FACILITY CONDITION ASSESSMENT

Prepared for

Town of Plymouth
26 Court Street
Plymouth, Massachusetts 02360



FACILITY CONDITION ASSESSMENT
OF
TOWN OF PLYMOUTH
VARIOUS ADDRESSES
PLYMOUTH, MASSACHUSETTS 02360

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1. Executive Summary

Portfolio Overview & Assessment Details

General Information	
Property Type/s	Municipal buildings, fire stations, public works buildings, libraries, and police station.

General Information

Main Addresses	01 - 1749 Court House: 4 Town Square, Plymouth, Massachusetts 02360 02 - Animal Shelter: 2199 State Road, Plymouth, Massachusetts 02360 03 - Cedarville Garage: 31 Hodge Pond Road, Plymouth, Massachusetts 02360 04 - Crematory: 102 Samoset Street, Plymouth, Massachusetts 02360 05 - DPW Annex: 169 Camelot Drive, Plymouth, Massachusetts 02360 06 - DPW Highway Department Building: 159 Camelot Drive, Plymouth, Massachusetts 02360 07 - DPW Salt Shed: 159R Camelot Drive, Plymouth, Massachusetts 02360 08 - Fire Station #1 HQ: 114 Sandwich Street, Plymouth, Massachusetts 02360 09 - Fire Station #2: 240 Samoset Street, Plymouth, Massachusetts 02360 10 - Fire Station #3: 12 Pinehills Drive, Plymouth, Massachusetts 02360 11 - Fire Station #4: 533 Bourne Road, Plymouth, Massachusetts 02360 12 - Fire Station #5: 827 State Road, Plymouth, Massachusetts 02360 13 - Fire Station #6: 2199-2209 State Road, Plymouth, Massachusetts 02360 14 - Fire Station #7: 0 Spooner Street, Plymouth, Massachusetts 02360 15 - Fresh Pond Bath House: 220 Bartlett Road, Plymouth, Massachusetts 02360 16 - Harbor Master: 11 Town Wharf, Plymouth, Massachusetts 02360 17 - Hedges Pond Great Hall: 158 Hedges Pond Road, Plymouth, Massachusetts 02360 18 - Little Red School House: 1144 Long Pond Road, Plymouth, Massachusetts 02360 19 - Main Library: 132 South Street, Plymouth, Massachusetts 02360 20 - Manomet Library Branch: 12 Strand Avenue, Plymouth, Massachusetts 02360 21 - Manomet Transfer Station: 350 Beaver Dam Road, Plymouth, Massachusetts 02360 22 - Manomet Youth Center: 659 State Road, Plymouth, Massachusetts 02360 23 – Memorial Hall: 83 Court Street, Plymouth, Massachusetts 02360 24 - Morton Park Bathhouse: 35 Morton Park Road, Plymouth, Massachusetts 02360 25 - Nelson Park Restrooms/Concession: 255 Water Street, Plymouth, Massachusetts 02360 26 - Plymouth Beach Restrooms: 43 Ryder Way, Plymouth, Massachusetts 02360 27 - Police Station HQ: 20 Long Pond Road, Plymouth, Massachusetts 02360 28 - Senior Center/Council on Aging: 44 Nook Road, Plymouth, Massachusetts 02360 29 - Stephen’s Field Concession: 132R Sandwich Street, Plymouth, Massachusetts 02360 30 - Town Hall/1820 Courthouse: 26 Court Street, Plymouth, Massachusetts 02360 31 - Vine Hills Cemetery Office: 100 Summer Street, Plymouth, Massachusetts 02360 32 - Visitor’s Information Center: 130 Water Street, Plymouth, Massachusetts 02360

