



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

TOWN OF ATKINSON

21 Academy Avenue
Atkinson, NH 03811



POLICE DEPARTMENT

27 Academy Avenue
Atkinson, NH 03811

PREPARED BY:

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ON SITE DATE:

November 6, 2020



engineering | environmental | capital planning | project management

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1. Executive Summary

Property Overview and Assessment Details

| General Information | |
|--|--|
| Property Type | Police Department |
| Main Address | 27 Academy Avenue, Atkinson, NH 03811 |
| Site Developed | 1840 |
| Site Area | .96 acres (estimated) |
| Parking Spaces | Parking spaces for 26 vehicles, 1 of which is accessible |
| Building Area | 3,561 SF Building + 660 SF Sheds |
| Number of Stories | 1 |
| Current Occupants | Police Department |
| Percent Utilization | 100% |
| Date(s) of Visit | November 6, 2020 |
| Management Point of Contact | Town of Atkinson, David Cressman 603.362.1060 townadmin@atkinson-nh.gov |
| On-site Point of Contact (POC) | Bill Innes 603.489.3829 |
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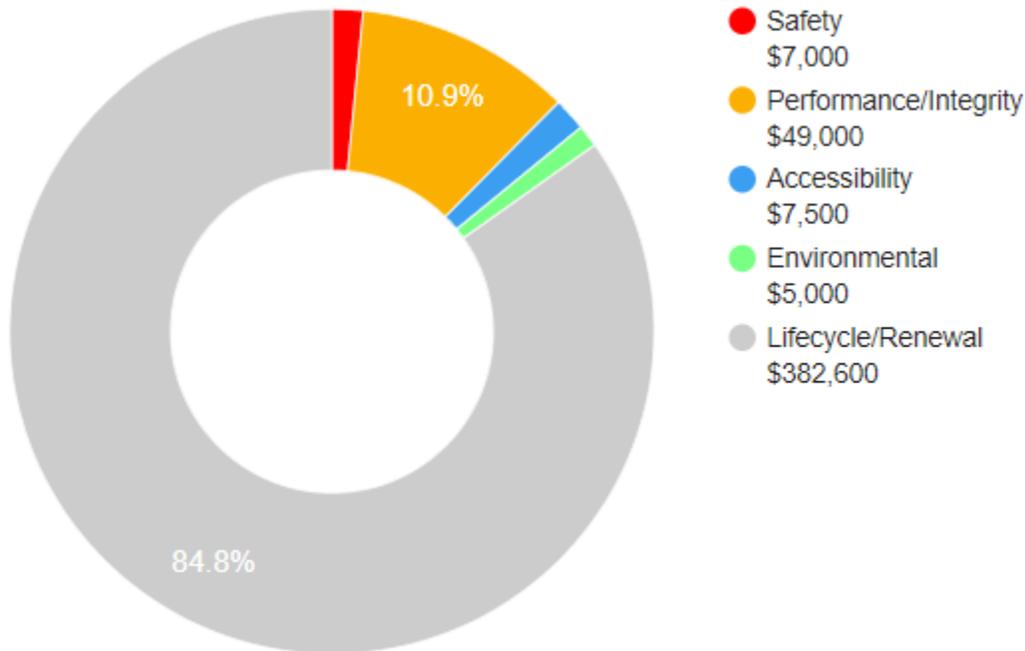
Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$451,100

Significant/Systemic Findings and Deficiencies

Historical Summary

The Atkinson Police Department building was originally constructed as a school building in 1840 with an addition sometime in the middle of the 20th century. The structure was used as a school until approximately the mid-1990s when the town of Atkinson acquired the facility and began using it for their Police department operations. There are two wooden sheds that are used for minor operations and storage. They were erected in the last twenty years and are situated off the parking lot as you exit out the rear of the main building. The town has expressed intentions to move the police department to a new building in the relatively short term and this current site is being evaluated for being repurposed to serve other city functions.

Architectural

The brick, single story structure has been reasonably maintained over the years, but due to its lifespan some typical concerns have arisen due to its age. During the renovation that probably occurred when the addition was added the access to the attic was discontinued and acoustical drop ceilings have covered the original ceiling access. Access to view the attic structural system was not possible and should be inspected due to the indication of moisture on the topside of the asphalt roofing shingles. There also is a history of indoor air quality issues that have never been identified or resolved. The last study was approximately 2015. In addition, while good faith efforts were made to adhere to the ADA regulations the building falls short in current full compliance if this site is to be repurposed for a wider public use than it has in the past. The tuckpointing of the original building should also be addressed soon to prevent water penetration due to rain.

