



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:

EMG | A Bureau Veritas Company
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660

www.emgcorp.com

EMG CONTACT:

Kaustubh Chabukswar
Program Manager
800.733.0660 x7512
kaustubh.chabukswar@bvna.com

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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
Assessment and Report Prepared By	Thomas Tate
Reviewed By	Kaustubh Chabukswar Program Manager kaustubh.chabukswar@bvna.com 800.733.0660 x7512

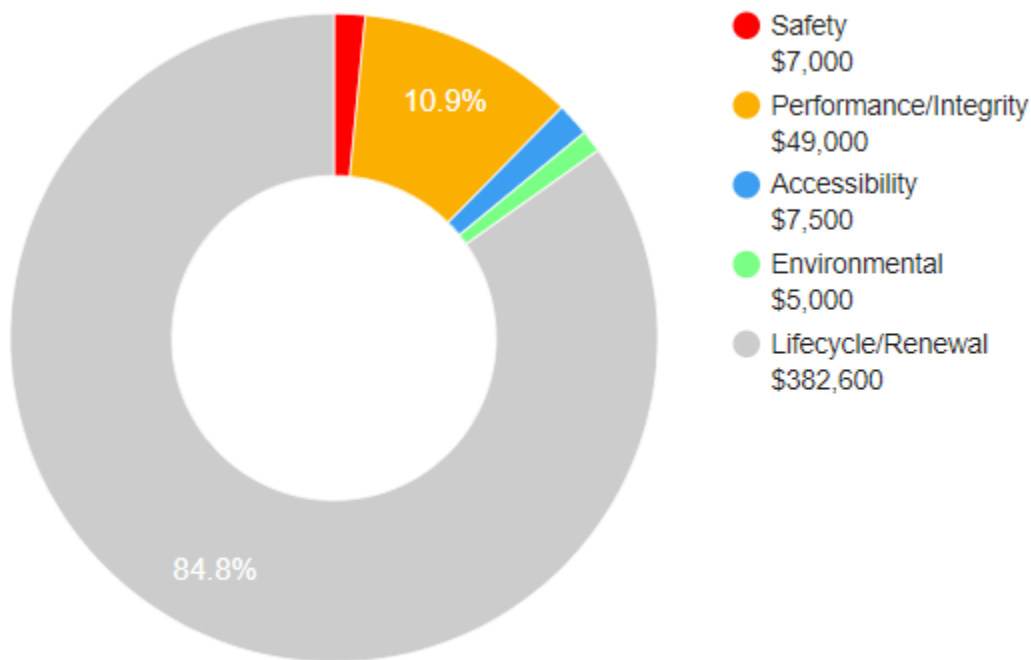
Plan Types

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)

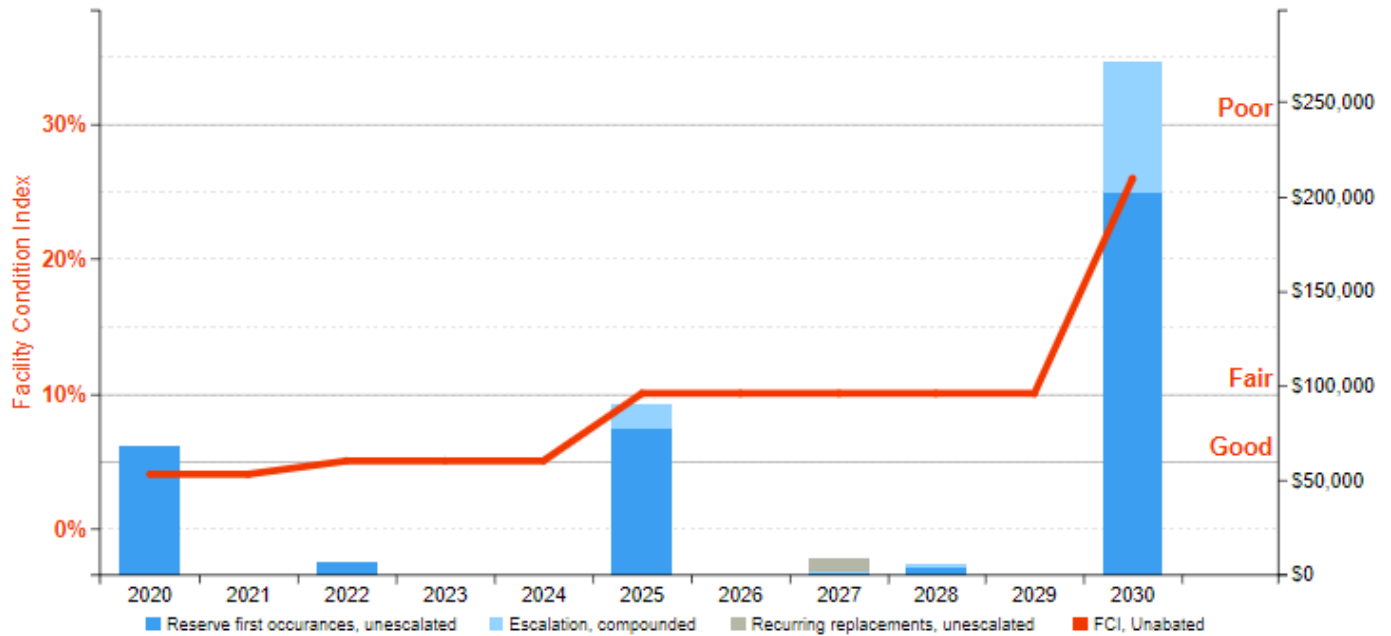
Replacement Value \$ 1,672,000	Total SF 4,000	Cost/SF \$ 418	
Current FCI	\$ 68,500	4.1 %	
3-Year	\$ 75,500	4.5 %	
5-Year	\$ 165,600	9.9 %	
10-Year	\$ 442,900	26.5 %	