General Information

Sites Developed	1749 Court House: 1749 Animal Shelter: 1975 Cedarville Garage: 1983 Crematory: 2009 DPW Annex: 1988 DPW Highway Department Building: 1990 / 2003 DPW Salt Shed: 1990 Fire Station #1 HQ: 1979 Fire Station #2: 1975 Fire Station #3: 2001 Fire Station #4: 1977 Fire Station #5: 1988 Fire Station #6: 1997, renovated 2010 Fire Station #7: 1906 Fresh Pond Bath House: 1960 Harbor Master: 1950 Hedges Pond Great Hall: 1930 Little Red School House: 1900 Main Library: 1991 Manomet Library Branch: 1950 / 2004 Manomet Transfer Station: 1980 Manomet Youth Center: 1935 Memorial Hall: 1926 / 2012 Morton Park Bathhouse: 1960 Nelson Park Restrooms/Concession: 1992 Plymouth Beach Restrooms: 1992 Police Station HQ: 1995 Senior Center/Council on Aging: 2012 Stephen's Field Concession: 1960 Town Hall/1820 Courthouse: 1820, renovated 2016 Vine Hills Cemetery Office: 1890 Visitor's Information Center: 1992
Number of Buildings	32
Current Occupants	Town of Plymouth
Percent Utilization	100%
Date(s) of Visit	February 25 to March 1, 2019; April 9, 2019.

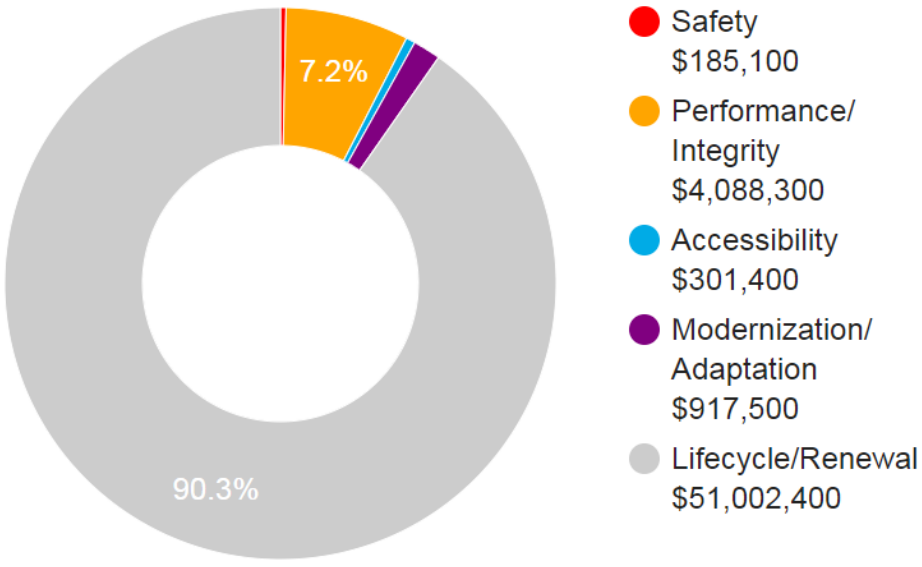
General Information	
Management Point of Contact	Wayne Walkden, Facilities Manager, Town of Plymouth 508.747.1620 phone wwalkden@townhall.plymouth.ma.us email
On-site Point of Contact (POC)	Kris Cavacco, Tom Nugent and Don Kearney
Assessment & Report Prepared By	Henry Guo, David Harrell and Ethan Abeles
Reviewed By	Daniel White, Technical Report Reviewer for Bill Champion, Program Manager bchampion@emgcorp.com 800.733.0660 x6234

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: $56,494,700

Portfolio-Level Findings & Deficiencies

Historical Summary

The thirty-two properties were developed from 1749 to 2009. The buildings are being used by Town of Plymouth as municipal buildings, police stations, libraries, public works buildings, etc.

Architectural

Buildings have brick, wood, metal and cement board walls. Windows are aluminum and wood fixed and operable windows with aluminum storefronts. Roofs are asphalt shingles and rubber membrane. Building exterior finishes are mostly original and are in fair general condition. The interior finishes have been periodically replaced as-needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated during the twenty year reserve period. Most fire stations have leaking asphalt roofs and should be repaired or replaced soon.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The thirty-two facilities reviewed during the assessment ranged in age from the 1749 Court House constructed in 1749 to the Senior Center that was constructed in 2012. Older buildings have heating boilers, while newer buildings have furnaces. Older buildings have window and wall air conditioners and ductless split systems, while newer buildings have central air conditioning systems. The MEPF and fire protection infrastructure is generally in fair condition. Equipment was replaced as needed over the years. Some equipment is getting old. Equipment replacements are budgeted over the reserve period.

Site

Parking lots and driveways have asphalt pavement with some concrete pavement. Asphalt pavement needs to be sealed, striped, milled and overlaid within the reserve period. Broken and displaced concrete sidewalks need to be replaced right away.

