southside and grab bars installed in restrooms
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?	X				Meals on wheels

Signature of Assessor

Signature of POC

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

---

## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Senior Center

**BV Project Number:** 157332.22R000 - 011.354

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

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

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

## Senior Center: Photographic Overview



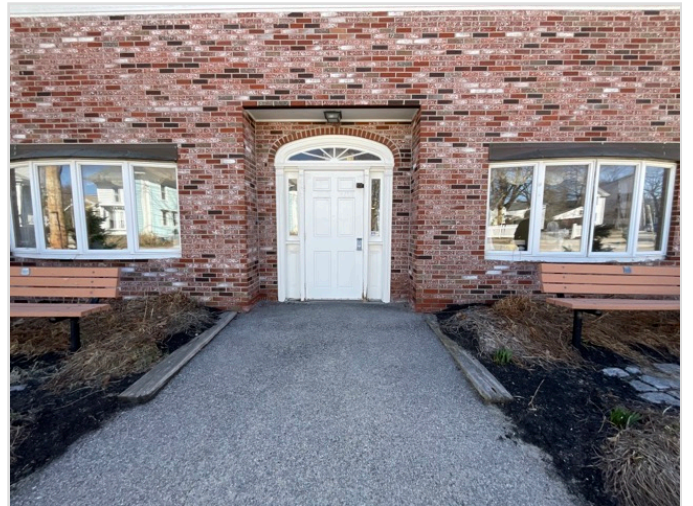
OVERVIEW OF ACCESSIBLE PARKING AREA



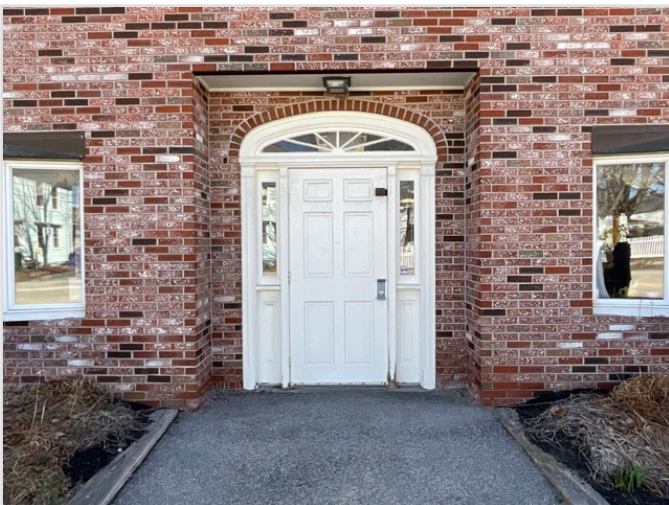
2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE PATH



2ND PATHWAY



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

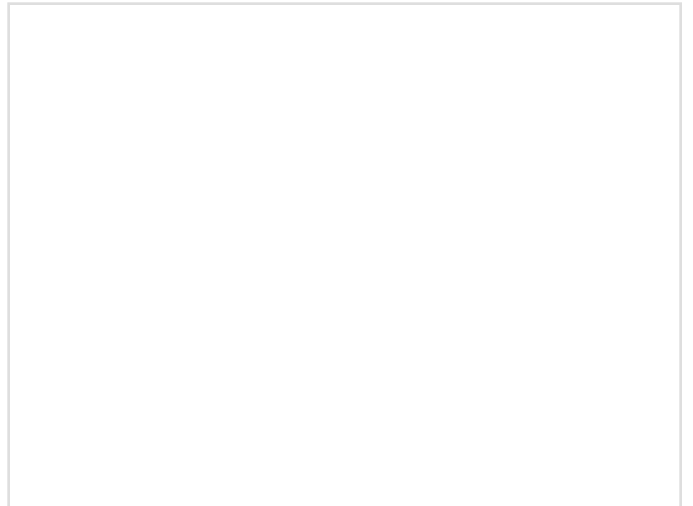
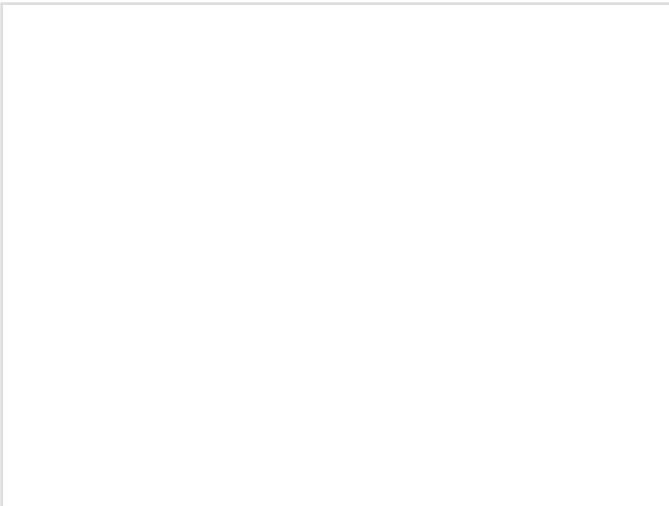
## Senior Center: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

