



A Bureau Veritas Group Company

# FACILITY CONDITION ASSESSMENT

## TOWN OF ATKINSON

21 Academy Avenue  
Atkinson, New Hampshire 03811  
David Cressman



## COMMUNITY CENTER

4 Main Street  
Atkinson, New Hampshire 03814

### PREPARED BY:

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### EMG PROJECT #:

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February 5, 2020

### ON SITE DATE:

January 17, 2020



engineering | environmental | capital planning | project management

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Public Assembly
Main Address	4 Main Street, Atkinson, New Hampshire 03811
Site Developed	1900 (House), 1914 (Addition)
Site Area	4.6 acres (estimated)
Parking Spaces	63 total spaces all in open lots; 5 of which are accessible
Building Area	6,000 SF
Number of Stories	3
Current Occupants	~6 staff per day; up to 40 visitors in a day
Percent Utilization	83%
Date(s) of Visit	January 17, 2020
Management Point of Contact	Town of Atkinson, David Cressman (603) 362-1060 <a href="mailto:townadmin@atkinson-nh.gov">townadmin@atkinson-nh.gov</a>
On-site Point of Contact (POC)	Bill Innes (603) 489-3829
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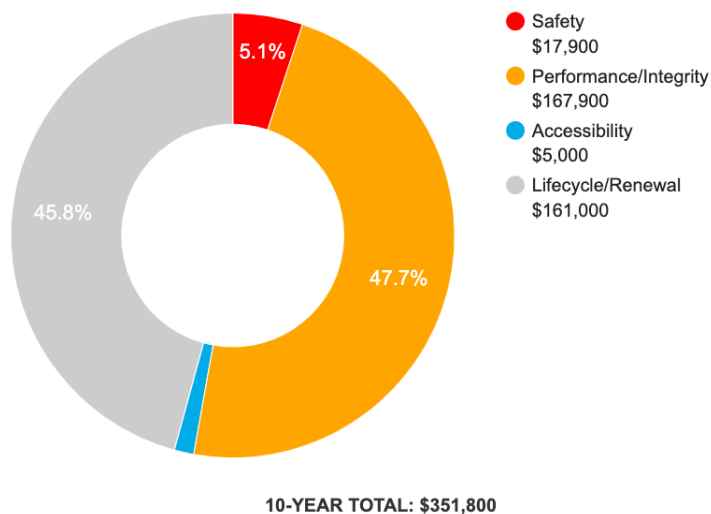
## Plan Types

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)



## Significant/Systemic Findings and Deficiencies

### Historical Summary

The building was originally constructed in 1900 as the 3-story house which represents the west portion of the community center today. In 1914, an addition was made to the east side of the building when the house was repurposed as a summer camp for the boy scouts of America. This addition now stands as the rec room and eastern office spaces of the community center. The center has since undergone additional repairs, upgrades and a renovation which added a commercial-style kitchen in the west portion of the building. The construction of an asphalt lot in 2016 expanded parking to the west side of the community center. The current building is 6,000 SF in area and appears to be generally in compliance with the Americans with Disabilities Act Accessibility Guidelines.

### Architectural

While a majority of the envelope and roof appear original to the construction of each portion of the building, the façade has more recently been replaced with vinyl siding. With the exception of isolated leaks in the ceiling, the roof appears to be adequately maintained with periodic replacement of the roof finishing system and repairs performed as needed. It is reported that a portion of the east side substructure failed and was repaired in 2015, with no major issues since.

Areas of loose and deteriorating mortar joints in the west portion basement brick/stone masonry walls and along the exterior substructure of the building require repoint. The third floor of the building has deteriorated and missing plaster walls/ ceilings throughout and should be replaced. There is suspect lead paint, which is heavily deteriorating, on the plaster of the third floor as well as suspect asbestos containing ceiling tiles in the eastern portion office spaces. Samples should be taken and tested for the presence of harmful materials before removal. Carpet and VCT flooring finishes are aged, in worn condition and should be replaced.

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

The building is primarily heated by hydronic baseboard heaters and a single 175 MBH propane-fired boiler which was installed in 2013. Hydronic baseboard heaters throughout are older units, with numerous damaged casings, and should be upgraded in the near future.

A 12-gallon electric water heater serves the two eastern bathrooms of the building. Plumbing is comprised of copper, PEX and PVC with no apparent or reported issues. A sump pump in the west portion basement is in deteriorated condition and should be replaced to prevent flooding.

The electrical distribution system appears modern with copper wiring, 2x 200 Amp and 1x 100 Amp distribution panels serving the building. Lighting fixtures have been adequately replaced and upgraded; bulbs consist of T-8 and LED lamps.

A wet-pipe sprinkler system serves most of the building with no reported problems. A kitchen fire suppression system was recently installed in the exhaust hood. Most fire alarm system fixtures in the building are outdated and should be replaced for reliability.

### Site

The original parking lot on the north side of the building has alligator cracking throughout and requires mill/ overlay. Painted finishes to wooden ramps, decks, stairs and rails throughout the site are in poor condition and should be repainted to protect construction. The cement retaining wall at the pond on-site has cracks throughout and should be repaired to prevent structural failure. Lack of a walkway from the parking lot to the south entrance of the building is reportedly an obstacle for elderly pedestrians who routinely use this entrance. A cement sidewalk should be installed for better access.

### Recommended Additional Studies

There is suspect asbestos in the ceiling tiles of the east offices, as well as suspect lead paint in the walls and ceilings of the third floor. An environmental engineer must be retained to test for the presence of lead paint/ asbestos, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace interior paint finish and ceiling tiles is also included.

## 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 | Community Center

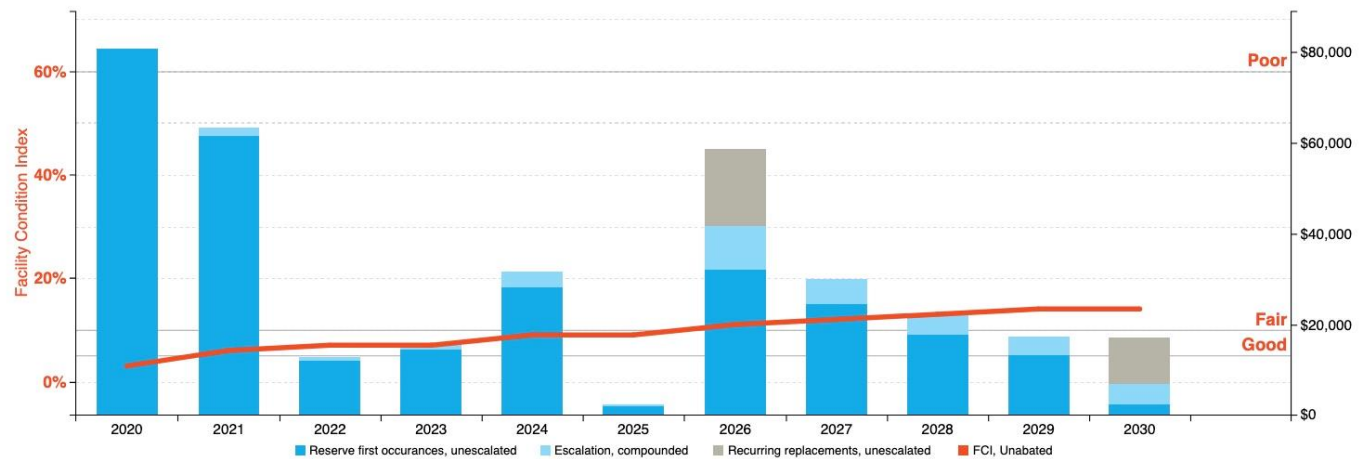
<i>Replacement Value</i> \$ 2,322,000	<i>Total SF</i> 6,000	<i>Cost/SF</i> \$ 387	
<b>Current FCI</b>	\$ 80,900		<b>3.5 %</b>
3-Year	\$ 175,500		7.6 %
5-Year	\$ 212,100		9.1 %
10-Year	\$ 335,400		14.4 %