Recommended Additional Studies

The mechanical system in Memorial Hall is not functioning in a balanced way. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. 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.

Animal Shelter, DPW Annex, Fire Station #1 HQ, Fresh Pond Bath House, Little Red School House, Manomet Youth Center, Morton Park Bathhouse, and Stephen's Field Concession: some areas of the facilities were identified as having major or moderate accessibility issues. EMG 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 & Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other 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:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
01 - 1749 Court House	$431	4,590	$1,978,244	10.5%	10.6%	24.8%	62.7%
02-Animal Shelter	$370	2,198	$812,188	0.5%	11.2%	34.1%	72.1%
03-Cedarville Garage	$182	7,056	$1,286,291	0.0%	1.4%	16.8%	34.3%
04-Crematory	$333	3,096	$1,030,991	0.0%	0.0%	11.2%	23.9%
05-DPW Annex	$431	16,000	$6,895,840	0.2%	2.2%	3.6%	29.7%
06-DPW Highway Department Building	$431	17,100	$7,369,929	0.4%	4.4%	9.3%	20.6%
07-DPW Salt Shed	$273	6,240	$1,701,008	0.8%	1.6%	1.6%	1.6%
08-Fire Station #1 HQ	$405	11,009	$4,463,874	3.9%	7.8%	23.3%	45.9%
09-Fire Station #2	$405	15,521	$6,293,377	1.8%	2.5%	12.0%	51.0%
10-Fire Station #3	$405	4,135	$1,676,639	0.6%	2.0%	13.8%	72.7%
11-Fire Station #4	$405	5,674	$2,300,665	0.0%	2.2%	17.4%	64.8%

12-Fire Station #5	$405	7,511	$3,045,523	0.0%	8.6%	14.4%	42.0%
13-Fire Station #6	$405	12,740	$5,165,752	0.0%	0.0%	5.5%	26.0%
14-Fire Station #7	$405	3,952	$1,602,437	2.3%	12.2%	34.8%	59.8%
15-Fresh Pond Bath House	$370	785	$290,067	11.0%	11.1%	11.2%	54.6%
16-Harbor Master	$431	600	$258,594	0.0%	0.0%	0.0%	0.0%
17-Hedges Pond Great Hall	$343	5,205	$1,787,865	7.6%	17.2%	17.6%	20.3%
18-Little Red School House	$394	837	$329,935	14.9%	20.8%	21.0%	23.1%
19-Main Library	$401	68,184	$27,339,057	0.2%	10.6%	10.7%	20.4%
20-Manomet Library Branch	$401	2,914	$1,168,397	0.0%	8.2%	14.3%	23.7%
21-Manomet Transfer Station	$431	216	$93,094	0.3%	92.1%	95.7%	130.9%
22-Manomet Youth Center	$370	6,220	$2,298,368	9.8%	13.4%	13.5%	22.2%
23-Memorial Hall (1926)	$370	27,176	$10,041,804	4.9%	20.5%	31.0%	62.8%
24-Morton Park Bathhouse	$370	945	$349,189	7.4%	17.6%	17.7%	58.5%
25-Nelson Park Restrooms/Concession	$370	1,011	$373,577	3.6%	8.5%	8.6%	23.5%
26-Plymouth Beach Restrooms	$343	428	$147,014	8.6%	8.7%	10.4%	31.3%
27-Police Station HQ	$563	28,913	$16,272,742	0.9%	1.2%	3.7%	27.1%
28-Senior Center/Council on Aging	$431	19,011	$8,193,551	0.2%	0.7%	2.2%	13.4%
29-Stephen's Field Concession	$370	442	$163,325	49.9%	71.0%	71.8%	73.8%
30-Town Hall/1820 Courthouse	$404	59,553	$24,037,973	0.8%	1.0%	1.0%	7.2%
31-Vine Hills Cemetery Office	$333	2,085	$694,321	0.1%	24.3%	24.6%	46.8%
32-Vistitor's Information Center	$370	836	$308,912	0.0%	17.0%	29.7%	30.5%

