

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Public Safety Complex  
20 Court Street  
Exeter, New Hampshire 03833

## **PREPARED BY:**

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## **BV PROJECT #:**

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## **DATE OF REPORT:**

*April 24, 2023*

## **ON SITE DATE:**

*March 26, 2023*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Police Station
Main Address	20 Court Street Exeter, New Hampshire '03833
Site Developed	1979
Site Area	1.27 acres
Parking Spaces	50 total spaces all in open lots; 2 of which are accessible.
Building Area	18,211 SF
Number of Stories	2
Outside Occupants/Leased Spaces	None
Date(s) of Visit	March 26, 2023
Management Point of Contact	Town of Exeter Jeff Beck Maintenance Superintendent 6037736162 <a href="mailto:jbeck@exeternh.gov">jbeck@exeternh.gov</a>
On-site Point of Contact (POC)	Jeff Beck
Assessment and Report Prepared By	Dalton Bryan
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AssetCalc Link	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

Erected in 1979, this structure has served as the Exeter Police Station as well as one of the Fire Department's substations. At this time the Police Department and Fire Department share the two-story building. The building is approximately 18,000 SF in total. The Police Department occupies 6,428 SF on the first and second floors and the Fire Department occupies 11,555 SF on the first and second floor. The building serves as Central Command during emergency events. The Police Department's first floor space contains a sally port, four holding cells, booking area, lobby, reception, sergeant's room, evidence room, officer desk area, records room and small kitchen/staff area. Dispatch is located in the Police Department section of the building and is shared by both services. The second floor space consists of a Chief's office, small meeting room, Deputy Chief, Detective offices, locker room, Prosecutor Office, and a small conference room.

### Architectural

This 44-year-old 2 two-story building is constructed of brick veneered concrete block and a gable wood roof with asphalt shingles. The interior is comprised of painted drywall and concrete block. Short-term projects include replacement of the various flooring materials, the acoustical ceiling tiles and wall painting throughout. Longer-term items include minor tuck-pointing, window replacements.

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

Since 2018 a number of HVAC and fire protection components have been replaced leaving few other systems requiring attention. All of the distribution panels, load centers and the switchboard are all original to the building.

### Site

The overall appearance of this building and its grounds area all well maintained. The parking lots and driveways do not have major damage; however, they will need to be repaired, sealed and restriped in the coming year to maintain integrity. While the exterior lighting appears to be minimally sufficient, a conversion to LED lighting would improve security and efficiency.

### 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

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

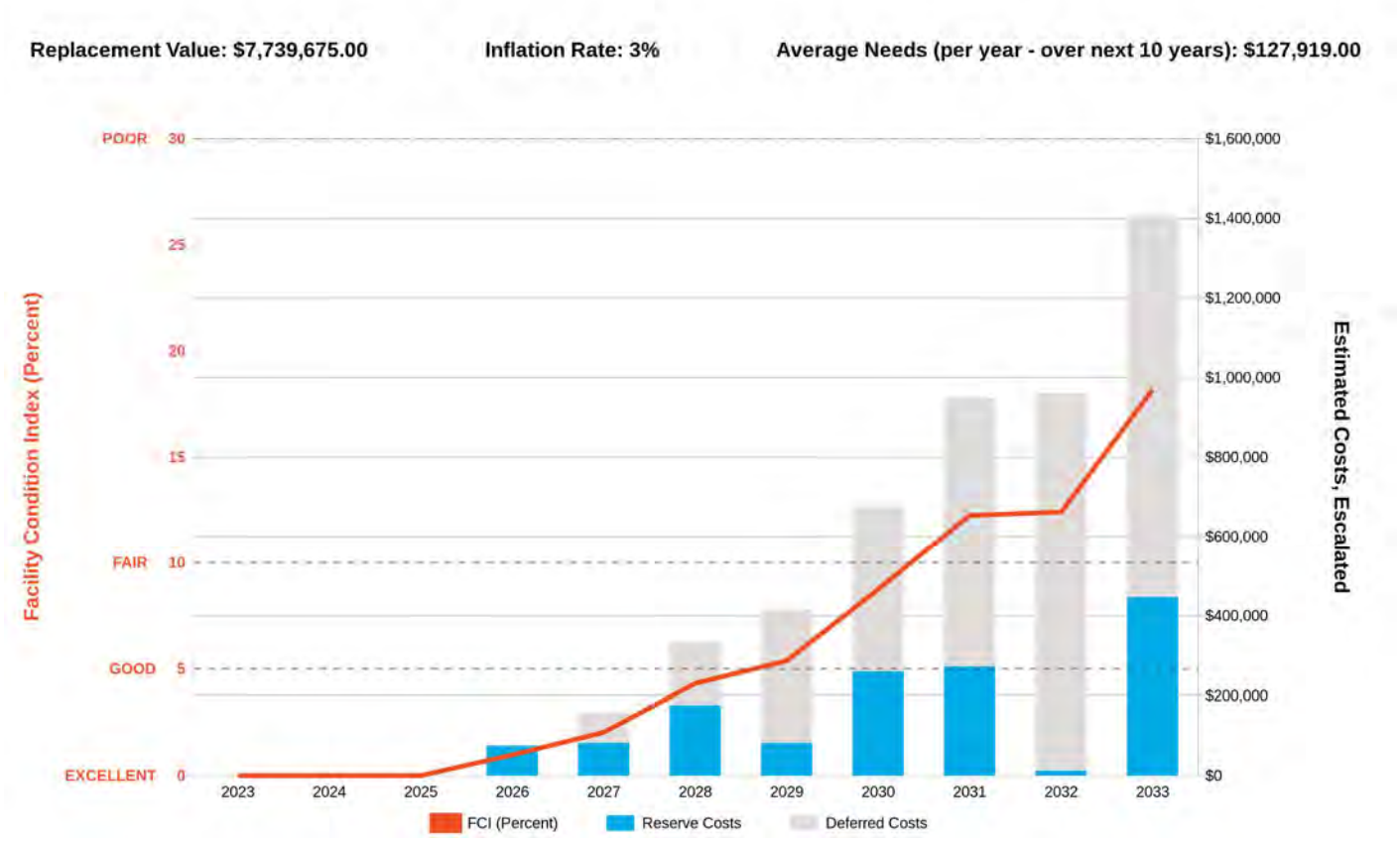
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