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Community Center

Replacement Value: \$ 2,322,000; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0



## Key Findings

**Fire Alarm System in Poor condition.**

Basic/Zoned  
Community Center Throughout Building

Uniformat Code: D5037  
Recommendation: **Upgrade/Install in 2020**

Priority Score: **96.0**

Plan Type: Safety

Cost Estimate: \$10,000

\$\$\$\$

fire alarm fixtures are outdated and should be replaced for reliability - AssetCALC ID: 1711381

**Pedestrian Pavement in Poor condition.**

Sidewalk, Concrete Large Areas  
Community Center Site - South Side

Uniformat Code: G2031  
Recommendation: **Replace in 2020**

Priority Score: **95.0**

Plan Type: Safety

Cost Estimate: \$2,900

\$\$\$\$

it is reported that a concrete path from the parking lot to the south entrance of the building is needed for pedestrians - AssetCALC ID: 1711434

**Recommended Follow-up Study: Environmental, Asbestos (ACM) & Lead Base Paint (LBP)**

Environmental, Asbestos (ACM) & Lead Base Paint (LBP)  
Community Center Throughout building

Uniformat Code: P000X  
Recommendation: **Evaluate/Report in 2020**

Priority Score: **91.0**

Plan Type: Safety

Cost Estimate: \$5,000

\$\$\$\$

Suspect lead paint and asbestos containing ceiling tiles in the East building - AssetCALC ID: 1711405

**Exterior Stair/Ramp Rails in Poor condition.**

Metal  
Community Center Site

Uniformat Code: B1015  
Recommendation: **Refinish in 2020**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$100

\$\$\$\$



railing is beginning to rust - AssetCALC ID: 1711355



### Roof in Poor condition.

Asphalt Shingle 20-Year  
Community Center Roof above kitchen

Uniformat Code: B3011  
Recommendation: **Repair in 2020**

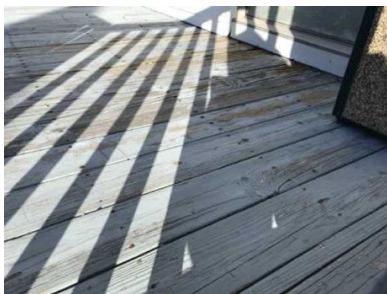
Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$200

\$\$\$\$

ceiling in recreation room corner next to kitchen leaks - AssetCALC ID: 1711976



### Structural Flooring/Decking in Poor condition.

Wood  
Community Center Site

Uniformat Code: B1012  
Recommendation: **Refinish in 2020**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

wood decking finish is faded and worn down, exposing the wood beneath - AssetCALC ID: 1711363



### Exterior Stairs in Poor condition.

Wood  
Community Center Site

Uniformat Code: B1015  
Recommendation: **Refinish in 2020**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$100

\$\$\$\$

exterior wooden stair finish is deteriorated - AssetCALC ID: 1711440



### Exterior Stair/Ramp Rails in Poor condition.

Wood  
Community Center Site

Uniformat Code: B1015  
Recommendation: **Refinish in 2020**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$300

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Railing finish is deteriorated, exposing wood underneath - AssetCALC ID: 1711368



### Exterior Wall in Poor condition.

Brick or Brick Veneer, 1-2 Stories  
Community Center Building Exterior

Uniformat Code: B2011  
Recommendation: **Repair/Repoint in 2020**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,000

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Deteriorating and loose mortar joints at brick and CMU foundational wall - AssetCALC ID: 1711435



### Light Fixture in Poor condition.

Exterior Flood (any type w/ LED Replacement),  
100 W  
Community Center East Building

Uniformat Code: D5022  
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$200

\$\$\$\$

light fixture is cracked and aged - AssetCALC ID: 1711366



### Window in Poor condition.

12 SF  
Community Center East Building Exterior

Uniformat Code: B2021  
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,600

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7 wood framed window replacements planned for 2020 - AssetCALC ID: 1713273



### Gutters & Downspouts in Poor condition.

Aluminum w/ Fittings  
Community Center Roof

Uniformat Code: B3016  
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

gutter is damaged - AssetCALC ID: 1711431



### Parking Lots in Poor condition.

Asphalt Pavement  
Community Center New parking

Uniformat Code: G2022  
Recommendation: **Seal & Stripe in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$13,400

\$\$\$\$

Sealant is faded and parking stripes beginning to fade in asphalt lot - AssetCALC ID: 1711378



### Parking Lots in Poor condition.

Asphalt Pavement  
Community Center New Parking

Uniformat Code: G2022  
Recommendation: **Cut & Patch in 2020**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$800

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cracking in areas of newer asphalt lot - AssetCALC ID: 1711438



### Parking Lots in Poor condition.

Asphalt Pavement  
Community Center Old lot

Uniformat Code: G2022  
Recommendation: **Mill & Overlay in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$27,200

\$\$\$\$

parking lot has severe alligator cracking - AssetCALC ID: 1711415



### Parking Lots in Poor condition.

Asphalt Pavement  
Community Center Old lot

Uniformat Code: G2022  
Recommendation: **Seal & Stripe in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,500

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sealant and parking stripes are faded - AssetCALC ID: 1711375





### Sump Pump in Poor condition.

3 HP  
Community Center West House Basement

Uniformat Code: D2043  
Recommendation: **Replace in 2020**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,300

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sump pump is aged and rusting - AssetCALC ID: 1711430



### Signage in Poor condition.

Property, Monument/Pylon  
Community Center Site

Uniformat Code: G2044  
Recommendation: **Replace/Install in 2021**

Priority Score: **85.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000

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signage at pond is deteriorated/ illegible - AssetCALC ID: 1711441



### Interior Wall Construction in Poor condition.

Gypsum Board/Plaster  
Community Center West House Attic

Uniformat Code: C1011  
Recommendation: **Replace in 2020**

Priority Score: **85.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,900

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plaster in attic is in broken/ deteriorated condition - AssetCALC ID: 1711382



### Sink/Lavatory in Poor condition.

Vanity Top, Stainless Steel  
Community Center Utility closet

Uniformat Code: D2014  
Recommendation: **Replace in 2020**

Priority Score: **85.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,200

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Sink is heavily rusting - AssetCALC ID: 1711409