Immediate Needs

Facility/Building	Total Items	Total Cost
01 - 1749 Court House	6	$208,054
02-Animal Shelter	2	$40,505
03-Cedarville Garage	1	$295
05-DPW Annex	1	$14,228
06-DPW Highway Department Building	3	$30,743
07-DPW Salt Shed	2	$25,718
08-Fire Station #1 HQ	5	$175,886
09-Fire Station #2	1	$116,165
10-Fire Station #3	1	$10,718
11-Fire Station #4	1	$590
12-Fire Station #5	3	$12,993
13-Fire Station #6	1	$737
14-Fire Station #7	3	$36,772
15-Fresh Pond Bath House	3	$31,873
17-Hedges Pond Great Hall	16	$297,847
18-Little Red School House	5	$49,268
19-Main Library	3	$67,859
21-Manomet Transfer Station	1	$324
22-Manomet Youth Center	4	$225,894
23-Memorial Hall	9	$514,358
24-Morton Park Bathhouse	3	$42,696
25-Nelson Park Restrooms/Concession	1	$13,264
26-Plymouth Beach Restrooms	3	$12,624
27-Police Station HQ	4	$196,450
28-Senior Center/Council on Aging	2	$15,629
29-Stephen's Field Concession	6	$81,563
30-Town Hall/1820 Courthouse	1	$203,350
31-Vine Hills Cemetery Office	2	$69,651
Total	**93**	**$2,496,053**

01 - 1749 Court House

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1189128	01 - 1749 Court House	Mechanical room	D2021	Backflow Preventer, 1 INCH, Install	NA	Modernization/Adaptation	$2,421
1189141	01 - 1749 Court House	Building Exterior	B2032	Exterior Door, Steel, Replace	Fair	Lifecycle/Renewal	$3,605
1189146	01 - 1749 Court House	Building Exterior	B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	Poor	Performance/Integrity	$40,000
1192823	01 - 1749 Court House	Site at rear of building	G3021	Pipe & Fittings, PVC, 6", Replace	Poor	Performance/Integrity	$7,029
1189147	01 - 1749 Court House	Roof	B3011	Roof, Asphalt Shingle Premium Grade, Replace with wood shingle	Poor	Performance/Integrity	$80,000
1189142	01 - 1749 Court House	Building Exterior	B2021	Window, Wood Historical 12 SF, Restore	Poor	Performance/Integrity	$75,000
Total (6 items)							**$208,054**

02-Animal Shelter

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1193431	02-Animal Shelter	Entire building	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$3,794
1192568	02-Animal Shelter	Site	G2022	Parking Lots, Asphalt Pavement, Mill & Overlay	Poor	Performance/Integrity	$36,711
Total (2 items)							**$40,505**

03-Cedarville Garage

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1189237	03-Cedarville Garage	Office	C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$295
Total (1 items)							**$295**

05-DPW Annex

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1195838	05-DPW Annex	Building	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$14,228
Total (1 items)							**$14,228**

06-DPW Highway Department Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1195421	06-DPW Highway Department Building	Office	D3032	Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	Failed	Performance/Integrity	$6,789
1195423	06-DPW Highway Department Building	Exterior	D5092	Generator enclosure repairs, Diesel, 65 to 125 kW, Repair	Poor	Lifecycle/Renewal	$15,000
1195085	06-DPW Highway Department Building	Roof perimeter	B2016	Soffit, Metal, Replace	Poor	Performance/Integrity	$8,954
Total (3 items)							**$30,743**

07-DPW Salt Shed

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1213876	07-DPW Salt Shed	Building Exterior	B2011	Exterior Wall, Painted Surface, 2+ Stories, Prep & Paint	Fair	Lifecycle/Renewal	$11,620
1213875	07-DPW Salt Shed	Building Exterior	B2011	Exterior Wall, Painted Surface, 2 Stories, Prep & Paint	Poor	Performance/Integrity	$14,098
Total (2 items)							**$25,718**

08-Fire Station #1 HQ

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1193472	08-Fire Station #1 HQ	Throughout building	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$14,228
1189472	08-Fire Station #1 HQ	Mechanical room	D2021	Backflow Preventer, 2 INCH, Replace	NA	Modernization/Adaptation	$4,938
1203081	08-Fire Station #1 HQ	Column at front of building	B2011	Exterior Wall, Concrete, 1-2 Stories, Repair	Poor	Performance/Integrity	$2,467
1189469	08-Fire Station #1 HQ	Roof	B3021	Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace	Poor	Performance/Integrity	$4,580
1189461	08-Fire Station #1 HQ	Roof	B3011	Roof, Single-Ply EPDM Membrane, Replace	Failed	Performance/Integrity	$149,673
Total (5 items)							**$175,886**