### FCI Analysis

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$7,739,675	18,211	\$425	
Current FCI		\$0	<b>0.0%</b>
3-Year		\$75,500	<b>1.0%</b>
5-Year		\$333,900	<b>4.3%</b>
10-Year		\$1,407,200	<b>18.2%</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



Immediate Needs

ID	Location	UF Code	Description	Condition	Plan Type	Cost
TOTAL (0)						\$0



## Key Findings

No key findings exist in this location.





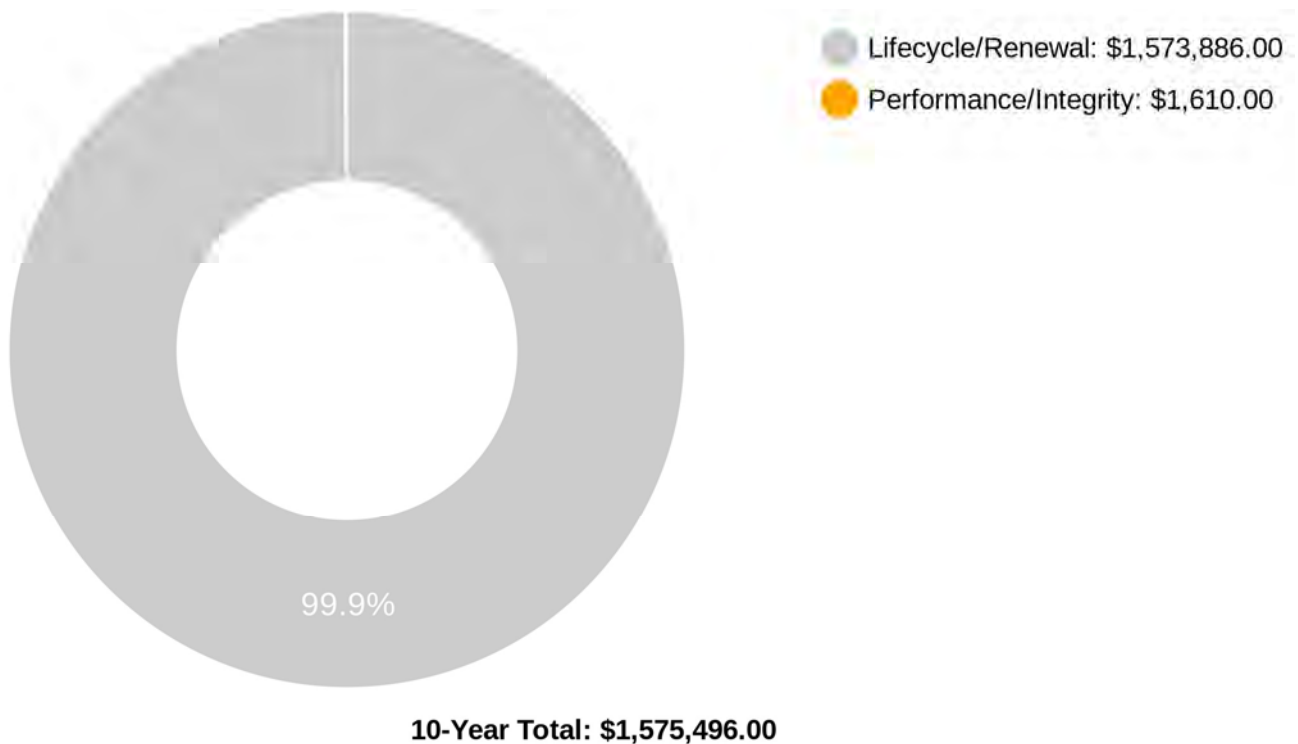
## Plan Types

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

System	Description	Condition
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system.	Good
<b>Facade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles.	Good
<b>Interiors</b>	Walls: Painted gypsum board and Concrete Block Ceilings: ACT	Fair
<b>Elevators</b>	None	-
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral and storage tanks Fixtures: Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers and Air handlers feeding fan coils and hydronic baseboard radiators Non-Central System: Split-system heat pumps Supplemental components: Suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good