**Retaining Wall in Poor condition.**

Cast-in-place Concrete (per SF Face)  
Community Center Site

Uniformat Code: G2042  
Recommendation: **Repair in 2020**

Priority Score: **85.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,200

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concrete retaining wall at pond shows cracking and deterioration throughout and should be repaired - AssetCALC ID: 1711427

**Interior Floor Finish in Poor condition.**

Vinyl Sheetting  
Community Center West House Restrooms

Uniformat Code: C3024  
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$400

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vinyl sheeting is worn and stained - AssetCALC ID: 1711410

**Interior Floor Finish in Poor condition.**

Maple Sports Floor  
Community Center Rec Room

Uniformat Code: C3024  
Recommendation: **Refinish in 2021**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,000

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floor finish is heavily scuffed and worn down - AssetCALC ID: 1711388

**Interior Floor Finish in Poor condition.**

Wood Strip  
Community Center West House Attic

Uniformat Code: C3024  
Recommendation: **Refinish in 2020**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,800

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wood flooring finish is deteriorated - AssetCALC ID: 1711412



### Interior Floor Finish in Poor condition.

Vinyl Tile (VCT)  
Community Center East Building Offices and Hall

Uniformat Code: C3024  
Recommendation: **Replace in 2020**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,000

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VCT is aged, scuffed and breaking throughout - AssetCALC ID: 1711385



### Interior Floor Finish in Poor condition.

Carpet Commercial Standard  
Community Center West House Throughout

Uniformat Code: C3025  
Recommendation: **Replace in 2022**

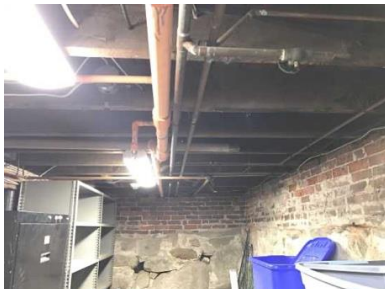
Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,000

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carpet is aged and worn - AssetCALC ID: 1711432



### Interior Wall Finish in Poor condition.

Brick or Brick Veneer  
Community Center West House Basement

Uniformat Code: C3012  
Recommendation: **Repair in 2020**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,300

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Areas of loose and deteriorating mortar joints in the west house basement brick/ masonry walls - AssetCALC ID: 1713327



### Interior Ceiling Finish in Poor condition.

Hard Tile Ceiling w/ ACT  
Community Center East Building Offices

Uniformat Code: C3032  
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,900

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tiles are aged, in deteriorating condition and are suspected to contain asbestos - AssetCALC ID: 1711356





### Interior Ceiling Finish in Poor condition.

Gypsum Board/Plaster  
Community Center West House Attic

Uniformat Code: C3031  
Recommendation: **Replace in 2020**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,000

\$\$\$\$

plaster ceiling is broken/ missing - AssetCALC ID: 1711392



### Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT)  
Community Center Throughout building

Uniformat Code: C3032  
Recommendation: **Replace in 2020**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$400

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ACT has stains and broken/ missing panels - AssetCALC ID: 1711420



### Interior Ceiling Finish in Poor condition.

any flat surface  
Community Center West House Attic

Uniformat Code: C3031  
Recommendation: **Prep & Paint in 2020**

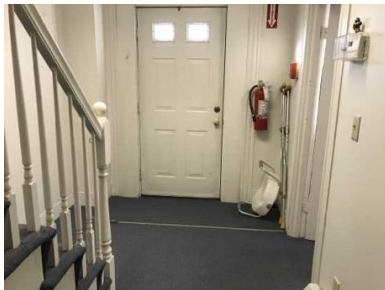
Priority Score: **82.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

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ceiling in attic should be painted after new plaster/ drywall is installed - AssetCALC ID: 1711353



### Interior Wall Finish in Poor condition.

any surface  
Community Center Throughout building

Uniformat Code: C3012  
Recommendation: **Prep & Paint in 2020**

Priority Score: **82.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,700

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painted wall finish is stained or chipped - AssetCALC ID: 1711400





## Commercial Kitchen in Poor condition.

Food Warmer  
Community Center Kitchen

Uniformat Code: E1093

Recommendation: **Replace in 2020**

Priority Score: **82.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,700

\$\$\$\$

food warmer is aged and in deteriorating condition - AssetCALC ID: 1711387

## 2. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on granite/ brick masonry basement	Fair
<b>Façade</b>	Vinyl siding with mixture vinyl, double-pane windows and wood framed, single-pane windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Floors: Carpet, hardwood, vinyl sheeting, VCT, poured in place terrazzo Walls: Painted plaster and drywall, wood panel Ceilings: Painted plaster and drywall	Poor Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper and PEX supply with PVC waste & venting Propane fired boiler and electric water heater Toilets and sinks in restrooms	Fair
<b>HVAC</b>	Central system propane-fired boiler with hydronic baseboard radiators and cabinets Supplemental components: ductless split-systems in rec room	Fair

Systems Summary		
<b>Fire Suppression</b>	Fire extinguishers, wet-pipe sprinkler system, kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED Emergency: Diesel generator	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, exit signs	Poor
<b>Equipment/Special</b>	Sump pump	Poor
<b>Site Pavement</b>	Asphalt lot with brick-paver sidewalk	Fair
<b>Site Development</b>	Property entrance signage, metal flagpoles, benches, natural pond with cement retaining wall and wooden boardwalk, bridge over stream, site pole lighting	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation not present Pond retaining wall Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and on-site septic Local utility-provided electric with local propane tanks	Fair
<b>Site Lighting</b>	Building-mounted: LED and metal-halide flood	Fair
<b>Ancillary Structures</b>	On-site shed owned and maintained by the boy scouts of America	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Severe alligator cracking in north parking lot, damaged/ missing pole-mounted ADA parking signage, lack of pedestrian walkway to south building entrance, loose and deteriorating mortar joints to brick substructure, cracks throughout pond retaining wall, minor roof leak in rec room, outdated fire alarm system fixtures, damaged and missing plaster walls/ ceilings throughout third floor, suspected lead interior paint, suspected asbestos containing ceiling tiles, deteriorated sump pump	

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	\$1,700	-	-	\$6,000	\$3,100	\$10,800
Facade	\$9,600	\$11,400	-	\$14,800	\$26,200	\$61,900
Roofing	\$1,100	-	-	\$23,400	\$10,900	\$35,500
Interiors	\$32,100	\$27,500	\$7,700	\$46,200	\$88,700	\$202,100
Plumbing	\$5,500	-	-	\$700	\$6,700	\$12,900
Fire Suppression	-	-	-	\$400	\$16,700	\$17,100
HVAC	-	-	\$26,200	\$800	\$14,100	\$41,000
Electrical	\$200	-	-	\$4,400	\$96,500	\$101,100
Fire Alarm & Comm	\$10,000	-	-	-	\$23,600	\$33,600
Equipment/Special	\$1,700	-	-	\$19,100	\$28,500	\$49,300
Site Development	\$5,200	\$7,500	-	-	\$33,500	\$46,200
Pavement	\$3,700	\$45,400	-	\$20,200	\$51,900	\$121,300
Site Lighting	-	-	-	\$9,600	-	\$9,600
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
Accessibility	\$5,000	-	-	-	-	\$5,000
<b>TOTALS</b>	<b>\$80,800</b>	<b>\$91,800</b>	<b>\$33,900</b>	<b>\$145,600</b>	<b>\$400,400</b>	<b>\$752,400</b>

### 3. Property Space Use and Observed Areas

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#### Unit Allocation

All 6,000 square feet of the property are occupied by the Town of Atkinson. The spaces include offices, conference rooms, a rec room, a commercial style kitchen, basement and storage with supporting restrooms.