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 (ADA study recommended)	Moderate Issues (ADA study recommended)	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
Kaustubh Chabukswar,
Program Manager
kaustubh.chabukswar@bvna.com 800.733.0660 x7512

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



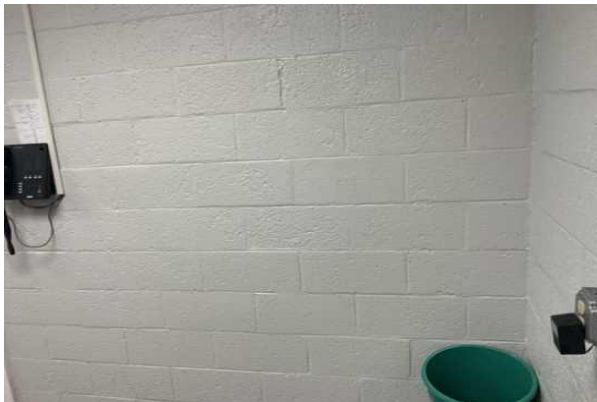
27

EXTERIOR DOOR, STEEL



28

EXTERIOR DOOR, STEEL



29

WALL FINISHES

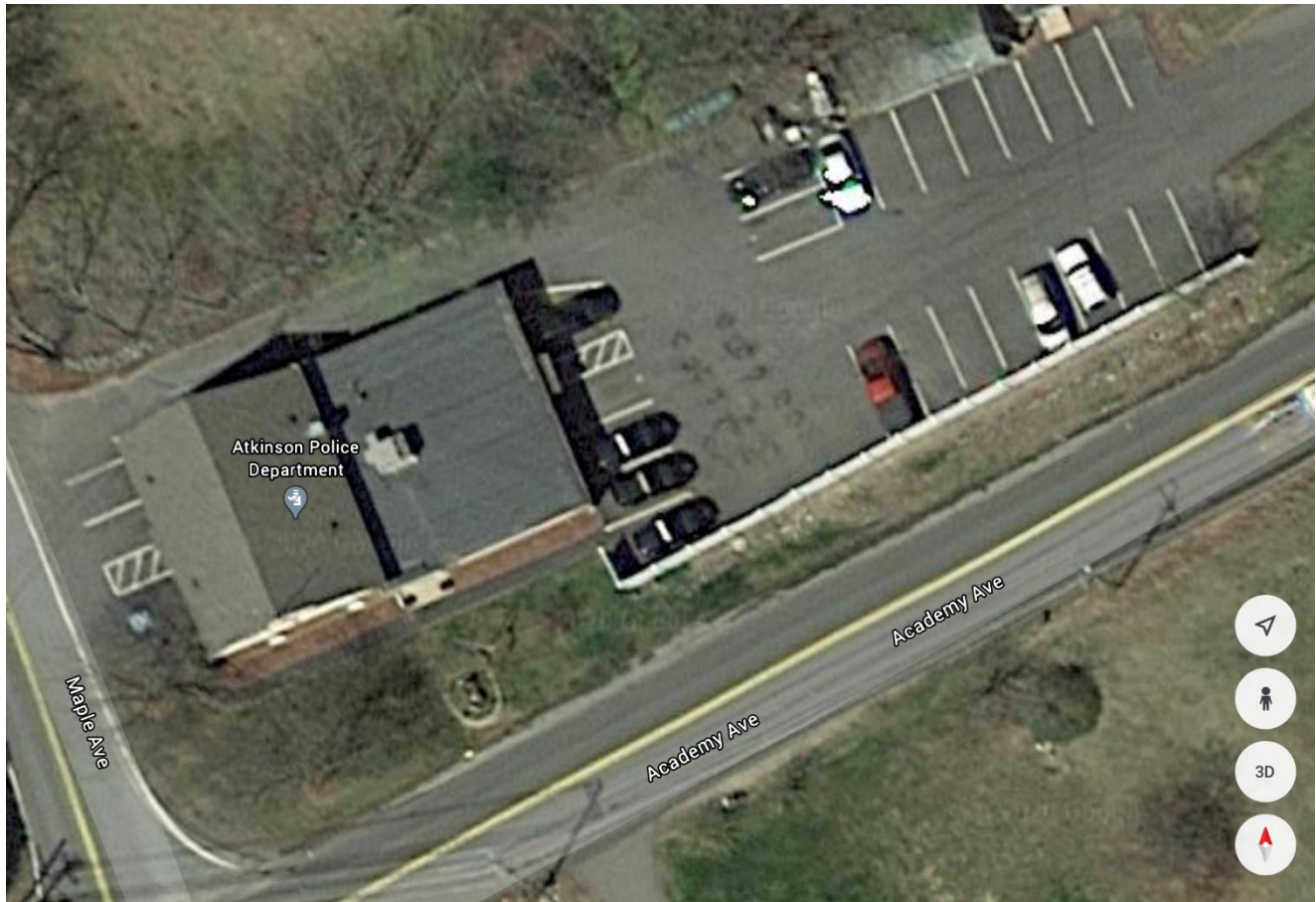


30

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

Replacement Reserves Report

Police Station

11/30/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Police Station	\$68,500	\$0	\$6,970	\$0	\$152	\$89,948	\$0	\$8,818	\$5,409	\$176	\$271,175	\$0	\$52,197	\$1,322	\$204	\$72,368	\$0	\$10,859	\$0	\$237	\$50,716	\$639,051
Grand Total	\$68,500	\$0	\$6,970	\$0	\$152	\$89,948	\$0	\$8,818	\$5,409	\$176	\$271,175	\$0	\$52,197	\$1,322	\$204	\$72,368	\$0	\$10,859	\$0	\$237	\$50,716	\$639,051