09-Fire Station #2

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1189509	09-Fire Station #2	Roof	B3011	Roof, Asphalt Shingle Premium Grade, Replace	Poor	Performance/Integrity	$116,165
Total (1 items)							**$116,165**

10-Fire Station #3

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1193485	10-Fire Station #3	Roof	B3011	Roof, Single-Ply EPDM Membrane, Repair	Poor	Performance/Integrity	$10,718
Total (1 items)							**$10,718**

11-Fire Station #4

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1191120	11-Fire Station #4	Throughout building	C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$590
Total (1 items)							**$590**

12-Fire Station #5

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1191572	12-Fire Station #5	Living quarters	C3031	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	Poor	Performance/Integrity	$431
1191556	12-Fire Station #5	Throughout building	C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$1,180
1191532	12-Fire Station #5	Throughout building	C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$11,382
Total (3 items)							**$12,993**

13-Fire Station #6

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1191911	13-Fire Station #6	Throughout building	C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$737
Total (1 items)							**$737**

14-Fire Station #7

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1192189	14-Fire Station #7	Engine bay	C3021	Interior Floor Finish, Epoxy Coating, Prep & Paint	Failed	Performance/Integrity	$4,145
1192212	14-Fire Station #7	Hallway	C3012	Interior Wall Finish, Generic Surface, Prep & Paint	Failed	Performance/Integrity	$550
1192199	14-Fire Station #7	Roof	B3011	Roof, Asphalt Shingle Premium Grade, Replace	Poor	Performance/Integrity	$32,077
Total (3 items)							**$36,772**

15-Fresh Pond Bath House

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1196277	15-Fresh Pond Bath House	Site	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	Poor	Accessibility	$14,228
1196281	15-Fresh Pond Bath House	Exterior wall	D5022	Flood Light, Exterior, 100 W, Replace	NA	Safety	$7,554
1202081	15-Fresh Pond Bath House	Parking lot	G2022	Parking Lots, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	$10,092
Total (3 items)							**$31,873**

17-Hedges Pond Great Hall

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1213969	17-Hedges Pond Great Hall	Kitchen	E1093	Commercial Kitchen, Convection Oven, Single, Replace	Poor	Performance/Integrity	$5,504
1213975	17-Hedges Pond Great Hall	Kitchen	E1093	Commercial Kitchen, Range/Oven, 8-Burner, Replace	Poor	Performance/Integrity	$7,271
1232104	17-Hedges Pond Great Hall	Throughout	D5019	Electrical Distribution System, Office Building, Upgrade	Poor	Performance/Integrity	$153,750
1213956	17-Hedges Pond Great Hall	Roof	D3042	Exhaust Fan, 1501 - 2000 CFM, Replace	Poor	Performance/Integrity	$2,217
1213959	17-Hedges Pond Great Hall	Throughout building	D5092	Exit Lighting Fixture, w/ Battery, Replace	Poor	Safety	$1,362
1213963	17-Hedges Pond Great Hall	Building Exterior	B2032	Exterior Door, Wood Solid-Core, Replace	Poor	Performance/Integrity	$12,341
1213974	17-Hedges Pond Great Hall	Building Exterior	B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	Poor	Performance/Integrity	$11,825
1213954	17-Hedges Pond Great Hall	Throughout building	C3024	Interior Floor Finish, Wood Strip, Sand & Refinish	Poor	Performance/Integrity	$17,951
1213971	17-Hedges Pond Great Hall	Throughout building	C3024	Interior Floor Finish, Wood Strip, Replace	Poor	Performance/Integrity	$2,931
1213961	17-Hedges Pond Great Hall	Building exterior	D5022	Flood Light, Exterior, 100 W, Replace	Poor	Performance/Integrity	$3,237
1213957	17-Hedges Pond Great Hall	Throughout building	D5029	Lighting System, Interior, Multi-Family, Upgrade	Poor	Performance/Integrity	$26,688
1232105	17-Hedges Pond Great Hall	Kitchen	D5012	Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	Poor	Performance/Integrity	$8,619
1213953	17-Hedges Pond Great Hall	Site	G2022	Parking Lots, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	$412
1213968	17-Hedges Pond Great Hall	Roof	B1022	Roof Structure, Pitched, Wood Rafter, Plywood Deck, Replace	Failed	Performance/Integrity	$3,206
1213973	17-Hedges Pond Great Hall	Roof	B3011	Roof, Asphalt Shingle Premium Grade, Replace	Poor	Performance/Integrity	$38,244
1213976	17-Hedges Pond Great Hall	Restrooms	D2011	Toilet, Flush Tank (Water Closet), Replace	Failed	Performance/Integrity	$2,288
Total (16 items)							**$297,847**