Mechanical, Electrical, Plumbing and Fire (MEPF)

While most of the MEPF assets are currently functioning, there are a few concerns to note. Most notable are the Radon evacuation, Well-water softener and Generator systems. All three systems are either not functioning or at limited capacity. While aged, the fire sprinkler and detection-alarm systems appear to be functioning and operational. Both sheds have no water or heating capabilities; electricity is available in the larger shed.

Site

The parking lot is in generally good condition for its present use. The sheds will need attention soon, especially regarding their roofs.

Recommended Additional Studies

The attic area is in an unknown structural state, possibly in a failed condition along with indoor air quality concerns that need to be resolved before the next occupancy. A professional consultant should be retained to analyze these existing conditions, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of these studies is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

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

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

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

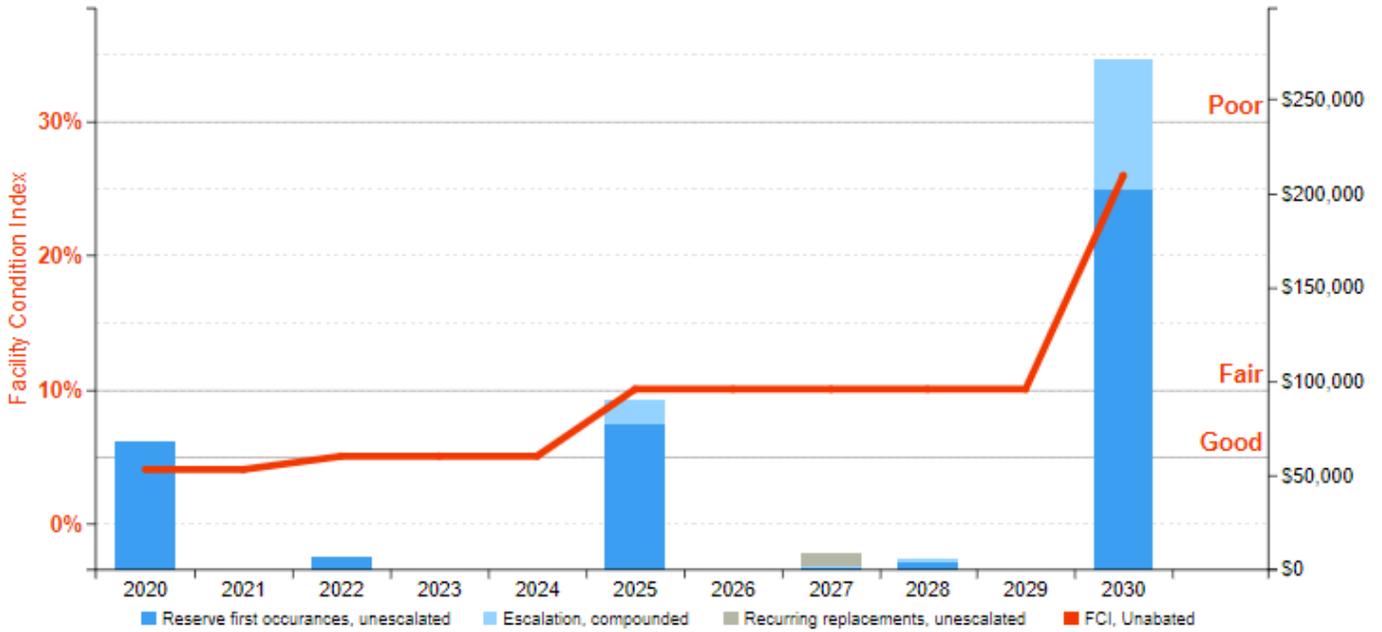
| FCI Analysis Police Station (1840) | | | |
|--------------------------------------|----------|------------|--------|
| Replacement Value | Total SF | Cost/SF | |
| \$ 1,672,000 | 4,000 | \$ 418 | |
| Current FCI | | \$ 68,500 | 4.1 % |
| 3-Year | | \$ 75,500 | 4.5 % |
| 5-Year | | \$ 165,600 | 9.9 % |
| 10-Year | | \$ 442,900 | 26.5 % |

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: Police Station

Replacement Value: \$ 1,672,000; Inflation rate: 3.0%



Immediate Needs

No immediate needs are identified for this site.

Key Findings



Recommended Follow-up Study: Structural, General Design

Structural, General Design
Police Station Throughout building

Uniformat Code: P2032
Recommendation: **Perform Study in 2020**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$7,000

\$\$\$\$

There have been environmental concerns over the years, previous stair case was removed and attic space needs to be reviewed structurally for integrity before building can be repurposed. In addition, inspect rafters and decking for reasons why moisture has highlighted trusses in attic space, see photo. - AssetCALC ID: 2235367



Exterior Walls in Poor condition.