## Appendix E:

### Component Condition Report

---

**Component Condition Report | Senior Center**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	5,526 SF	7	5910387
B2020	Building Exterior	Fair	Glazing, any type by SF	150 SF	5	5910397
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	2	5910415
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	2	5910411
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	4,588 SF	7	5910402
<b>Interiors</b>						
C1070	Throughout	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,960 SF	15	5910852
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,882 SF	5	5910408
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	2,960 SF	8	5910892
<b>Plumbing</b>						
D2010	Basement	Fair	Water Heater, Electric, Residential	1	5	5910399
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	7	5910392
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	7	5910420
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,960 SF	15	5912286
D2010	Restrooms	Fair	Urinal, Waterless	2	7	5910401
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	7	5910400
D2020	Kitchen	Fair	Supplemental Components, Grease Trap/Interceptor, Underground	1	13	5910416
<b>HVAC</b>						
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	18	5910403
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	32	5910389
D3030	Throughout building	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	4	5910406
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	4	5910393
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	4	5910396
D3030	Throughout building	Fair	Split System, Fan Coil Unit, DX	1	4	5910395
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 2-Pipe	800 SF	2	5984338
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	2,960 SF	7	5910409
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	2,960 SF	5	5984337
<b>Fire Protection</b>						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	2	10	5910418
<b>Electrical</b>						
D5020	Boiler room	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	10	5910398
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,588 SF	15	5912287
D5040	Next to front door	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	1	9	5910417



**Component Condition Report | Senior Center**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,588 SF	7	5912288
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Next to front door	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,588 SF	7	5910413
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	5	5910414
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	16 LF	5	5910405

**Component Condition Report | Senior Center / Fire Department Museum**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Interiors</b>						
C2030	Firehouse Museum	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,628 SF	3	5910893
C2050	Firehouse Museum	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,628 SF	7	5910890
<b>Electrical</b>						
D5020	Throughout building	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	10	5910410

**Component Condition Report | Senior Center / 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	7,867 SF	8	5910404

## Appendix F: Replacement Reserves

---

Replacement Reserves Report



4/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Senior Center	\$0	\$0	\$7,624	\$0	\$27,026	\$51,128	\$0	\$184,319	\$25,873	\$466	\$16,615	\$0	\$0	\$24,319	\$0	\$100,949	\$0	\$0	\$46,987	\$42,731	\$4,299	\$532,334
Senior Center / Fire Department Museum	\$0	\$0	\$0	\$29,460	\$0	\$0	\$0	\$5,526	\$0	\$0	\$10,571	\$0	\$0	\$39,591	\$0	\$0	\$0	\$7,427	\$0	\$0	\$0	\$92,575
Senior Center / Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,134
<b>Grand Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,624</b>	<b>\$29,460</b>	<b>\$27,026</b>	<b>\$51,128</b>	<b>\$0</b>	<b>\$189,846</b>	<b>\$74,007</b>	<b>\$466</b>	<b>\$27,186</b>	<b>\$0</b>	<b>\$0</b>	<b>\$63,910</b>	<b>\$0</b>	<b>\$100,949</b>	<b>\$0</b>	<b>\$7,427</b>	<b>\$46,987</b>	<b>\$42,731</b>	<b>\$4,299</b>	<b>\$673,043</b>