18-Little Red School House

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1196811	18-Little Red School House	Building	E1028	Defibrillator (AED), Cabinet Mounted, Replace	Failed	Safety	$2,674
1196759	18-Little Red School House	Parking area	G2022	Parking Lots, Aggregate/Gravel, Repair	Poor	Performance/Integrity	$23,333
1196760	18-Little Red School House	Parking lot	G2022	Parking Lots, Asphalt Pavement, Mill & Overlay	Poor	Performance/Integrity	$6,222
1196761	18-Little Red School House	Parking lot	G2022	Parking Lots, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	$721
1196767	18-Little Red School House	Site	G2044	Signage, Property, Monument/Pylon, Replace	Poor	Safety	$16,318
Total (5 items)							**$49,268**

19-Main Library

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1193437	19-Main Library	Sprinkler room	D2021	Backflow Preventer, Domestic, 6", Replace	Failed	Performance/Integrity	$18,075
1193338	19-Main Library	Historical office	D3052	Air Conditioner, Computer Room, Air-Cooled, 3 to 3.5 Ton, Replace	Failed	Performance/Integrity	$42,841
1193482	19-Main Library	Atrium	C3031	Interior Ceiling Finish, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	$6,943
Total (3 items)							**$67,859**

21-Manomet Transfer Station

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1195899	21-Manomet Transfer Station	Interior	D3051	Baseboard Heater, Electric, 3', 750 Watts, Replace	Failed	Performance/Integrity	$324
Total (1 items)							**$324**

22-Manomet Youth Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1196205	22-Manomet Youth Center	Site	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$14,228
1195926	22-Manomet Youth Center	Site	Z109X	ADA, Site, Ramp, Wood, Up to 48" Wide, Replace	Poor	Accessibility	$198,047
1196063	22-Manomet Youth Center	Exterior	B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	Poor	Performance/Integrity	$10,889
1196073	22-Manomet Youth Center	Front porch	B2021	Window, Wood 12 SF, 1-2 Stories, Replace	Failed	Performance/Integrity	$2,731
Total (4 items)							**$225,894**

23-Memorial Hall

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1188553	23-Memorial Hall	Kitchen	E1093	Commercial Kitchen, Exhaust Hood, Replace	NA	Modernization/Adaptation	$14,364
1195004	23-Memorial Hall	Throughout the building	P000X	Engineer, HVAC System, Controls Re-Balance, Evaluate/Report	Poor	Performance/Integrity	$10,840
1203082	23-Memorial Hall	Exterior walls	B2032	Exterior Door, Steel Insulated, Replace	Poor	Performance/Integrity	$23,941
1188567	23-Memorial Hall	Site	B1015	Exterior Stairs, Concrete, Repair	Poor	Performance/Integrity	$3,312
1188538	23-Memorial Hall	Pergola	B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	Poor	Performance/Integrity	$2,722
1188580	23-Memorial Hall	Building Exterior	B2011	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	Poor	Performance/Integrity	$446,357
1188577	23-Memorial Hall	Kitchen	D4091	Fire Suppression System, Kitchen (CO2), Replace	Poor	Safety	$8,436
1188559	23-Memorial Hall	Throughout building	C3012	Interior Wall Finish, Generic Surface, Prep & Paint	Poor	Performance/Integrity	$2,338
1188581	23-Memorial Hall	Site	G2031	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	Failed	Performance/Integrity	$2,049
Total (9 items)							**$514,358**

24-Morton Park Bathhouse

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1197493	24-Morton Park Bathhouse	Common area restrooms	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Safety	$14,228
1202082	24-Morton Park Bathhouse	Floor	C3021	Interior Floor Finish, Epoxy Coating, Prep & Paint	Poor	Safety	$11,606
1197490	24-Morton Park Bathhouse	Exterior	B2021	Window, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories, Replace	Poor	Performance/Integrity	$16,863
Total (3 items)							**$42,696**