Brick, 1-2 Story Building
Police Station Building exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,500

\$\$\$\$

Mortar is missing in several joints between bricks - AssetCALC ID: 2235378



Generator in Poor condition.

Gas or Gasoline, 25 to 35 KW
Police Station Site

Uniformat Code: D5011
Recommendation: **Replace in 2020**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,000

\$\$\$\$

Unit doesn't run reliably when needed - AssetCALC ID: 2235376



Exhaust Fan in Failed condition.

Centrifugal, 12" Damper, 100 to 1000 CFM
Police Station Mechanical room

Uniformat Code: D3063
Recommendation: **Replace in 2020**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Radon system is currently not functioning - AssetCALC ID: 2235375



Distribution Panel in Poor condition.

120/240 V, Residential Style
Police Station Mechanical room

Uniformat Code: D5023
Recommendation: **Replace in 2020**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Load panel for generator that doesn't reliably operate - AssetCALC ID: 2235362

**Recommended Follow-up Study:
Environmental, ESA Phase I**

Environmental, ESA Phase I
Police Station

Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2020**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$5,000

\$\$\$\$

Staff has had concerns related to indoor air quality over the years, last study (2015) turned up nothing conclusive. - AssetCALC ID: 2243206

2. Building and Site Information



Systems Summary

| System | Description | Condition |
|--------------------------|---|-----------|
| Structure | Masonry bearing walls and wood-framed roofs | Fair |
| Façade | Brick with vinyl windows | Fair |
| Roof | Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply EPDM membrane | Fair |
| Interiors | Walls: Painted gypsum board and CMU, unfinished Floors: Carpet, laminate, unfinished Ceilings: Painted gypsum board, ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and PVC waste & venting Electric water heater Toilet and sink in restroom | Fair |
| HVAC | Central system utilizing packaged roof top unit for heating and cooling. | Fair |
| Fire Suppression | Wet pipe sprinklers and fire extinguishers | Fair |
| Electrical | Source & Distribution: Main panel with copper wiring fed from external transformer with copper wiring Interior Lighting: T-8, T-12, incandescent Emergency: Propane generator | Fair |
| Fire Alarm | Alarm panel, smoke detector, alarm, strobe and pull station | Poor |
| Equipment/Special | None | -- |
| Site Pavement | Asphalt lots with areas of asphalt sidewalks | Fair |

| Systems Summary | | |
|-----------------------------------|--|------|
| Site Development | Building-mounted and pole signage, parking lot bollard | Fair |
| Landscaping and Topography | Limited landscaping features Irrigation not present No retaining walls Low to moderate site slopes throughout | Fair |
| Utilities | Municipal sewer and on-site well Local utility-provided electric and propane tanks | Fair |
| Site Lighting | Building-mounted: metal halide | Fair |
| Ancillary Structures | Wood-framed storage structures | Fair |
| Accessibility | Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. | |
| Key Issues and Findings | Possible structural settlement, suspect interior air quality issues, future ADA requirements, faulty generator, radon ejection and water softener systems. | |

| Systems 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 | \$16,500 | - | \$2,434 | - | \$34,565 | \$53,499 |
| Roofing | - | - | \$3,524 | \$3,628 | \$42,829 | \$49,981 |
| Interiors | - | - | \$30,313 | \$31,984 | \$23,835 | \$86,132 |
| Plumbing | - | - | - | \$48,010 | \$13,494 | \$61,504 |
| HVAC | \$1,400 | - | - | \$27,549 | \$467 | \$29,416 |
| Fire Protection | - | - | \$1,391 | \$8,063 | \$1,869 | \$11,323 |
| Electrical | \$31,100 | - | \$52,282 | \$2,122 | \$28,668 | \$114,172 |
| Fire Alarm & Electronic Systems | - | - | - | \$36,284 | - | \$36,284 |
| Equipment & Furnishings | - | - | - | \$2,349 | - | \$2,349 |
| Special Construction & Demo | - | - | - | \$40,988 | - | \$40,988 |
| Site Pavement | - | \$6,970 | \$151 | \$76,930 | \$23,236 | \$107,287 |
| Site Development | - | - | - | \$7,658 | \$18,927 | \$26,585 |
| Follow-up Studies | \$12,000 | - | - | - | - | \$12,000 |
| Accessibility | \$7,500 | - | - | - | - | \$7,500 |
| TOTALS | \$68,500 | \$7,000 | \$90,100 | \$285,600 | \$187,900 | \$639,100 |

3. Property Space Use and Observed Areas

Unit Allocation

All 4,000 square feet of the property are occupied by the Town of Atkinson Police Department. The spaces include offices and storage sheds with supporting restrooms and mechanical-utility rooms.

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 roofs were observed from ground level.