Systems Summary		
<b>Electrical</b>	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: Linear fluorescent, CFL, halogen and or incandescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Rolling detention doors for inmate cells and a wheelchair lift	Good
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; wood board	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, and bushes Irrigation: present	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Building-mounted: Incandescent and or fluorescent	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	-

## 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	-	-	\$8,958	\$133,238	-	\$142,196
Roofing	-	-	-	-	\$70,123	\$70,123
Interiors	-	-	\$144,441	\$368,272	\$345,567	\$858,280
Plumbing	-	-	\$45,896	\$5,091	\$24,168	\$75,155
HVAC	-	-	\$40,574	\$102,253	\$95,532	\$238,359
Fire Protection	-	-	-	\$1,439	\$1,934	\$3,373
Electrical	-	-	\$78,343	\$151,567	\$437,511	\$667,421
Fire Alarm and Electronic Systems	-	-	-	\$207,259	\$452,077	\$659,336
Equipment and Furnishings	-	-	\$15,685	\$95,034	\$26,590	\$137,309
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$333,900</b>	<b>\$1,064,200</b>	<b>\$1,453,600</b>	<b>\$2,851,700</b>

### 3. Property Space Use and Observed Areas

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#### Areas Observed

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

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are // 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 1979. The facility has had upgrades over the years and some accessibility improvements appear to have been implemented.

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

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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>19</b>	<b>7</b>	<b>24</b>

**Key:**

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

## 6. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 7. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 8. Certification

Town of Exeter New Hampshire, Exeter FCA Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Public Safety Complex, 20 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 Bryan  
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**Reviewed by:**



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Program Manager  
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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 - MAIN ENTRANCE



6 - ROOF OVERVIEW



## Photographic Overview



7 - FIRE DEPARTMENT KITCHEN



8 - OFFICE



9 - LOBBY



10 - GARAGE



11 - WATER MAIN



12 - HOT WATER TANKS



## Photographic Overview



13 - BOILERS



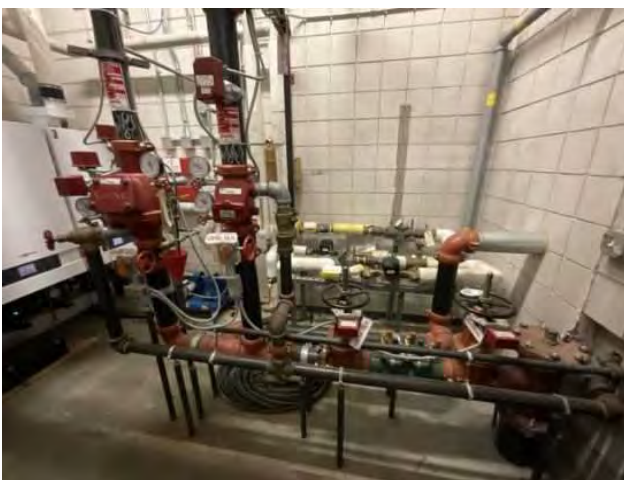
14 - BOILERS AND PIPING



15 - UNIT HEATER



16 - SPLIT SYSTEM COMPONENT



17 - FIRE SUPPRESSION SYSTEM



18 - SWITCHBOARD AND PANELS



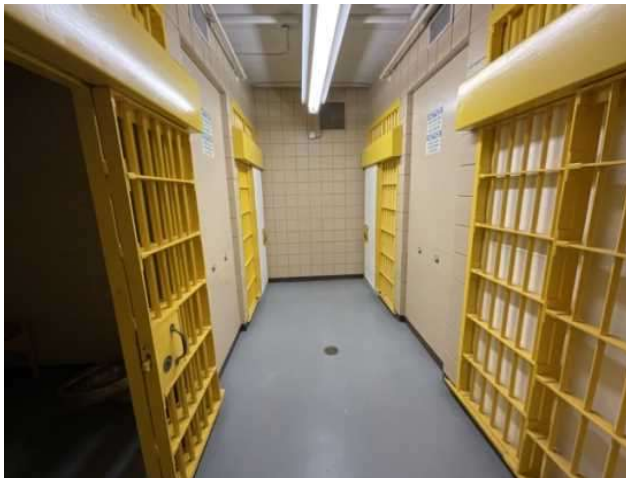
## Photographic Overview



19 - LOAD CENTERS AND FIRE ALARM PANEL



20 - FIRE EXTINGUISHERS THROUGHOUT



21 - DETENTION EQUIPMENT



22 - VEHICLE MAINTENANCE



23 - FENCING AND SIDE ENTRANCE PATH



24 - SIGNAGE

## Appendix B:

### Site Plan

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## Site Plan



**Project Number**

157332.22R000-013.354

**Source**

Google

**Project Name**

Public Safety Complex

**On-Site Date**

March 27, 2023



## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Public Safety Complex

**Name of person completing form:**

**Title / Association w/ property:**

**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.

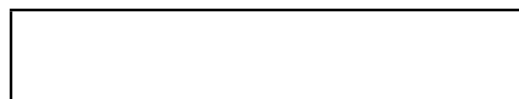
Data Overview		Response		
1	Year(s) constructed	Constructed 1979	Renovated	
2	Building size in SF	18,211	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2018	AHU UPDATED COMPONENTS
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Town voted down build new complex for police station		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New site planned		
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?		✗			
8	Are there any wall, window, basement or roof leaks?	✗				Last bay on left leaks rainwater
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				Routine maintenance
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?	✗				Service at maximum
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?	✗				2019
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		✗			No access to 2nd fire station
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