#### 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, and the exterior of the property. The sloped roofs were observed from ground level.

#### 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.

During the FCA, EMG 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 those areas and categories set forth in the tables throughout this report. 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 EMG’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1900. The building was significantly renovated in 1914. Complaints about accessibility issues have not been received by the property management. The property does not have associated litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey may reveal specific aspects of the property that are not in full compliance.

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.

### Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photolog (in the appendix) and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

## Reference Guide

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 5. Purpose and Scope

### Purpose

EMG 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.

## 6. 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*, EMG'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, EMG 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 EMG'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, EMG'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.

EMG'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.

## 7. Certification

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The Town of Atkinson (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of the Community Center, 4 Main Street, Atkinson, New Hampshire 03811, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

**Prepared by:** Noah Strafford,  
Project Manager

**Reviewed by:**



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## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves

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## **Appendix A: Photographic Record**

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#1

OVERVIEW



#2

FRONT ELEVATION



#3

REAR ELEVATION



#4

RIGHT ELEVATION



#5

LEFT ELEVATION



#6

EAST PARKING LOT





#7

NORTH PARKING LOT



#8

ADA PARKING STALLS



#9

PEDESTRIAN SIDEWALK, BRICK  
PAVERS

#10

SITE FURNISHINGS, PARK  
BENCH

#11

PROPERTY SIGNAGE



#12

RETAINING WALL, CAST-IN-  
PLACE CONCRETE





#13 POND BOARDWALK AND RAIL



#14 SITE POLE LIGHT



#15 ROOF, ASPHALT SHINGLE



#16 EXTERIOR WALL, VINYL SIDING



#17 EXTERIOR FLOOD LIGHTING



#18 CMU SUBSTRUCTURE, LOOSE MORTAR JOINTS





#19

BASEMENT BRICK AND STONE  
MASONRY FOUNDATION

#20

EXTERIOR DOOR, ALUMINUM-  
FRAMED FULLY GLAZED

#21

STORM WINDOW SCREEN



#22

BOILER, PROPANE



#23

RADIATOR, HYDRONIC  
BASEBOARD

#24

DUCTLESS SPLIT SYSTEM,  
RECREATION ROOM





#25	GENERATOR, DIESEL
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#26	ELECTRICAL DISTRIBUTION PANELS
-----	--------------------------------



#27	WATER HEATER, ELECTRIC
-----	------------------------



#28	SUMP PUMP
-----	-----------



#29	SPRINKLER HEADS
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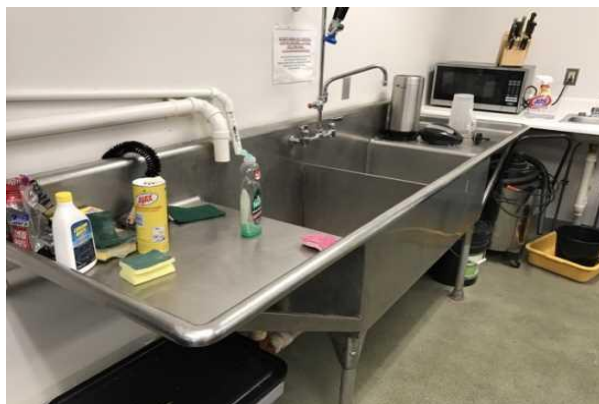
#30	FIRE ALARM CONTROL PANEL
-----	--------------------------



#31 FIRE SUPPRESSION SYSTEM,  
KITCHEN HOOD



#32 COMMERCIAL KITCHEN,  
EXHAUST HOOD



#33 COMMERCIAL KITCHEN SINK



#34 SINK/LAVATORY ENAMELED  
STEEL



#35 TOILET, RESIDENTIAL



#36 COMMERCIAL KITCHEN,  
RANGE/OVEN



#37

COMMERCIAL KITCHEN,  
REFRIGERATOR

#38

KITCHEN CABINETRY, STOCK  
HARDWOOD

#39

INTERIOR DOOR, WOOD SOLID-  
CORE

#40

INTERIOR FLOOR FINISH, VINYL  
TILE

#41

SUSPECT ASBESTOS  
CONTAINING CEILING TILES

#42

INTERIOR PAINTED CEILING





#43

INTERIOR FLOOR FINISH,  
SPORTS FLOOR

#44

INTERIOR FLOOR FINISH,  
COMMERCIAL CARPET

#45

SUSPECT LEAD PAINT



#46

INTERIOR CEILING FINISH,  
SUSPENDED ACOUSTICAL TILE

#47

INTERIOR PAINTED WALL FINISH



#48

INTERIOR WALL FINISH, WOOD  
PANEL



#49

INTERIOR FLOOR FINISH,  
TERRAZZO

#50

INTERIOR FLOOR FINISH, VINYL  
SHEETING

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## Appendix B: Site Plan

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## Site Plan



**Project Name:**  
Community Center

**Source:**  
Google Earth

**Project Number:**  
141924.19R000-004.017

**On-Site Date:**  
January 17, 2020

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## **Appendix C: Pre-Survey Questionnaire**

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# Town of Atkinson

## Pre-Survey Questionnaire



**BUREAU  
VERITAS**

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require **additional time** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

<b>Name of Institution:</b>	Town of Atkinson, New Hampshire		
<b>Name of Building:</b> Community Center	<b>Building #:</b> 141924.19R000-004.017		
<b>Name of person completing questionnaire:</b> Bill Innes and Dave Weymouth			
<b>Length of Association With the Property:</b> 14 years		<b>Phone Number:</b> 603-362-4750	