Key Spaces Not Observed

All key areas of the property were accessible and observed with the exception of the roofs, which included some HVAC-mechanical assets.

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 1840. The facility was substantially renovated in 1950, but few accessibility improvements appear to have been implemented over the years.

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

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and checklists associated with this limited accessibility survey.

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

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 | |
|-----------------------|---|
| Excellent | 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. |
| Good | 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. |
| Fair | 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. |
| Poor | 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. |
| Failed | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required. |
| Not Applicable | 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

The Town of Atkinson (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Police Department, 27 Academy Avenue, Atkinson, NH 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: Thomas Tate,
Project Manager

Reviewed by:



Mary Venable, RA
Technical Report Reviewer for
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Program Manager
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8. Appendices

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

Appendix A: Photographic Record



| | |
|---|------------------------------|
| 1 | PROPERTY IDENTIFICATION SIGN |
|---|------------------------------|



| | |
|---|-----------------|
| 2 | FRONT ELEVATION |
|---|-----------------|



| | |
|---|----------------|
| 3 | LEFT ELEVATION |
|---|----------------|



| | |
|---|-----------------|
| 4 | RIGHT ELEVATION |
|---|-----------------|



| | |
|---|----------------|
| 5 | REAR ELEVATION |
|---|----------------|



| | |
|---|---------------------------------|
| 6 | PARKING LOTS, PAVEMENT, ASPHALT |
|---|---------------------------------|



| | |
|---|----------------------|
| 7 | PLANTERS AT ENTRANCE |
|---|----------------------|



| | |
|---|-------------------|
| 8 | SIDEWALK, ASPHALT |
|---|-------------------|



| | |
|---|--------------------------|
| 9 | ROOFING, ASPHALT SHINGLE |
|---|--------------------------|



| | |
|----|--------------|
| 10 | PROPANE TANK |
|----|--------------|



| | |
|----|--|
| 11 | FENCES & GATES, FENCE, VINYL STREET SIDE |
|----|--|



| | |
|----|--|
| 12 | FENCES & GATES, FENCE, VINYL INSIDE PARKING AREA |
|----|--|



| | |
|----|--------------|
| 13 | STORAGE SHED |
|----|--------------|



| | |
|----|-----------|
| 14 | SHED ROOF |
|----|-----------|



| | |
|----|------------|
| 15 | SPRINKLERS |
|----|------------|



| | |
|----|----------------|
| 16 | BUILDING LIGHT |
|----|----------------|



| | |
|----|-----------------------|
| 17 | HVAC SYSTEM, DUCTWORK |
|----|-----------------------|



| | |
|----|----------------------------|
| 18 | CIRCUIT BREAKER/DISCONNECT |
|----|----------------------------|



| | |
|----|----------------------------------|
| 19 | TOILET, RESIDENTIAL WATER CLOSET |
|----|----------------------------------|



| | |
|----|--|
| 20 | SINK/LAVATORY, WALL-HUNG, VITREOUS CHINA |
|----|--|



| | |
|----|------------------------------|
| 21 | SECURITY/SURVEILLANCE SYSTEM |
|----|------------------------------|



| | |
|----|---|
| 22 | CEILING, LIGHTING AND ACOUSTICAL TILE (ACT) |
|----|---|



| | |
|----|---|
| 23 | CEILING, LIGHTING AND ACOUSTICAL TILE (ACT) |
|----|---|



| | |
|----|-------------------------------|
| 24 | CEILING, LIGHTING AND DRYWALL |
|----|-------------------------------|



| | |
|----|--------------------|
| 25 | FLOORING, LAMINATE |
|----|--------------------|



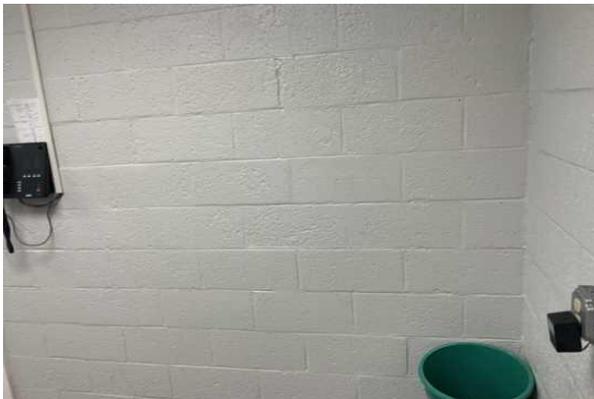
| | |
|----|------------------|
| 26 | FLOORING, CARPET |
|----|------------------|