## Appendix D:

### Accessibility Review and Photos

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Public Safety Complex

**BV Project Number:** 013.354 - 013.354

### Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	✗			2019
2	Have any ADA improvements been made to the property since original construction? Describe.		✗		No access to 2nd fire station
3	Has building management reported any accessibility-based complaints or litigation?		✗		

### Public Safety Complex: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators	No access to fire department 2nd floor.			
Public Restrooms				✗
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*



## Public Safety Complex: Photographic Overview



CLOSE-UP OF STALL



ASSESSABLE ROUTE



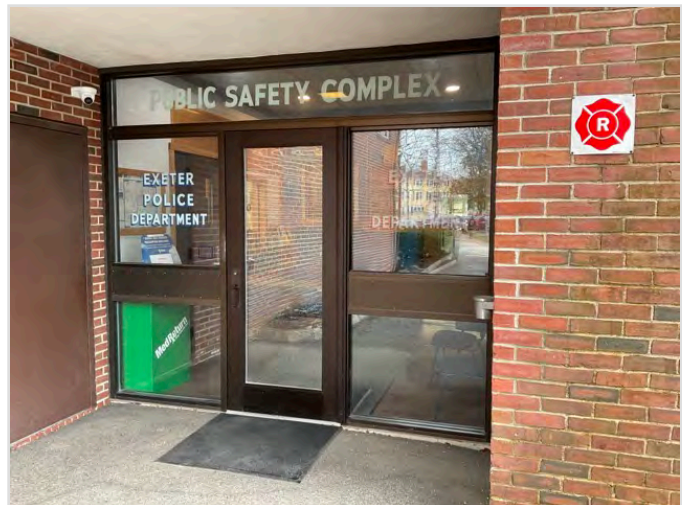
ACCESSIBLE PATH



PARKING FOR EMPLOYEES



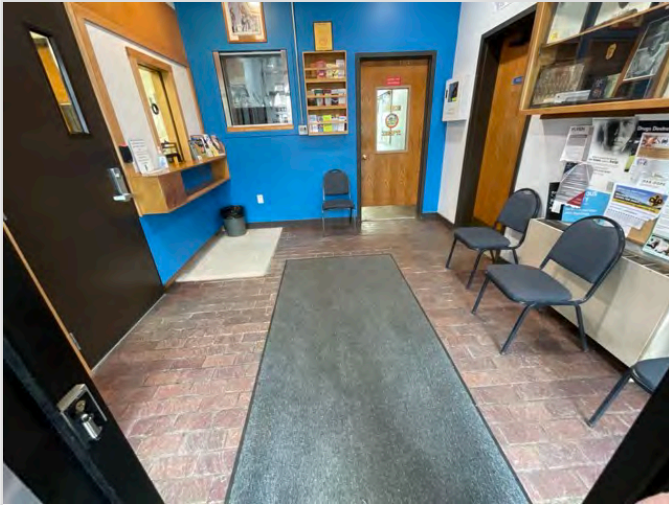
MAIN ENTRANCE



ACCESSIBLE ENTRANCE



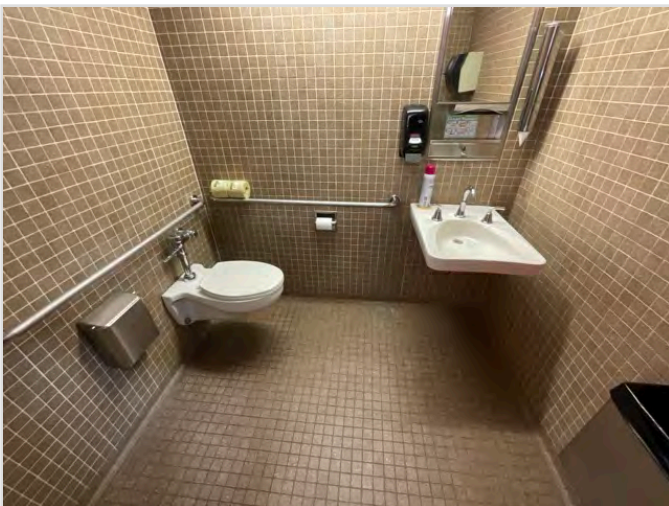
## Public Safety Complex: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