Unifor	mat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	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		
B2010	2235378		Exterior Walls, Brick, 1-2 Story Building, Repair	0	10	0	0	500	SF	\$33.00	\$16,500	\$16,500																					\$16,500		
B2010	2235400		Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	5	700	SF	\$3.00	\$2,100						\$2,100										\$2,100							\$4,200	
B2020	2235397		Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	15	15	20	EA	\$900.00	\$18,000																	\$18,000							\$18,000	
B2050	2235387		Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	\$600.00	\$1,800																					\$1,800			\$1,800	
B3010	2243079		Roofing- Sheds, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	800	SF	\$3.80	\$3,040							\$3,040																	\$3,040	
B3010	2235394		Roofing- Pitched, Asphalt Shingle, 20-Year Standard, Replace	20	8	12	2000	SF	\$3.80	\$7,600																								\$7,600	
B3010	2242627		Roofing- lower , Single-Ply Membrane, EPDM, Replace	20	8	12	2040	SF	\$11.00	\$22,440																								\$22,440	
B3020	2235366		Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	300	LF	\$9.00	\$2,700												\$2,700												\$2,700	
C1070	2235408		Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	3100	SF	\$3.50	\$10,850							\$10,850																	\$10,850	
C2010	2235361		Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	20	10	100	SF	\$28.00	\$2,800													\$2,800											\$2,800	
C2010	2235399		Wall Finishes, any surface, Prep & Paint	10	5	5	4000	SF	\$1.50	\$6,000							\$6,000											\$6,000							\$12,000
C2030	2235398		Flooring, Laminate Faux Wood, Replace	15	5	10	3000	SF	\$7.00	\$21,000													\$21,000											\$21,000	
C2030	2235389		Flooring, Carpet, Commercial Standard, Replace	10	5	5	1000	SF	\$7.50	\$7,500							\$7,500										\$7,500							\$15,000	
C2050	2244756		Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	900	SF	\$2.00	\$1,800							\$1,800										\$1,800							\$3,600	
D2010	2235402		Storage Tank, Domestic Water, Replace	30	20	10	3	EA	\$2,400.00	\$7,200													\$7,200											\$7,200	
D2010	2235363		Storage Tank, Domestic Water, 80 to 150 GAL, Replace	30	15	15	1	EA	\$2,400.00	\$2,400																		\$2,400							\$2,400
D2010	2254831		Storage Tank, Domestic Water, 80 to 150 GAL, Replace	30	15	15	1	EA	\$2,400.00	\$2,400																		\$2,400							\$2,400
D2010	2235385		Water Heater, Electric, Residential, Replace	15	2	13	1	EA	\$900.00	\$900																								\$900	
D2010	2243538		Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	4000	SF	\$5.00	\$20,000													\$20,000											\$20,000	
D2010	2235358		Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	3	EA	\$1,500.00	\$4,500													\$4,500											\$4,500	
D2010	2235360		Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	\$1,200.00	\$1,200																						\$1,200			\$1,200
D2010	2235365		Toilet, Residential Water Closet, Replace	30	10	20	2	EA	\$700.00	\$1,400																						\$1,400			\$1,400
D2030	2235383		Pump, Sump, Replace	15	7	8	1	EA	\$4,270.00	\$4,270																								\$4,270	
D3020	2235414		Boiler Supplemental Components, Expansion Tank, 1 to 3 GAL, Replace	40	25	15	1	EA	\$300.00	\$300																		\$300							\$300