| | |
|----|----------------------|
| 27 | EXTERIOR DOOR, STEEL |
|----|----------------------|



| | |
|----|----------------------|
| 28 | EXTERIOR DOOR, STEEL |
|----|----------------------|



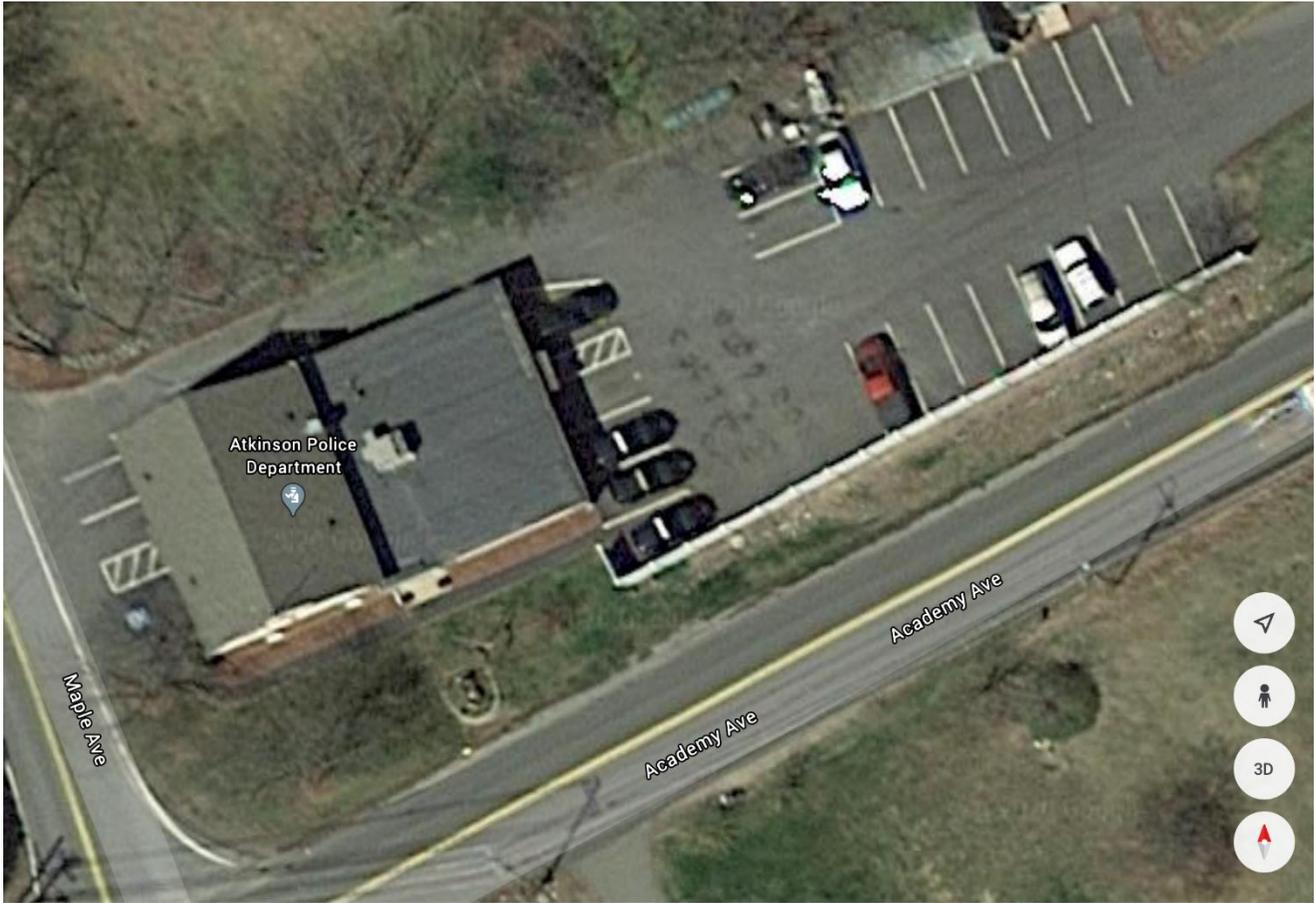
| | |
|----|---------------|
| 29 | WALL FINISHES |
|----|---------------|



| | |
|----|-----------------------|
| 30 | BREAKROOM KITCHENETTE |
|----|-----------------------|

Appendix B: Site and Floor Plans

Site Plan



(42°50'28"N 71°08'29"W) 623 ft



| | | |
|---|--|---|
|  | Project Name: Atkinson Police Department | Project Number: 141924.19R000-008.017 |
| | Source: Google Earth | On-Site Date: November 6, 2020 |

Appendix C: Pre-Survey Questionnaire

PCA: PRE-SURVEY QUESTIONNAIRE

Name of person completing questionnaire: Bill Innes
Association with property: Building Needs Committee Chairman
Length of association with property: 8 years
Phone Number: 603-362-4750
Property Name: Atkinson Police Station
Bureau Veritas Project Number: _____
Signature: Bill Innes **Date:** November 2, 2020