Site Information					
Year of Construction?	1900 (house) / 1914 (addition)				
No. of Stories?	3 Floors 1 Floor				
Total Site Area?	4.625 Acres				
Total Building Area?	6,000 Sqft				
<b>Parking</b>	Open Parking	Enclosed Parking	Partly Enclosed Parking	Is parking Heated?	
Parking Area?	8,000 Sqft	Sqft	Sqft	Yes /No	
Area Heated (%)	100%				
Area Cooled (%)	50%   Cooling Equipment Redundancy? N // N+1 // N+2 // >2N				
Total Conditioned Area (%)	100%				
Primary Heating System?	Rinnai propane boiler				
Secondary Heating System?	None				
If Oil Used For Heating- Tank Capacity	Gallons		No. of Tanks		
Primary Cooling System & Capacity?	Mini-splits				
Do Any HVAC Systems Use R-11, R-12 or R-22 Refrigerants?	No				
	Elec.	Natural Gas	Propane	No.2 Oil	Dist. Steam
Primary Heating Fuel?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary Heating Fuel?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Water Heater Fuel?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Building Occupancy/Schedule		
Facility Occupancy (avg. people ea. day)	Varies	
After Hours Facility Occupancy (avg. people /day)	Varies	
Standard Staff Work Timing	8:00 AM – 4:00 PM	
Maintenance Staff Hours	None	
Number of Computers at Site	3	
<b>Day</b>	Hours open to Public	Hours open to Staff
Monday	8:30 AM – 9:00 PM	8:30 AM – 9:00 PM
Tuesday	8:30 AM – 9:00 PM	8:30 AM – 9:00 PM
Wednesday	8:30 AM – 9:00 PM	8:30 AM – 9:00 PM
Thursday	8:30 AM – 9:00 PM	8:30 AM – 9:00 PM
Friday	8:30 AM – 9:00 PM	8:30 AM – 9:00 PM
Saturday	8:30 AM – 9:00 PM	8:30 AM – 9:00 PM

# Town of Atkinson

## Pre-Survey Questionnaire



Building Occupancy/Schedule		
Day	Hours open to Public	Hours open to Staff
Sunday	8:30 AM – 9:00 PM	8:30 AM – 9:00 PM
Number of Months the Facility Operates in a Year?	12 Months	
Estimated Percentage of Male Staff and Guests	Varies	

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	None	
2. HVAC Mechanical, Electric, Plumbing?	February 2019	
3. Life-Safety/Fire?	April 2019	
4. Roofs?	Don't Inspect	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	Mini-splits and 12 new windows
Planned Capital Expenditure For Next Year?	\$2,200 – 7 more windows
Age of the Roof?	House – 6 years / other unknown
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	None

Unk = Unknown, NA = Not Applicable	Yes	No	NA	Unk	Comments
1. Are the plumbing fixtures Low Flow ( <i>Below 2.0GPM, .6GPF</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Are there any vacant buildings or significant building areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Do tenants pay for utilities at leased properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Does the owner pay for exterior site lighting electricity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Any Issues with exterior Lighting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Building Structure							
		Y/N		Y/N		Y/N	Additional Comments?
Roof Type:	Pitched?	Y	Flat		Both		
Attic Insulation:	Batt	Y	Cellulose		Fiberglass	Y	
Window Frame:	Wooden	Y	Vinyl	Y	Metal		In process of upgrading
Window Glazing:	Single	Y	Double	Y	Triple		
Structure	Wooden	Y	Metal		Conc.		

Building Lighting			
Type of Linear Fluorescent Lamps? ( <i>T8/T12</i> )	LED	Exterior Lighting Control ( <i>Timer/Photocell</i> )	
Type of Common Lamps? ( <i>Incan/CFLs</i> )		Exterior Light Timing	Don - Dusk
Lighting Sensors? ( <i>Y/N</i> )		EXIT Lights ( <i>Incan/Fluor/LED</i> )	Mixed

Other Systems				
Item	Qty		Selection	Utility Company / Provider Name
# of Elevators	0	Hydraulic/Traction		N/A
# of Electric Meters	1	Master/ Direct		

# Town of Atkinson Pre-Survey Questionnaire



Other Systems				
Item	Qty		Selection	Utility Company / Provider Name
# of Nat. Gas Meters	0	Resi/Commercial/Indust.		
# of Water Meters	1			
# of Backup Generator	1	Fuel: Propane		

Preventive Maintenance of Mechanical System		
Systems	Annual Professional Maintenance	Seldom or Never Maintained
Tenant Space Heating Systems ( <i>Furnace/Boilers/Heat pumps</i> )	X	<input type="checkbox"/>
Tenant Space Cooling Systems ( <i>Split /Window AC</i> )	X	<input type="checkbox"/>
Domestic Water Heaters	X	<input type="checkbox"/>

Building Appliances		
	Value	Additional Comments?
Percentage of Energy Star Certified Refrigerators	%	Unknown
Percentage of Refrigerators older than 8 years	100%	Please provide general age of refrigerators here
Cooking Range Type (Electric/Gas/Propane)	2	1 gas, 1 propane
Laundry System (Leased/Owned)	None	
No. of Washers	None	
No. of Dryers	None	



# Town of Atkinson

## Pre-Survey Questionnaire



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	Y	N	Unk	NA	COMMENTS
<b>ZONING, BUILDING DESIGN &amp; LIFE SAFETY ISSUES</b>					
1		X			
2		X			
3		X			
4		X			
5		X			
6		X			
7		X			
8		X			
<b>GENERAL SITE</b>					
9		X			
10		X			
<b>BUILDING STRUCTURE</b>					
11		X			
12		X			
13		X			

# Town of Atkinson

## Pre-Survey Questionnaire



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	Y	N	Unk	NA	COMMENTS
<b>BUILDING ENVELOPE</b>					
14		X			
15		X			
16	X	X			House section covered
17	X				
18		X			
19		X			
20		X			
21		X			
22			X		Not Sure
23		X			
<b>ADA</b>					
25		X			
26		X			
27		X			
28		X			
29		X			

# Town of Atkinson

## Pre-Survey Questionnaire



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	Y	N	Unk	NA	COMMENTS
<b>ADA</b>					
30 Does elevator equipment require upgrades to meet ADA standards?		X			
<b>PLUMBING</b>					
31 Is the property served by private water well?		X			
32 Is the property served by a private septic system or other waste treatment systems?	X				
33 Is polybutylene piping used?		X			
34 Are there any plumbing leaks or water pressure problems?		X			

Issues or Concerns That EMG Should Know About?	
1.	
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	X	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Roof/Attic Space	X	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Building As-Built Drawings	X	<input type="checkbox"/>	<input type="checkbox"/>	
Site plan with bldg., roads, parking and other features	X	<input type="checkbox"/>	<input type="checkbox"/>	
Access to last 12/24 Months Common Area Utility Data	X	<input type="checkbox"/>	<input type="checkbox"/>	
Contact Details of Mech, Elevator, Roof, Fire Contractors:	X	<input type="checkbox"/>	<input type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	X	<input type="checkbox"/>	<input type="checkbox"/>	
ADA survey and status of improvements implemented.	X	<input type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	X	<input type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	X	<input type="checkbox"/>	<input type="checkbox"/>	
Appraisal, either current or previously prepared.	X	<input type="checkbox"/>	<input type="checkbox"/>	
Summary of Projects executed in last 5 years	X	<input type="checkbox"/>	<input type="checkbox"/>	

Bill Innes \_\_\_\_\_  
Signature of person Interviewed or completing form

January 7, 2020  
Date

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## **Appendix D: Component Condition Report**