D3050	2243529		Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	10	10	1	EA	\$20,000.00	\$20,000													\$20,000											\$20,000	
D3060	2235375		Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	25	0	1	EA	\$1,400.00	\$1,400	\$1,400																								\$1,400
D3060	2235392		Exhaust Fan, Propeller, less than 0.25 HP Motor, Replace	20	10	10	1	EA	\$500.00	\$500													\$500											\$500	
D4010	2235396		Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	4000	SF	\$1.50	\$6,000													\$6,000											\$6,000	
D4030	2235413		Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	4	EA	\$300.00	\$1,200							\$1,200											\$1,200							\$2,400
D5010	2235376		Generator, Gas or Gasoline, 25 to 35 KW, Replace	25	39	0	1	EA	\$30,000.00	\$30,000	\$30,000																								\$30,000
D5010	2235415		Automatic Transfer Switch, ATS, 200 AMP, Replace	25	20	5	1	EA	\$12,000.00	\$12,000							\$12,000																		\$12,000
D5020	2235362		Distribution Panel, 120/240 V, Residential Style, Replace	30	39	0	1	EA	\$1,100.00	\$1,100	\$1,100																								\$1,100
D5020	2235412		Distribution Panel, 120/208 V, 200 AMP, Replace	30	15	15	1	EA	\$2,000.00	\$2,000																	\$2,000								\$2,000
D5020	2235403		Supplemental Components, Circuit Breaker/Disconnect, Replace	30	10	20	1	EA	\$3,200.00	\$3,200																						\$3,200			\$3,200
D5030	2235382		Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	4000	SF	\$2.50	\$10,000																						\$10,000			\$10,000
D5040	2235381		Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	5	EA	\$220.00	\$1,100							\$1,100											\$1,100							\$2,200
D5040	2235370		Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	4000	SF	\$8.00	\$32,000							\$32,000																		\$32,000
D5040	2235359		Standard Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	2	EA	\$190.00	\$380													\$380												\$380
D5040	2235405		Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, 200 W, Replace	20	10	10	4	EA	\$300.00	\$1,200													\$1,200												\$1,200
D7010	2235373		Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	5	10	4000	SF	\$3.25	\$13,000																									

Uniformat CodeID		Cost Description	Lifespan (EUL)	EA	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 Rep.	
G2080	2235391	Planter Boxes, Basic or Wood Built-In Place, Replace	25	15	10	2	LF	\$100.00	\$200											\$200												\$200
P2030	2235367	Engineering Study, Structural, General Design,	0	1	0	1	EA	\$7,000.00	\$7,000	\$7,000																						\$7,000
P2030	2243206	Engineering Study, Environmental, ESA Phase I, Evaluate/Report	0	0	0	1	EA	\$5,000.00	\$5,000	\$5,000																						\$5,000
Y1090	2243571	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																						\$7,500
Totals, Unescalated										\$68,500	\$0	\$6,570	\$0	\$135	\$77,590	\$0	\$7,170	\$4,270	\$135	\$201,780	\$0	\$36,610	\$900	\$135	\$46,450	\$0	\$6,570	\$0	\$135	\$28,080		\$485,030
Totals, Escalated (3.0% inflation, compounded annually)										\$68,500	\$0	\$6,970	\$0	\$152	\$89,948	\$0	\$8,818	\$5,409	\$176	\$271,175	\$0	\$52,197	\$1,322	\$204	\$72,368	\$0	\$10,859	\$0	\$237	\$50,716		\$639,051
* Markup/LocationFactor (1) has been included in unit costs.																																

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