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any **yes or unknown responses** should be provided in the "Comments" column.

| GENERAL PROPERTY INFORMATION | | | |
|------------------------------|------|------------------|-------|
| Year constructed: | 1840 | Number of units: | 1 |
| Number of buildings: | 1 | Gross SF: | 3,561 |
| Number of stories: | 1 | Net rentable SF: | 0 |

| INSPECTIONS | DATE LAST INSPECTED | LIST ANY OUTSTANDING REPAIRS OR IMPROVEMENTS REQUIRED |
|-------------------------------------|----------------------------------|---|
| Elevators: | n/a | |
| HVAC: | February 2020 | |
| Electrical: | February 2020 | |
| Plumbing: | February 2020 | |
| Fire Alarm: | April 2020 | |
| Fire Sprinklers: | April 2020 | |
| Roofs: | Not inspected – replaced in 2012 | |
| ADA / Accessibility: | | |
| Termites / Wood Destroying Insects: | Not inspected | |

| QUESTION | | RESPONSE |
|----------|--|---|
| 1 | List any major capital improvement within the last five years. | None |
| 2 | Provide date and summary of the most recent renovation. | 2012 – removed wall, replaced roof, installed new ductwork throughout building |
| 3 | List any major capital expenditures planned for the next year. | None – Planning new police station in near future. Assessment is to determine value/use of current building after new station built |
| 4 | What is the age of the roof(s)? | 8 years |
| 5 | What building systems (HVAC, roof, finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace? | Town responsible for all systems |
| 6 | Are any of the buildings ground lease pads (building is owned by the tenant)? | no |

| QUESTION | | RESPONSE | | | | COMMENTS |
|----------|--|----------|---|-----|----|------------------------|
| | | Y | N | Unk | NA | |
| 7 | Are there any unresolved building, fire, or zoning code issues? | | X | | | |
| 8 | Are there any unresolved construction defects? | | X | | | |
| 9 | Is there any pending litigation concerning the physical condition of the property? | | X | | | |
| 10 | Are there any "down" or unusable units? | | X | | | |
| 11 | Are there any problems with the utilities, such as inadequate capacities? | | X | | | |
| 12 | Are there any plumbing leaks, water pressure problems, or waste line problems? | | X | | | |
| 13 | Is polybutylene or galvanized steel water piping used? If so, describe the history of any issues or repairs | | | X | | |
| 14 | Is the property served by a private water well, septic system or waste water treatment plant? If so, please describe and provide a copy of permits and operator's information. | X | | | | No permitting required |
| 15 | Are there any leaks or pressure problems with natural gas service? | | X | | | |
| 16 | Do the electrical system branch circuits (between panels and fixtures) use aluminum wiring? If so, how has it been mitigated? | | | X | | |
| 17 | Do Residential units have a less than 60-Amp service? | | | | X | |
| 18 | Do Commercial units have less than 200-Amp service? | | | | X | |



| QUESTION | | RESPONSE | | | | COMMENTS |
|----------|--|----------|---|-----|----|----------|
| | | Y | N | Unk | NA | |
| 19 | Is GFCI circuit protection provided in kitchens and bathrooms or other wet locations? | | | X | | |
| 20 | Are there any issues with the circuit breakers or circuit breaker panels? | | X | | | |
| 21 | Are there any problems with inadequate exterior lighting? | | X | | | |
| 22 | Do any of the HVAC systems use R-11, 12, or 22 refrigerants? | | | X | | |
| 23 | Are there any recalled fire sprinkler heads (such as Star, GEM, Central, Omega)? | | | X | | |
| 24 | Are there any problems with erosion, stormwater drainage or areas of paving that do not drain? | | X | | | |
| 25 | Are there any problems with the landscape irrigation systems? | | | | X | |
| 26 | Are there any problems with foundations or structures? | | X | | | |
| 27 | Is there any water infiltration in basements or crawl spaces? | | X | | | |
| 28 | Are there any roof leaks? | | X | | | |
| 29 | Is the roofing covered by a warranty or bond? If so, please provide a copy. | | | X | | |
| 30 | For buildings constructed 1955-1989, is Fire Retardant Treated (FRT) plywood used? If so, please describe. | | | | X | |
| 31 | Are there any roofs with phenolic foam roof insulation (PFRI)? | | | X | | |
| 32 | Are there any areas of the building with inadequate insulation? | | | X | | |
| 33 | Is exterior insulation and finish system (EIFS) used? If so, please indicate if there are any issues. | | X | | | |
| 34 | Are there any wall or window leaks? | | X | | | |
| 35 | Has any part of the property ever contained visible suspect mold or fungal growth? | | | X | | |
| 36 | Have there been any indoor air quality related complaints from tenants/occupants? | X | | | | |
| 37 | Has "Chinese drywall" been identified at the property? | | N | | | |
| 38 | For hotel/residential properties, are there currently, or is there a history of, bed bug infestations? | | N | | | |