Senior Center																																		
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	5910387	Exterior Walls, Vinyl Siding, Replace	30	23	7	5526	SF	\$6.00	\$8.28	\$45,755									\$45,755														\$45,755
B2020	Building Exterior	5910397	Glazing, any type by SF, Replace	30	25	5	150	SF	\$55.00	\$75.90	\$11,385							\$11,385																\$11,385
B2050	Building Exterior	5910415	Exterior Door, Wood, Solid-Core, Replace	25	23	2	1	EA	\$700.00	\$833.00	\$833							\$833																\$833
B2050	Building Exterior	5910411	Exterior Door, Wood, Solid-Core, Replace	25	23	2	1	EA	\$700.00	\$833.00	\$833							\$833																\$833
B3010	Roof	5910402	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	13	7	4588	SF	\$3.80	\$5.24	\$24,059									\$24,059														\$24,059
C1070	Throughout	5910852	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	10	15	2960	SF	\$3.50	\$4.83	\$14,297																							\$14,297
C2010	Throughout building	5910408	Wall Finishes, any surface, Prep & Paint	10	5	5	6882	SF	\$1.50	\$2.07	\$14,246																							\$14,246
C2030	Throughout	5910892	Flooring, Vinyl Tile (VCT), Replace	15	7	8	2960	SF	\$5.00	\$6.90	\$20,424										\$20,424													\$20,424
D2010	Basement	5910399	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$900.00	\$1,071.00	\$1,071							\$1,071																\$1,071
D2010	Throughout	5912286	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	25	15	2960	SF	\$5.00	\$6.90	\$20,424																							\$20,424
D2010	Restrooms	5910392	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	2	EA	\$1,500.00	\$2,070.00	\$4,140									\$4,140														\$4,140
D2010	Restrooms	5910420	Toilet, Residential Water Closet, Replace	30	23	7	3	EA	\$700.00	\$966.00	\$2,898									\$2,898														\$2,898
D2010	Restrooms	5910401	Urinal, Waterless, Replace	30	23	7	2	EA	\$600.00	\$828.00	\$1,656									\$1,656														\$1,656
D2010	Kitchen	5910400	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	23	7	1	EA	\$2,500.00	\$3,450.00	\$3,450									\$3,450														\$3,450
D2020	Kitchen	5910416	Supplemental Components, Grease Trap/Interceptor, Underground, Replace	20	7	13	1	EA	\$12,000.00	\$16,560.00	\$16,560																							\$16,560
D3020	Boiler room	5910403	Boiler, Gas, HVAC, Replace	30	12	18	1	EA	\$20,000.00	\$27,600.00	\$27,600																							\$27,600
D3030	Throughout building	5910406	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	11	4	1	EA	\$4,800.00	\$6,624.00	\$6,624										\$6,624													\$6,624
D3030	Building exterior	5910393	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$4,800.00	\$6,624.00	\$6,624										\$6,624													\$6,624
D3030	Building exterior	5910396	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$4,800.00	\$6,624.00	\$6,624										\$6,624													\$6,624
D3030	Throughout building	5910395	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	\$3,000.00	\$4,140.00	\$4,140										\$4,140													\$4,140
D3050	Throughout	5984338	HVAC System, Hydronic Piping, 2-Pipe,	40	38	2	800	SF	\$5.00	\$6.90	\$5,520										\$5,520													\$5,520
D3050	Throughout building	5910409	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	33	7	2960	SF	\$5.00	\$6.90	\$20,424										\$20,424													\$20,424
D3050	Throughout	5984337	HVAC System, Ductwork, Low Density,	30	25	5	2960	SF	\$2.00	\$2.76	\$8,170										\$8,170													\$8,170
D4030	Throughout building	5910418	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	2	EA	\$150.00	\$178.50	\$357																							\$357
D5020	Boiler room	5910398	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	20	10	1	EA	\$8,700.00	\$12,006.00	\$12,006																							\$12,006
D5030	Throughout	5912287	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	4588	SF	\$2.50	\$3.45	\$15,829																							\$15,829
D5040	Throughout	5912288	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	4588	SF	\$4.50	\$6.21	\$28,491										\$28,491													\$28,491
D5040	Next to front door	5910417	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	1	9	1	EA	\$300.00	\$357.00	\$357																							\$357
D7050	Next to front door	5910413	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	4588	SF	\$3.00	\$4.14	\$18,994										\$18,994													\$18,994
E2010	Throughout building	5910414	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	20	LF	\$300.00	\$414.00	\$8,280										\$8,280													\$8,280
E2010	Throughout building	5910405	Casework, Countertop, Plastic Laminate, Replace	15	10	5	16	LF	\$50.00	\$59.50	\$952																							\$952
<b>Totals, Unescalated</b>													<b>\$0</b>	<b>\$0</b>	<b>\$7,186</b>	<b>\$0</b>	<b>\$24,012</b>	<b>\$44,103</b>	<b>\$0</b>	<b>\$149,869</b>	<b>\$20,424</b>	<b>\$357</b>	<b>\$12,363</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,560</b>	<b>\$0</b>	<b>\$64,795</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27,600</b>	<b>\$24,369</b>	<b>\$2,380</b>	<b>\$394,018</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>													<b>\$0</b>	<b>\$0</b>	<b>\$7,624</b>	<b>\$0</b>	<b>\$27,026</b>	<b>\$51,128</b>	<b>\$0</b>	<b>\$184,319</b>	<b>\$25,873</b>	<b>\$466</b>	<b>\$16,615</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,319</b>	<b>\$0</b>	<b>\$100,949</b>	<b>\$0</b>	<b>\$0</b>	<b>\$46,987</b>	<b>\$42,731</b>	<b>\$4,299</b>	<b>\$532,334</b>