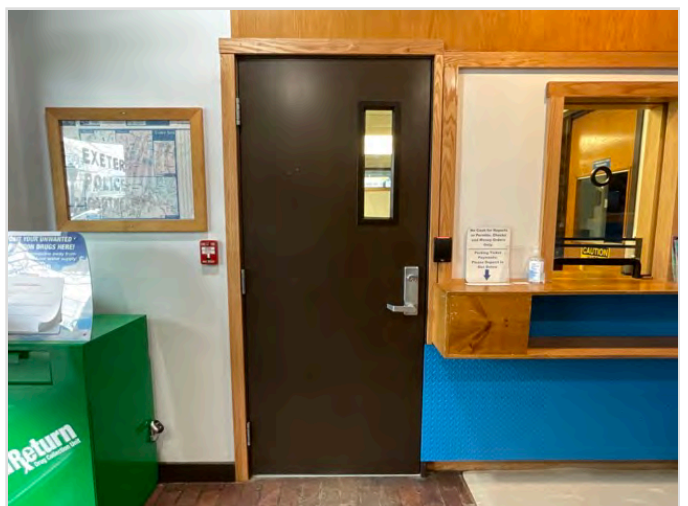
RESTROOM ACCESSORIES



SINK, FAUCET HANDLES AND ACCESSORIES



SERVICE DESK



ASSESSABLE ROUTE TO OFFICE

## Appendix E:

### Component Condition Report

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Component Condition Report | Public Safety Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Glazing, any type by SF	551 SF	7	5915104
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	7	5915077
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	5	5915054
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	8	7	5915092
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	5	5915095
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	9,106 SF	13	5915079
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	28	10	5915050
C1030	Throughout building	Fair	Interior Door, Steel, Standard	8	9	5915029
C1070	Ceiling police side	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,784 SF	4	5915051
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	27,317 SF	5	5919553
C2030	Police side	Fair	Flooring, Brick	550 SF	6	5915103
C2030	Fire Department	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	5,376 SF	10	5915027
C2030	Restrooms	Fair	Flooring, Ceramic Tile	125 SF	15	5915031
C2030	Fire Department	Fair	Flooring, Carpet, Commercial Standard	1,440 SF	8	5915100
C2030	Flooring, police side	Fair	Flooring, Vinyl Tile (VCT)	6,428 SF	8	5915049
C2030	Fire Department	Fair	Flooring, Vinyl Tile (VCT)	2,688 SF	3	5915056
C2050	Fire Department	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,427 SF	8	5915108
Plumbing						
D2010	Mechanical room	Good	Water Heater, Indirect	1	11	5915040
D2010	Mechanical room	Good	Storage Tank, Domestic Water	1	26	5915037
D2010	Mechanical room	Fair	Sink/Lavatory, Service Sink, Floor	1	5	5915088
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	5	5915066
D2010	Fire Department	Fair	Shower, Fiberglass	5	17	5915115
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	5	5915076
D2010	Fire department kitchen	Good	Urinal, Waterless	5	7	5915101
D2010	Mechanical room	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	18,211 SF	21	5915067
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH	1	22	5915045
D3020	Mechanical room	Good	Boiler, Gas, HVAC, 1001 to 2000 MBH	1	22	5915085
D3020	Mechanical room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH	1	22	5915071
D3020	Fire Department	Fair	Unit Heater, Hydronic	1	4	5915069



Component Condition Report | Public Safety Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Fire Department	Fair	Unit Heater, Hydronic	1	5	5915032
D3020	Police side	Good	Unit Heater, Hydronic	1	15	5915102
D3020	Fire Department	Fair	Unit Heater, Hydronic, 101 to 160 MBH	1	5	5915055
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	17	5915089
D3020	Police side	Fair	Unit Heater, Hydronic	1	7	5915093
D3020	Mechanical room	Good	Boiler Supplemental Components, Expansion Tank, 4 to 10 GAL	1	33	5915028
D3030	Office	Fair	Split System, Fan Coil Unit, DX	1	4	5915078
D3030	Fire department attic	Fair	Split System, Fan Coil Unit, DX	1	10	5915105
D3030	Building exterior police side	Good	Split System, Condensing Unit/Heat Pump	1	10	5915034
D3030	Server room	Fair	Split System, Fan Coil Unit, DX	1	7	5915068
D3030	Dispatch	Fair	Split System, Fan Coil Unit, DX	1	6	5915072
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	7	5915036
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5915033
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	3	5915094
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	6	5915041
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	6	5915064
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	4	5915118
D3030	Fire department attic	Fair	Split System, Fan Coil Unit, DX	1	10	5915083
D3030	Evidence room	Good	Split System, Fan Coil Unit, DX	1	14	5915116
D3030	Fire department attic	Fair	Split System, Fan Coil Unit, DX	1	3	5915112
D3030	Police side	Fair	Split System, Fan Coil Unit, DX	1	10	5915098
D3030	Police side	Fair	Split System, Fan Coil Unit, DX	1	10	5915096
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	10	5915074
D3050	Fire Department	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	14	5915060
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	18,211 SF	21	5915042
D3050	Police side	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	6	5915048
Fire Protection						
D4010	Mechanical room	Fair	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	18,211 SF	23	5915025
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	10	5915114
Electrical						
D5010	Building exterior	Fair	Generator, Gas or Gasoline	1	13	5915120
D5010	Mechanical room	Fair	Automatic Transfer Switch, ATS	1	13	5915065
D5020	Utility room police side	Fair	Distribution Panel, 120/208 V	1	9	5915082
D5020	Utility room police side	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	5	5915044
D5020	Utility room police side	Fair	Switchboard, 120/208 V	1	10	5915106