| QUESTION | | RESPONSE | | | | COMMENTS |
|----------|---|----------|---|-----|----|----------|
| | | Y | N | Unk | NA | |
| 39 | If a swimming pool is present, do the drains comply with the Virginia Graeme Baker Act? | | | | X | |
| 40 | Has an ADA survey previously been completed for the property? | | X | | | |
| 41 | Has building ownership or management received any ADA related complaints or litigation? | | X | | | |
| 42 | Have any ADA improvements been made to the property since the original construction? | | | X | | |
| 43 | Are there any other significant issues/hazards with the property? | | X | | | |

On the day of the site visit, provide Bureau Veritas's Field Observer access to all of the available documents listed below.

- Construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
- A site plan which depicts the arrangement of buildings, roads, parking stalls, and other site features.
- Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
- The names of the local utility companies which serve the property.
- A summary of recent (over the last 5 years) capital improvement work.
- Historical costs for repairs, improvements, and replacements.
- Records of system & material ages (roof, MEP, paving, finishes, and furnishings).
- Brochures or marketing information.
- Mold Operations and Maintenance Program.
- Previous reports pertaining to the physical condition of property.
- ADA survey and status of improvements implemented.
- For commercial properties, a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
- For apartment properties, a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
- A summary of hotel room types and quantities, including the number and type of ADA rooms.



Appendix D: Component Condition Report

Component Condition Report | Police Station

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------|---------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building exterior | Fair | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 700 SF | 5 | 2235400 |
| B2010 | Building exterior | Poor | Exterior Walls, Brick, 1-2 Story Building, Repair | 500 SF | 0 | 2235378 |
| B2020 | Building exterior | Fair | Window, Vinyl-Clad Double-Glazed, 16-25 SF | 20 | 15 | 2235397 |
| B2050 | Building exterior | Fair | Exterior Door, Steel, Standard | 3 | 20 | 2235387 |
| Roofing | | | | | | |
| B3010 | Roof | Fair | Roofing- Pitched, Asphalt Shingle, 20-Year Standard | 2,000 SF | 12 | 2235394 |
| B3010 | Roof | Fair | Roofing- Sheds, Asphalt Shingle, 20-Year Standard | 800 SF | 5 | 2243079 |
| B3010 | Roof | Fair | Roofing- lower , Single-Ply Membrane, EPDM | 2,040 SF | 12 | 2242627 |
| B3020 | Roof | Fair | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 300 LF | 10 | 2235366 |
| Interiors | | | | | | |
| C1070 | Throughout building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 3,100 SF | 5 | 2235408 |
| C2010 | Throughout building | Fair | Wall Finishes, any surface, Prep & Paint | 4,000 SF | 5 | 2235399 |
| C2010 | Building exterior | Fair | Wall Finishes, Wood Paneling, Raised Architectural Wainscot | 100 SF | 10 | 2235361 |
| C2030 | Throughout building | Fair | Flooring, Laminate Faux Wood | 3,000 SF | 10 | 2235398 |
| C2030 | Office | Fair | Flooring, Carpet, Commercial Standard | 1,000 SF | 5 | 2235389 |
| C2050 | | Fair | Ceiling Finishes, any flat surface, Prep & Paint | 900 SF | 5 | 2244756 |
| Plumbing | | | | | | |
| D2010 | Mechanical room | Fair | Storage Tank, Domestic Water, 80 to 150 GAL | 1 | 15 | 2235363 |
| D2010 | Mechanical room | Fair | Storage Tank, Domestic Water, 80 to 150 GAL | 1 | 15 | 2254831 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 3 | 10 | 2235358 |
| D2010 | Kitchen | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 1 | 20 | 2235360 |
| D2010 | Mechanical room | Fair | Water Heater, Electric, Residential | 1 | 13 | 2235385 |
| D2010 | Mechanical room | Fair | Storage Tank, Domestic Water | 3 | 10 | 2235402 |
| D2010 | | Fair | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 4,000 SF | 10 | 2243538 |
| D2010 | Restrooms | Fair | Toilet, Residential Water Closet | 2 | 20 | 2235365 |
| D2030 | Mechanical room | Fair | Pump, Sump | 1 | 8 | 2235383 |
| HVAC | | | | | | |
| D3020 | Mechanical room | Fair | Boiler Supplemental Components, Expansion Tank, 1 to 3 GAL | 1 | 15 | 2235414 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON | 1 | 10 | 2243529 |
| D3050 | Throughout building | Fair | HVAC System, Ductwork, Low Density | 4,000 SF | 22 | 2235371 |
| D3060 | Mechanical room | Failed | Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM | 1 | 0 | 2235375 |
| D3060 | IT Room | Fair | Exhaust Fan, Propeller, less than 0.25 HP Motor | 1 | 10 | 2235392 |
| Fire Protection | | | | | | |
| D4010 | Throughout building | Fair | Fire Suppression System, Existing Sprinkler Heads, by SF | 4,000 SF | 10 | 2235396 |
| D4030 | Throughout building | Fair | Fire Extinguisher, Wet Chemical/CO2 | 4 | 5 | 2235413 |
| Electrical | | | | | | |
| D5010 | Mechanical room | Fair | Automatic Transfer Switch, ATS, 200 AMP | 1 | 5 | 2235415 |
| D5010 | Site | Poor | Generator, Gas or Gasoline, 25 to 35 KW | 1 | 0 | 2235376 |