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Component Condition Report

Community Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1012	Site	Poor	Structural Flooring/Decking, Wood, Refinish	630 SF	0	1711363
B1014	Site	Fair	Exterior Ramp, Wood	85 SF	6	1711358
B1014	Site	Fair	Exterior Ramp, Wood	170 SF	10	1711414
B1015	Site	Poor	Exterior Stair/Ramp Rails, Wood, Refinish	200 LF	0	1711368
B1015	Site	Poor	Exterior Stairs, Wood, Refinish	60 SF	0	1711440
B1015	Site	Poor	Exterior Stair/Ramp Rails, Metal, Refinish	40 LF	0	1711355
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Vinyl Siding, 1-2 Stories	4,620 SF	21	1711362
B2011	Building Exterior	Poor	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair/Repoint	120 SF	0	1711435
B2016	Roof	Fair	Soffit, Metal	850 SF	14	1711364
B2021	East Building Exterior	Fair	Window Screen, Aluminum 12 SF, Remove & Replace	18	9	1711373
B2021	West House Basement	Fair	Window, 12 SF	5	16	1711374
B2021	East Building Exterior	Poor	Window, 12 SF	7	0	1713273
B2021	East Building Exterior	Good	Window, 12 SF	12	29	1711354
B2021	West House Building Exterior	Fair	Window, 12 SF	21	21	1711359
B2021	East Building Exterior	Fair	Window, 12 SF	13	3	1711433
B2031	East Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	3	9	1711425
B2032	West House Building Exterior	Fair	Exterior Door, Steel	2	22	1711370
Roofing						
B3011	West House Roof	Fair	Roof, Asphalt Shingle 20-Year	1,500 SF	15	1711417
B3011	East Building Roof	Fair	Roof, Asphalt Shingle 20-Year	4,400 SF	8	1711379
B3011	Roof above kitchen	Poor	Roof, Asphalt Shingle 20-Year, Repair	40 SF	0	1711976
B3016	Roof	Poor	Gutters & Downspouts, Aluminum w/ Fittings	110 LF	0	1711431
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	200 LF	7	1711402
Interiors						
C1011	West House Attic	Poor	Interior Wall Construction, Gypsum Board/Plaster	1,400 SF	0	1711382
C1021	West House Doors - Painted	Fair	Interior Door, Wood Solid-Core	15	6	1711422
C1021	Throughout building	Fair	Interior Door, Wood Hollow-Core Residential	12	4	1711421
C1021	East Building Office	Fair	Interior Door, Wood Hollow-Core Residential Closet	2	8	1711404
C1021	Kitchen	Fair	Interior Door, Steel Fire, 90-Minutes and Over	3	21	1711403

Community Center						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021	West House	Fair	Interior Door, Wood Hollow-Core Residential Closet	2	12	1711426
C3012	Rec Room	Fair	Interior Wall Finish, Wood Paneling, Refinish	980 SF	5	1711423
C3012	West House Utility closet	Fair	Interior Wall Finish, Ceramic Tile	100 SF	15	1711416
C3012	Throughout building	Poor	Interior Wall Finish, any surface, Prep & Paint	1,800 SF	0	1711400
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	6,110 SF	7	1711408
C3012	West House Basement	Poor	Interior Wall Finish, Brick or Brick Veneer, Repair	100 SF	0	1713327
C3024	East Building Offices and Hall	Poor	Interior Floor Finish, Vinyl Tile (VCT)	1,400 SF	0	1711385
C3024	West House Attic	Poor	Interior Floor Finish, Wood Strip, Refinish	950 SF	0	1711412
C3024	Rec Room	Poor	Interior Floor Finish, Maple Sports Floor, Refinish	1,800 SF	1	1711388
C3024	Kitchen	Fair	Interior Floor Finish, Terrazzo	420 SF	25	1711365
C3024	West House Restrooms	Poor	Interior Floor Finish, Vinyl Sheetting	60 SF	1	1711410
C3025	West House Throughout	Poor	Interior Floor Finish, Carpet Commercial Standard	1,600 SF	2	1711432
C3031	West House	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	780 SF	7	1711411
C3031	West House Attic	Poor	Interior Ceiling Finish, any flat surface, Prep & Paint	1,000 SF	0	1711353
C3031	West House Attic	Poor	Interior Ceiling Finish, Gypsum Board/Plaster	1,000 SF	0	1711392
C3032	West House	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,250 SF	17	1711406
C3032	Throughout building	Poor	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	100 SF	0	1711420
C3032	East Building Offices	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,400 SF	1	1711356
C3032	Rec Room	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,800 SF	7	1711428
Plumbing						
D2011	Throughout building	Fair	Toilet, Residential Water Closet	4	22	1711439
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	22	1711418
D2014	Utility closet	Poor	Sink/Lavatory, Vanity Top, Stainless Steel	1	0	1711409
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	21	1711357
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	22	1711383
D2023	Utility closet	Fair	Water Heater, 12 GAL	1	10	1711386
D2043	West House Basement	Poor	Sump Pump, 3 HP	1	0	1711430
Fire Suppression						
D4019	Throughout	Fair	Sprinkler Heads (per SF)	5,000 SF	13	1711419
D4031	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	9	1711393
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	8 LF	16	1711361
HVAC						
D3021	West House Basement	Fair	Boiler, 175 MBH	1	23	1711407



Community Center						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3032	Rec Room	Fair	Ductless Split System, 2 TON	1	13	1711399
D3032	Rec Room	Fair	Ductless Split System, 1.75 TON	1	13	1711384
D3051	Throughout Building	Fair	Radiator, Hydronic Baseboard (per LF)	155 LF	4	1711377
D3051	Kitchen	Fair	Radiator, Hydronic Baseboard (per LF)	4 LF	9	1711401
Electrical						
D5012	West House Basement	Fair	Main Distribution Panel, 200 AMP	1	24	1711367
D5012	Kitchen	Fair	Main Distribution Panel, 100 AMP	1	22	1711424
D5012	West House Basment	Fair	Main Distribution Panel, 200 AMP	1	6	1711413
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	5	9	1711391
D5022	East Building	Poor	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	0	1711366
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,000 SF	12	1711369
D5092	Site	Fair	Generator, 13 kW	1	11	1711360
Fire Alarm & Comm						
D5037	Throughout Building	Poor	Fire Alarm System, Basic/Zoned, Upgrade/Install	5,000 SF	0	1711381
D5037		Fair	Fire Alarm Control Panel, Basic/Zoned	1	11	1711398
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, 8 LF	1	13	1711437
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	7	1711394
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	12	1711380
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle	1	6	1711429
E1093	Kitchen	Poor	Commercial Kitchen, Food Warmer	1	0	1711387
E2012	Kitchen	Fair	Kitchen Cabinetry, Stock Hardwood	7 LF	17	1711396
Pavement						
G2022	Old lot	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	7,775 SF	1	1711375
G2022	New parking	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	29,800 SF	21	1711436
G2022	Old lot	Poor	Parking Lots, Asphalt Pavement, Mill & Overlay	7,775 SF	1	1711415
G2022	New Parking	Poor	Parking Lots, Asphalt Pavement, Cut & Patch	150 SF	0	1711438
G2022	New parking	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	29,800 SF	1	1711378
G2023	Site	Fair	Parking Lots, Bollard	1	11	1711371
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers	400 SF	24	1711372
G2031	Site - South Side	Poor	Pedestrian Pavement, Sidewalk, Concrete Large Areas	320 SF	0	1711434
Site Development						
G2042	Site	Poor	Retaining Wall, Cast-in-place Concrete (per SF Face), Repair	175 SF	0	1711427