Component Condition Report | Public Safety Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Utility room police side	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	7	5915080
D5020	Mechanical room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	7	5915061
D5020	Utility room police side	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	5	5915110
D5020	Reserves police side	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	18	5915039
D5020	Utility room police side	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1	7	5915046
D5020	Mechanical room	Fair	Supplemental Components, Circuit Breaker/Disconnect	4	10	5915026
D5020	Utility room police side	Fair	Distribution Panel, 120/208 V	1	7	5915113
D5020	Utility room police side	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V	2	5	5915084
D5020	Utility room police side	Fair	Distribution Panel, 120/208 V	1	8	5915117
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	18,211 SF	15	5915057
D5040		Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,463 SF	3	5915107
Fire Alarm & Electronic Systems						
D6020	Utility room police side	Fair	Low Voltage System, Phone & Data Lines	18,211 SF	7	5915081
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, High Density	18,211 SF	12	5915097
D7030	Throughout building	Fair	Security Camera, Closed Circuit Exterior, Fixed Color	26	8	5915047
D7050	Utility room police side	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	18,211 SF	18	5915087
Equipment & Furnishings						
E1030	Fire Department	Fair	Laundry Equipment, Dryer, Commercial	1	7	5915075
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	5915091
E1030	Fire Department	Fair	Laundry Equipment, Dryer, Commercial	1	7	5915086
E1030	Fire Department	Fair	Foodservice Equipment, Icemaker, Freestanding	1	4	5915062
E1040	Cells	Fair	Detention Equipment, Security Doors & Hardware, Rolling	4	10	5915030
E1060	Fire department kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	12	5915099
E1060	Fire department kitchen	Good	Residential Appliances, Range, Gas	1	12	5915059
E2010	Kitchen	Fair	Casework, Cabinetry Hardwood High-End	24 LF	10	5915043

Component Condition Report | Public Safety Complex / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3010	Site	Fair	Storage Tank, Fuel, Interior	1	6	5915109
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	26,803 SF	8	5919619
Sitework						
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 6'	54 LF	1	5915053
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	5915038

Component Condition Report | Public Safety Complex / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	34 LF	17	5915052

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report



4/24/2023

Unif format Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate							
D4030	Throughout building	5915114	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	6	EA	\$150.00	\$178.50	\$1,071											\$1,071										\$1,071	\$2,142							
D5010	Building exterior	5915120	Generator, Gas or Gasoline, Replace	25	12	13	1	EA	\$120,000.00	\$165,600.00	\$165,600														\$165,600								\$165,600							
D5010	Mechanical room	5915065	Automatic Transfer Switch, ATS, Replace	25	12	13	1	EA	\$12,000.00	\$16,560.00	\$16,560														\$16,560								\$16,560							
D5020	Utility room police side	5915044	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	25	5	1	EA	\$8,700.00	\$12,006.00	\$12,006						\$12,006																\$12,006							
D5020	Utility room police side	5915110	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	25	5	1	EA	\$5,700.00	\$7,866.00	\$7,866						\$7,866																\$7,866							
D5020	Utility room police side	5915084	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	25	5	2	EA	\$5,700.00	\$7,866.00	\$15,732						\$15,732																\$15,732							
D5020	Utility room police side	5915080	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	23	7	1	EA	\$5,700.00	\$7,866.00	\$7,866								\$7,866														\$7,866							
D5020	Utility room police side	5915046	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	23	7	1	EA	\$8,700.00	\$12,006.00	\$12,006								\$12,006															\$12,006						
D5020	Utility room police side	5915106	Switchboard, 120/208 V, Replace	40	30	10	1	EA	\$45,000.00	\$62,100.00	\$62,100											\$62,100												\$62,100						
D5020	Reserves police side	5915039	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	12	18	1	EA	\$5,700.00	\$7,866.00	\$7,866																			\$7,866				\$7,866						
D5020	Mechanical room	5915061	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	23	7	1	EA	\$8,000.00	\$11,040.00	\$11,040								\$11,040															\$11,040						
D5020	Utility room police side	5915113	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$2,000.00	\$2,760.00	\$2,760								\$2,760															\$2,760						
D5020	Utility room police side	5915117	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$6,000.00	\$8,280.00	\$8,280									\$8,280														\$8,280						
D5020	Utility room police side	5915082	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,000.00	\$2,760.00	\$2,760										\$2,760													\$2,760						
D5020	Mechanical room	5915026	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	20	10	4	EA	\$1,700.00	\$2,346.00	\$9,384											\$9,384												\$9,384						
D5030	Throughout building	5915057	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	25	15	18211	SF	\$4.00	\$5.52	\$100,525																\$100,525							\$100,525						
D5040	Public Safety Complex	5915107	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	5463	SF	\$4.50	\$6.21	\$33,925				\$33,925																			\$33,925						
D6020	Utility room police side	5915081	Low Voltage System, Phone & Data Lines, Replace	20	13	7	18211	SF	\$1.50	\$2.07	\$37,697								\$37,697															\$37,697						
D7030	Throughout building	5915047	Security Camera, Closed Circuit Exterior, Fixed Color, Replace	10	2	8	26	EA	\$3,540.00	\$4,885.20	\$127,015									\$127,015										\$127,015				\$254,030						
D7030	Throughout building	5915097	Security/Surveillance System, Full System Upgrade, High Density, Replace	15	3	12	18211	SF	\$3.00	\$4.14	\$75,394													\$75,394										\$75,394						
D7050	Utility room police side	5915087	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	2	18	18211	SF	\$3.00	\$4.14	\$75,394																			\$75,394				\$75,394						
E1030	Fire Department	5915075	Laundry Equipment, Dryer, Commercial, Replace	15	8	7	1	EA	\$4,000.00	\$5,520.00	\$5,520								\$5,520															\$5,520						
E1030	Fire Department	5915086	Laundry Equipment, Dryer, Commercial, Replace	15	8	7	1	EA	\$6,100.00	\$8,418.00	\$8,418								\$8,418															\$8,418						
E1030	Fire Department	5915062	Foodservice Equipment, Icemaker, Freestanding, Replace	15	11	4	1	EA	\$6,700.00	\$9,246.00	\$9,246					\$9,246															\$9,246			\$18,492						
E1030	Kitchen	5915091	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	\$3,300.00	\$4,554.00	\$4,554						\$4,554															\$4,554		\$9,108						
E1040	Cells	5915030	Detention Equipment, Security Doors & Hardware, Rolling, Replace	40	30	10	4	EA	\$7,500.00	\$10,350.00	\$41,400											\$41,400												\$41,400						
E1060	Fire department kitchen	5915099	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	3	12	1	EA	\$600.00	\$714.00	\$714													\$714										\$714						
E1060	Fire department kitchen	5915059	Residential Appliances, Range, Gas, Replace	15	3	12	1	EA	\$670.00	\$797.30	\$797													\$797										\$797						
E2010	Kitchen	5915043	Casework, Cabinetry Hardwood High-End, Replace	20	10	10	24	LF	\$500.00	\$690.00	\$16,560											\$16,560												\$16,560						
Totals, Unescalated												\$0	\$0	\$0	\$69,032	\$73,063	\$152,028	\$61,203	\$211,446	\$215,051	\$9,384	\$332,150	\$4,278	\$76,905	\$229,912	\$25,944	\$163,074	\$0	\$17,112	\$280,784	\$16,974	\$94,652						\$2,032,991		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$75,434	\$82,233	\$176,242	\$73,080	\$260,052	\$272,420	\$12,244	\$446,381	\$5,922	\$109,648	\$337,633	\$39,243	\$254,064	\$0	\$28,284	\$478,017	\$29,764	\$170,951								\$2,851,610