Component Condition Report | Police Station

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|-----------|-----|---------|
| D5020 | Mechanical room | Poor | Distribution Panel, 120/240 V, Residential Style | 1 | 0 | 2235362 |
| D5020 | Mechanical room | Fair | Supplemental Components, Circuit Breaker/Disconnect | 1 | 20 | 2235403 |
| D5020 | Mechanical room | Fair | Distribution Panel, 120/208 V, 200 AMP | 1 | 15 | 2235412 |
| D5030 | Throughout building | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 4,000 SF | 20 | 2235382 |
| D5040 | Building exterior | Fair | Standard Fixture w/ Lamp, any type, w/ LED Replacement, 100 W | 2 | 10 | 2235359 |
| D5040 | Throughout building | Fair | Emergency & Exit Lighting, Exit Sign, LED | 5 | 5 | 2235381 |
| D5040 | Site | Fair | Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, 200 W | 4 | 10 | 2235405 |
| D5040 | Throughout building | Fair | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 4,000 SF | 5 | 2235370 |
| Fire Alarm & Electronic Systems | | | | | | |
| D7010 | Throughout building | Fair | Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install | 4,000 SF | 10 | 2235373 |
| D7030 | Throughout building | Fair | Security/Surveillance System, Full System Upgrade, Average Density | 4,000 SF | 10 | 2235374 |
| D7050 | Throughout building | Fair | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 4,000 SF | 10 | 2235368 |
| Equipment & Furnishings | | | | | | |
| E1060 | Kitchen | Fair | Residential Appliances, Refrigerator, 14 to 18 CF | 1 | 7 | 2235386 |
| E2010 | Kitchen | Fair | Casework, Cabinetry, Standard | 4 LF | 10 | 2235409 |
| Special Construction & Demo | | | | | | |
| F1020 | Site | Fair | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal | 100 SF | 10 | 2235384 |
| F1020 | Site | Fair | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 560 SF | 10 | 2235393 |
| Pedestrian Plazas & Walkways | | | | | | |
| G2020 | Site | Fair | Parking Lots, Pavement, Asphalt, Mill & Overlay | 14,600 SF | 10 | 2235404 |
| G2020 | Site | Fair | Parking Lots, Pavement, Asphalt, Seal & Stripe | 14,600 SF | 2 | 2235369 |
| G2030 | Site | Fair | Sidewalk, Asphalt | 300 SF | 4 | 2243496 |
| G2030 | Site | Fair | Sidewalk, Asphalt | 300 SF | 15 | 2235395 |
| Sitework | | | | | | |
| G2060 | Site | Fair | Fences & Gates, Fence, Vinyl 6' | 160 LF | 20 | 2235380 |
| G2060 | Site | Fair | Bollard, Concrete or Metal | 6 | 20 | 2235411 |
| G2060 | Site | Fair | Flagpole, Metal | 1 | 10 | 2235406 |
| G2060 | Site | Fair | Signage, Property, Monument | 1 | 10 | 2235379 |
| G2080 | Site | Fair | Planter Boxes, Basic or Wood Built-In Place | 2 LF | 10 | 2235391 |
| Follow-up Studies | | | | | | |
| P2030 | Throughout building | Poor | Engineering Study, Structural, General Design | 1 | 0 | 2235367 |
| P2030 | | Poor | Engineering Study, Environmental, ESA Phase I, Evaluate/Report | 1 | 0 | 2243206 |
| Accessibility | | | | | | |
| Y1090 | | Poor | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 1 | 0 | 2243571 |

Appendix E: Replacement Reserves