Senior Center / Fire Department Museum																																		
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2030	Firehouse Museum	5910893	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	1628	SF	\$12.00	\$16.56	\$26,960																							\$26,960
C2050	Firehouse Museum	5910890	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	1628	SF	\$2.00	\$2.76	\$4,493										\$4,493													\$4,493
D5020	Throughout building	5910410	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	20	10	1	EA	\$5,700.00	\$7,866.00	\$7,866																							\$7,866
<b>Totals, Unescalated</b>													<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,960</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,493</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,866</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,960</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,493</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,772</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>													<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$29,460</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,526</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,571</b>	<b>\$0</b>	<b>\$0</b>	<b>\$39,591</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,427</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$92,575</b>

Senior Center / Site																										
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029							

## Appendix G: Equipment Inventory List

---

**D20 Plumbing**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5910399	D2010	<b>Water Heater</b>	Electric, Residential	40 GAL	Senior Center	Basement	Bradford White	:M240S6DS-1NCWW	FF12082216	2009		
2	5910416	D2020	<b>Supplemental Components</b>	Grease Trap/Interceptor, Underground		Senior Center	Kitchen	Watts	WD-35-THD		2016		

**D30 HVAC**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5910403	D3020	<b>Boiler</b>	Gas, HVAC	299 MBH	Senior Center	Boiler room	HTP	: EL-299N	B18R07240	2011		
2	5910389	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	7.6. GAL	Senior Center	Boiler room	Extrol	60		2015		
3	5910395	D3030	<b>Split System</b>	Fan Coil Unit, DX	2 TON	Senior Center	Throughout building	Mitsubishi Electric	MSY-GL24NA-U1		2006		
4	5910393	D3030	<b>Split System Ductless</b>	Single Zone	2 TON	Senior Center	Building exterior		MUY-GL24NA	6 005554 T	2006		
5	5910396	D3030	<b>Split System Ductless</b>	Single Zone	2 TON	Senior Center	Building exterior	Mitsubishi Electric	MUY-GL24NA	6 005538 T	2006		
6	5910406	D3030	<b>Split System Ductless</b>	Single Zone, 1.5 to 2 TON	2 TON	Senior Center	Throughout building	Mitsubishi Electric	MSY-GL24NA		2006		

**D40 Fire Protection**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5910418	D4030	<b>Fire Extinguisher</b>	Type ABC, up to 20 LB		Senior Center	Throughout building				2023		2

**D50 Electrical**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5910410	D5020	<b>Supplemental Components</b>	Load Center, Single Phase Residential 120/240 V	100 AMP	Senior Center / Fire Department Museum	Throughout building				1979		
2	5910398	D5020	<b>Supplemental Components</b>	Load Center, Single Phase Residential 120/240 V	200 AMP	Senior Center	Boiler room	Siemens	G4242MB3200CU		1979		
3	5910417	D5040	<b>Emergency &amp; Exit Lighting</b>	Exit Sign/Emergency Combo, LED		Senior Center	Next to front door				1979		