Public Safety Complex / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D3010	Site	5915109	Storage Tank, Fuel, Interior, Replace	25	19	6	1	EA	\$5,500.00	\$7,590.00	\$7,590							\$7,590																\$7,590
G2020	Parking lot	5919619	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	26803	SF	\$3.50	\$4.83	\$129,458									\$129,458														\$129,458
G2060	Site	5915053	Fences & Gates, Fence, Chain Link 6', Replace	40	39	1	54	LF	\$21.00	\$28.98	\$1,565		\$1,565																					\$1,565
G2060	Site	5915052	Fences & Gates, Fence, Chain Link 6', Replace	40	23	17	34	LF	\$21.00	\$24.99	\$850																		\$850					\$850
G2060	Site	5915038	Signage, Property, Building or Pole-Mounted, Replace/Install	20	10	10	1	EA	\$1,500.00	\$2,070.00	\$2,070											\$2,070												\$2,070
Totals, Unescalated												\$0	\$1,565	\$0	\$0	\$0	\$0	\$7,590	\$0	\$129,458	\$0	\$2,070	\$0	\$0	\$0	\$0	\$0	\$0	\$850	\$0	\$0	\$0	\$141,533	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$1,612	\$0	\$0	\$0	\$0	\$9,063	\$0	\$163,994	\$0	\$2,782	\$0	\$0	\$0	\$0	\$0	\$0	\$1,404	\$0	\$0	\$0	\$178,855	