Community Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	2	15	1711390
G2044	Site	Poor	Signage, Property, Monument/Pylon, Replace/Install	1	1	1711441
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	8	3	1711389
G2048	Site	Fair	Flagpole, Metal	1	15	1711397
Site Lighting						
G4021	Site	Fair	Site Pole Light, 105 - 200 WATT, Replace/Install	2	6	1711376
Follow-up Studies						
P000X	Throughout building	Poor	Engineer, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	1711405
Accessibility						
Z106X	Site	Poor	ADA, Parking, Designated Stall with Pavement Markings & Signage, Install	5	0	1711395

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## **Appendix E: Replacement Reserves**

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## Replacement Reserves Report

## Community Center

**2/5/2020**

Facility	Uniform Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit		Unit Cost *	Subtotal2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency	
																															Repair Estimate	
Community Center	B1012	1711363	Structural Flooring/Decking, Wood, Refinish	10	10	0	630	SF	\$2.00	\$1,260	\$1,260									\$1,260										\$1,260	\$3,780	
Community Center	B1014	1711358	Exterior Ramp, Wood, Replace	15	9	6	85	SF	\$11.00	\$935						\$935																\$935
Community Center	B1014	1711414	Exterior Ramp, Wood, Replace	15	5	10	170	SF	\$11.00	\$1,870									\$1,870													\$1,870
Community Center	B1015	1711368	Exterior Stair/Ramp Rails, Wood, Refinish	10	10	0	200	LF	\$1.50	\$301	\$301								\$301											\$301	\$902	
Community Center	B1015	1711440	Exterior Stairs, Wood, Refinish	10	10	0	60	SF	\$2.00	\$120	\$120								\$120											\$120	\$360	
Community Center	B1015	1711355	Exterior Stair/Ramp Rails, Metal, Refinish	10	10	0	40	LF	\$1.50	\$60	\$60								\$60											\$60	\$180	
Community Center	B2011	1711435	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair/Repoint	0	0	0	120	SF	\$33.00	\$3,960	\$3,960																					\$3,960
Community Center	B2016	1711364	Soffit, Metal, Replace	25	11	14	850	SF	\$6.50	\$5,525													\$5,525									\$5,525
Community Center	B2021	1713273	Window, 12 SF, Replace	30	30	0	7	EA	\$800.00	\$5,600	\$5,600																					\$5,600
Community Center	B2021	1711433	Window, 12 SF, Replace	30	27	3	13	EA	\$800.00	\$10,400				\$10,400																		\$10,400
Community Center	B2021	1711373	Window Screen, Aluminum 12 SF, Remove & Replace	10	1	9	18	EA	\$412.50	\$7,425									\$7,425										\$7,425			\$14,850
Community Center	B2021	1711374	Window, 12 SF, Replace	30	14	16	5	EA	\$600.00	\$3,000															\$3,000							\$3,000
Community Center	B2031	1711425	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	21	9	3	EA	\$1,300.00	\$3,900									\$3,900													\$3,900
Community Center	B3011	1711976	Roof, Asphalt Shingle 20-Year, Repair	20	20	0	40	SF	\$3.80	\$152	\$152																			\$152		\$304
Community Center	B3011	1711379	Roof, Asphalt Shingle 20-Year, Replace	20	12	8	4400	SF	\$3.80	\$16,720								\$16,720														\$16,720
Community Center	B3011	1711417	Roof, Asphalt Shingle 20-Year, Replace	20	5	15	1500	SF	\$3.80	\$5,700														\$5,700								\$5,700
Community Center	B3016	1711431	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	20	0	110	LF	\$9.00	\$990	\$990																			\$990		\$1,980
Community Center	B3016	1711402	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	200	LF	\$9.00	\$1,800							\$1,800															\$1,800
Community Center	C1011	1711382	Interior Wall Construction, Gypsum Board/Plaster, Replace	50	50	0	1400	SF	\$3.50	\$4,900	\$4,900																					\$4,900
Community Center	C1021	1711421	Interior Door, Wood Hollow-Core Residential, Replace	20	16	4	12	EA	\$400.00	\$4,800				\$4,800																		\$4,800
Community Center	C1021	1711422	Interior Door, Wood Solid-Core, Replace	40	34	6	15	EA	\$700.00	\$10,500					\$10,500																	\$10,500
Community Center	C1021	1711404	Interior Door, Wood Hollow-Core Residential Closet, Replace	15	7	8	2	EA	\$500.00	\$1,000								\$1,000														\$1,000
Community Center	C1021	1711426	Interior Door, Wood Hollow-Core Residential Closet, Replace	15	3	12	2	EA	\$500.00	\$1,000											\$1,000											\$1,000
Community Center	C3012	1711400	Interior Wall Finish, any surface, Prep & Paint	10	10	0	1800	SF	\$1.50	\$2,700	\$2,700									\$2,700										\$2,700		\$8,100
Community Center	C3012	1713327	Interior Wall Finish, Brick or Brick Veneer, Repair	0	0	0	100	SF	\$33.00	\$3,300	\$3,300																					\$3,300
Community Center	C3012	1711423	Interior Wall Finish, Wood Paneling, Refinish	10	5	5	980	SF	\$2.00	\$1,960				\$1,960						\$1,960							\$9,165					\$3,920
Community Center	C3012	1711408	Interior Wall Finish, any surface, Prep & Paint	10	3	7	6110	SF	\$1.50	\$9,165						\$9,165											\$9,165					\$18,330
Community Center	C3012	1711416	Interior Wall Finish, Ceramic Tile, Replace	40	25	15	100	SF	\$18.00	\$1,800										\$1,800												\$1,800
Community Center	C3024	1711385	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	15	0	1400	SF	\$5.00	\$7,000	\$7,000									\$7,000												\$14,000
Community Center	C3024	1711412	Interior Floor Finish, Wood Strip, Refinish	10	10	0	950	SF	\$4.00	\$3,800	\$3,800									\$3,800										\$3,800		\$11,400
Community Center	C3024	1711388	Interior Floor Finish, Maple Sports Floor, Refinish	10	9	1	1800	SF	\$5.00	\$9,000		\$9,000									\$9,000											\$18,000
Community Center	C3024	1711410	Interior Floor Finish, Vinyl Sheeting, Replace	15	14	1	60	SF	\$7.00	\$420		\$420													\$420							\$840
Community Center	C3025	1711432	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	1600	SF	\$7.50	\$12,000			\$12,000								\$12,000											\$24,000
Community Center	C3031	1711353	Interior Ceiling Finish, any flat surface, Prep & Paint	10	10	0	1000	SF	\$2.00	\$2,000	\$2,000									\$2,000										\$2,000		\$6,000
Community Center	C3031	1711392	Interior Ceiling Finish, Gypsum Board/Plaster, Replace	50	50	0	1000	SF	\$8.00	\$8,000	\$8,000																					\$8,000
Community Center	C3031	1711411	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	780	SF	\$2.00	\$1,560						\$1,560										\$1,560						\$3,120
Community Center	C3032	1711420	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	25	0	100	SF	\$3.50	\$350	\$350																					\$350
Community Center	C3032	1711356	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	24	1	1400	SF	\$3.50	\$4,900		\$4,900																				\$4,900
Community Center	C3032	1711428	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	18	7	1800	SF	\$3.50	\$6,300						\$6,300																\$6,300
Community Center	C3032	1711406	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	8	17	1250	SF	\$3.50	\$4,375															\$4,375							\$4,375
Community Center	D2014	1711409	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	30	0	1	EA	\$1,200.00	\$1,200	\$1,200																					\$1,200
Community Center	D2023	1711386	Water Heater, 12 GAL, Replace	15	5	10	1	EA	\$550.00	\$550										\$550												\$550
Community Center	D2043	1711430	Sump Pump, 3 HP, Replace	15	15	0	1	EA	\$4,270.00	\$4,270	\$4,270													\$4,270								\$8,540
Community Center	D3032	1711399	Ductless Split System, 2 TON, Replace	15	2	13	1	EA	\$4,800.00	\$4,800												\$4,800										\$4,800
Community Center	D3032	1711384	Ductless Split System, 1.75 TON, Replace	15	2	13	1	EA	\$4,800.00	\$4,800												\$4,800										\$4,800
Community Center	D3051	1711377	Radiator, Hydronic Baseboard (per LF), Replace	30	26	4	155	LF	\$150.00	\$23,250				\$23,250																		\$23,250
Community Center	D3051	1711401	Radiator, Hydronic Baseboard (per LF), Replace	30	21	9	4	LF	\$150.00	\$600									\$600													\$600