## 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	5915037	D2010	Storage Tank	Domestic Water	119 GAL	Public Safety Complex	Mechanical room		SSU-80	J01J6493L	2019		
2	5915040	D2010	Water Heater	Indirect	79 GAL	Public Safety Complex	Mechanical room	Vitoc	EVI 300	7498988500029106	2019		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5915109	D3010	Storage Tank	Fuel, Interior	500 GAL	Public Safety Complex / Site	Site				2004		
2	5915045	D3020	Boiler	Gas, HVAC, 1001 to 2000 MBH	530 MBH	Public Safety Complex	Mechanical room	Viessmann	B2HA 150	7510836	2015		
3	5915085	D3020	Boiler	Gas, HVAC, 1001 to 2000 MBH	530 MBH	Public Safety Complex	Mechanical room	Viessmann	B2HA 150		2015		
4	5915071	D3020	Boiler	Gas, HVAC, 1001 to 2000 MBH	530 MBH	Public Safety Complex	Mechanical room	Viessmann	B2HA 150		2015		
5	5915069	D3020	Unit Heater	Hydronic	126 MBH	Public Safety Complex	Fire Department	Trane	UHSA-126S-8A-CAF	S78G-10183	1979		
6	5915032	D3020	Unit Heater	Hydronic	126 MBH	Public Safety Complex	Fire Department	Trane	UHSA-126S-8A-CAF	S78G-10183	1979		
7	5915102	D3020	Unit Heater	Hydronic	50 MBH	Public Safety Complex	Police side				2018		
8	5915093	D3020	Unit Heater	Hydronic	40000 MBH	Public Safety Complex	Police side	Modine Manufacturing			2010		
9	5915055	D3020	Unit Heater	Hydronic, 101 to 160 MBH	126	Public Safety Complex	Fire Department	Trane	UHSA-126S-8A-CAF	S786-10183	1979		
10	5915089	D3020	Boiler Supplemental Components	Expansion Tank	105 GAL	Public Safety Complex	Mechanical room				2000		
11	5915028	D3020	Boiler Supplemental Components	Expansion Tank, 4 to 10 GAL	5 GAL	Public Safety Complex	Mechanical room				2016		
12	5915034	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Public Safety Complex	Building exterior police side	Carrier	24ABB336A510	3318E03436	2018		
13	5915033	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Public Safety Complex	Building exterior	Carrier	24ANB160A300	2411E04532	2011		
14	5915041	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Public Safety Complex	Building exterior	Mitsubishi Electric	MXZ-2B20NA-	4008384 T	2014		
15	5915074	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Public Safety Complex	Building exterior	Carrier	24ABB348A510	1418E16369	2018		
16	5915078	D3030	Split System	Fan Coil Unit, DX	1 TON	Public Safety Complex	Office	Daikin Industries	FTXN12JEVJU	C000958	2010		
17	5915105	D3030	Split System	Fan Coil Unit, DX	4 TON	Public Safety Complex	Fire department attic	First Co.	48HBXB		2018		
18	5915068	D3030	Split System	Fan Coil Unit, DX	2 TON	Public Safety Complex	Server room	Mitsubishi Electric	PKA-A24KA4		2015		
19	5915072	D3030	Split System	Fan Coil Unit, DX	2 TON	Public Safety Complex	Dispatch	Mitsubishi Electric	PKA-A24KA4	46M0 3950	2014		
20	5915083	D3030	Split System	Fan Coil Unit, DX	3 TON	Public Safety Complex	Fire department attic	First Co.	36HBXB-HW	B07C485690	2018		
21	5915116	D3030	Split System	Fan Coil Unit, DX	3 TON	Public Safety Complex	Evidence room	First Co.	60HBXB-HW		2022		
22	5915112	D3030	Split System	Fan Coil Unit, DX	3 TON	Public Safety Complex	Fire department attic	Carrier	FE4ANB006	1311A88735	2011		
23	5915098	D3030	Split System	Fan Coil Unit, DX	3 TON	Public Safety Complex	Police side	First Co.	36HBXB-HW	B07C481001	2018		
24	5915096	D3030	Split System	Fan Coil Unit, DX	3 TON	Public Safety Complex	Police side	First Co.	36HBXB-HW	B07C481001	2018		
25	5915036	D3030	Split System Ductless	Single Zone	2 TON	Public Safety Complex	Building exterior	Mitsubishi Electric	PUY-A24NHA4	15U03581C	2015		
26	5915094	D3030	Split System Ductless	Single Zone	1.6 TON	Public Safety Complex	Building exterior	Sanyo	CM1972A	00314 12	2011		
27	5915064	D3030	Split System Ductless	Single Zone	2 TON	Public Safety Complex	Building exterior	Mitsubishi Electric	PUZ-A24NHA4	46U07770C	2014		
28	5915118	D3030	Split System Ductless	Single Zone	1 TON	Public Safety Complex	Building exterior	Daikin Industries	FTXN12JEVJU	C000958	2010		
29	5915060	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2400 CFM	Public Safety Complex	Fire Department				2012		
30	5915048	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2000 CFM	Public Safety Complex	Police side				2000		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5915114	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Public Safety Complex	Throughout building				2023		6
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5915120	D5010	Generator	Gas or Gasoline	152 KW	Public Safety Complex	Building exterior	Kohler	150REZG	3014480	2011		
2	5915065	D5010	Automatic Transfer Switch	ATS	152 AMP	Public Safety Complex	Mechanical room	Kohler			2011		
3	5915044	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	200 AMP	Public Safety Complex	Utility room police side				1979		
4	5915080	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	100 AMP	Public Safety Complex	Utility room police side				1979		



5	5915110	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	225 AMP	Public Safety Complex	Utility room police side				1979		
6	5915039	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	100 AMP	Public Safety Complex	Reserves police side	Siemens	PRLIA		2011		
7	5915046	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	200 AMP	Public Safety Complex	Utility room police side		G2442ML3150		1979		
8	5915084	D5020	Supplemental Components	Load Center, Single Phase Residential 120/240 V	100 AMP	Public Safety Complex	Utility room police side	Westinghouse			1979		2
9	5915106	D5020	Switchboard	120/208 V	600 AMP	Public Safety Complex	Utility room police side	Westinghouse			1979		
10	5915082	D5020	Distribution Panel	120/208 V	225 AMP	Public Safety Complex	Utility room police side				1979		
11	5915113	D5020	Distribution Panel	120/208 V	225 AMP	Public Safety Complex	Utility room police side				1979		
12	5915117	D5020	Distribution Panel	120/208 V	400 AMP	Public Safety Complex	Utility room police side	Siemens	PRLIA		2001		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5915075	E1030	Laundry Equipment	Dryer, Commercial	40 LB	Public Safety Complex	Fire Department	PELLERIN MILNOR CORP	30015T6X	151095446	2015		
2	5915086	E1030	Laundry Equipment	Dryer, Commercial	76 LB	Public Safety Complex	Fire Department				2015		
3	5915091	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Public Safety Complex	Kitchen				2013		
4	5915062	E1030	Foodservice Equipment	Ice maker, Freestanding		Public Safety Complex	Fire Department		LB210A	SFM01271434	2012		