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
Community Center	D4019	1711419	Sprinkler Heads (per SF), , Replace	25	12	13	5000	SF	\$1.50	\$7,500													\$7,500									\$7,500
Community Center	D4031	1711393	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	2	EA	\$150.00	\$300										\$300										\$300		\$600
Community Center	D4091	1711361	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	4	16	8	LF	\$400.00	\$3,200																	\$3,200					\$3,200
Community Center	D5012	1711413	Main Distribution Panel, 200 AMP, Replace	30	24	6	1	EA	\$2,500.00	\$2,500							\$2,500															\$2,500
Community Center	D5022	1711366	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	20	0	1	EA	\$210.00	\$210	\$210																				\$210	\$420
Community Center	D5022	1711391	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	11	9	5	EA	\$210.00	\$1,050										\$1,050												\$1,050
Community Center	D5029	1711369	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	8	12	6000	SF	\$8.00	\$48,000												\$48,000										\$48,000
Community Center	D5037	1711381	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	20	0	5000	SF	\$2.00	\$10,000	\$10,000																				\$10,000	\$20,000
Community Center	D5037	1711398	Fire Alarm Control Panel, Basic/Zoned, Replace	15	4	11	1	EA	\$4,000.00	\$4,000												\$4,000										\$4,000
Community Center	D5092	1711360	Generator, 13 kW, Replace	25	14	11	1	EA	\$20,000.00	\$20,000												\$20,000										\$20,000
Community Center	E1093	1711387	Commercial Kitchen, Food Warmer, Replace	15	15	0	1	EA	\$1,700.00	\$1,700	\$1,700																\$1,700					\$3,400
Community Center	E1093	1711429	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle, Replace	15	9	6	1	EA	\$10,200.00	\$10,200							\$10,200															\$10,200
Community Center	E1093	1711394	Commercial Kitchen, Convection Oven, Single, Replace	10	3	7	1	EA	\$5,600.00	\$5,600								\$5,600										\$5,600				\$11,200
Community Center	E1093	1711380	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	\$4,600.00	\$4,600												\$4,600										\$4,600
Community Center	E1093	1711437	Commercial Kitchen, 8 LF, Replace	15	2	13	1	EA	\$4,500.00	\$4,500													\$4,500									\$4,500
Community Center	E2012	1711396	Kitchen Cabinetry, Stock Hardwood, Replace	20	3	17	7	LF	\$300.00	\$2,100																		\$2,100				\$2,100
Community Center	G2022	1711438	Parking Lots, Asphalt Pavement, Cut & Patch	0	0	0	150	SF	\$5.50	\$825	\$825																					\$825
Community Center	G2022	1711375	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	7775	SF	\$0.45	\$3,499		\$3,499					\$3,499					\$3,499					\$3,499					\$13,995
Community Center	G2022	1711415	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	7775	SF	\$3.50	\$27,213		\$27,213																				\$27,213
Community Center	G2022	1711378	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	29800	SF	\$0.45	\$13,410		\$13,410					\$13,410					\$13,410					\$13,410					\$53,640
Community Center	G2023	1711371	Parking Lots, Bollard, Replace	30	19	11	1	EA	\$1,000.00	\$1,000												\$1,000										\$1,000
Community Center	G2031	1711434	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	50	50	0	320	SF	\$9.00	\$2,880	\$2,880																					\$2,880
Community Center	G2042	1711427	Retaining Wall, Cast-in-place Concrete (per SF Face), Repair	0	0	0	175	SF	\$30.00	\$5,249	\$5,249																					\$5,249
Community Center	G2044	1711441	Signage, Property, Monument/Pylon, Replace/Install	20	19	1	1	EA	\$3,000.00	\$3,000		\$3,000																				\$3,000
Community Center	G2044	1711390	Signage, Property, Monument/Pylon, Replace/Install	20	5	15	2	EA	\$9,500.00	\$19,000																\$19,000						\$19,000
Community Center	G2045	1711389	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	17	3	8	EA	\$500.00	\$4,000				\$4,000																		\$4,000
Community Center	G2048	1711397	Flagpole, Metal, Replace	30	15	15	1	EA	\$2,500.00	\$2,500																\$2,500						\$2,500
Community Center	G4021	1711376	Site Pole Light, 105 - 200 WATT, Replace/Install	20	14	6	2	EA	\$4,000.00	\$8,000							\$8,000															\$8,000
Community Center	P000X	1711405	Engineer, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	0	1	EA	\$5,000.00	\$5,000	\$5,000																					\$5,000
Community Center	Z106X	1711395	ADA, Parking, Designated Stall with Pavement Markings & Signage, Install	0	0	0	5	EA	\$1,000.00	\$5,000	\$5,000																					\$5,000
Totals, Unescalated											\$80,827	\$61,441	\$12,000	\$14,400	\$28,050	\$1,960	\$49,044	\$24,425	\$17,720	\$13,275	\$12,660	\$50,909	\$65,600	\$21,600	\$5,525	\$43,930	\$23,529	\$22,800	\$0	\$7,725	\$21,592	\$579,012
Totals, Escalated (3.0% inflation, compounded annually)											\$80,827	\$63,284	\$12,731	\$15,735	\$31,571	\$2,272	\$58,561	\$30,040	\$22,447	\$17,321	\$17,015	\$70,470	\$93,530	\$31,720	\$8,357	\$68,442	\$37,757	\$37,685	\$0	\$13,546	\$38,998	\$752,308