25-Nelson Park Restrooms/Concession

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1197349	25-Nelson Park Restrooms/Concession	Floor	C3021	Interior Floor Finish, Epoxy Coating, Prep & Paint	Poor	Safety	$13,264
Total (1 items)							**$13,264**

26-Plymouth Beach Restrooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1213895	26-Plymouth Beach Restrooms	Building Exterior	B2032	Exterior Door, Wood Solid-Core, Replace	Poor	Performance/Integrity	$4,628
1213893	26-Plymouth Beach Restrooms	Building Exterior	B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	Poor	Performance/Integrity	$2,489
1213897	26-Plymouth Beach Restrooms	Utility closet	D5012	Distribution Panel, 100 AMP, Replace	Poor	Performance/Integrity	$5,507
Total (3 items)							**$12,624**

27-Police Station HQ

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1192496	27-Police Station HQ	Roof	B3021	Roof Skylight, Glass Single Unit, Replace	Fair	Lifecycle/Renewal	$6,626
1192462	27-Police Station HQ	Roof	B3011	Roof, Asphalt Shingle Premium Grade, Replace	Fair	Lifecycle/Renewal	$140,150
1192484	27-Police Station HQ	Roof	B3011	Roof, Asphalt Shingle, Repair	Poor	Performance/Integrity	$2,428
1192482	27-Police Station HQ	Boiler room	D2034	Sewage Ejector Pump, 20 HP, Replace	Poor	Performance/Integrity	$47,247
Total (4 items)							**$196,450**

28-Senior Center/Council on Aging

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1194144	28-Senior Center/Council on Aging	Front elevation	B3016	Gutters & Downspouts, Aluminum w/ Fittings, Replace	NA	Safety	$11,115
1194145	28-Senior Center/Council on Aging	Rear of building	G3033	Storm Drain Piping, 2" to 6"	Poor	Performance/Integrity	$4,515
Total (2 items)							**$15,629**

29-Stephen's Field Concession

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1197212	29-Stephen's Field Concession	Restroom	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$42,683
1197199	29-Stephen's Field Concession	Exterior	B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	Poor	Performance/Integrity	$4,356
1197211	29-Stephen's Field Concession	Interior	C3021	Interior Floor Finish, Epoxy Coating, Prep & Paint	Poor	Safety	$7,328
1197197	29-Stephen's Field Concession	Site	D5022	Flood Light, Exterior, 100 W, Replace	NA	Safety	$7,554
1197196	29-Stephen's Field Concession	Site	G2044	Signage, Property, Monument/Pylon, Replace	NA	Safety	$16,318
1197200	29-Stephen's Field Concession	Exterior	B2021	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	Poor	Performance/Integrity	$3,325
Total (6 items)							**$81,563**

30-Town Hall/1820 Courthouse

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1195788	30-Town Hall/1820 Courthouse	Throughout the building	D3068	HVAC Controls, Building Automation System (BAS), Retrocommissioning, Repair	Poor	Performance/Integrity	$203,350
Total (1 items)							**$203,350**

31-Vine Hills Cemetery Office

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1197411	31-Vine Hills Cemetery Office	Exterior	B2011	Exterior Wall, Stucco, 1-2 Stories, Replace	Poor	Performance/Integrity	$68,975
1197429	31-Vine Hills Cemetery Office	Office	D4031	Fire Extinguisher, Replace	Failed	Safety	$676
Total (2 items)							**$69,651**

Key Findings



Fire Extinguisher in Failed condition.

31-Vine Hills Cemetery Office

Uniformat Code: D4031
Recommendation: **Replace in 2019**

Priority Score: **98.0**

Plan Type: Safety

Cost Estimate: $700

**$**$$$

The extinguisher was last serviced 20 years ago. Replacement is necessary. - AssetCALC ID: 1197429



Gutters & Downspouts

Aluminum w/ Fittings
28-Senior Center/Council on Aging Front elevation

Uniformat Code: B3016
Recommendation: **Replace in 2019**

Priority Score: **97.0**

Plan Type: Safety

Cost Estimate: $11,100

**$$**$$

Gutters are lacking causing a fall/slip hazard on the walkway entrance - AssetCALC ID: 1194144



Flood Light

Exterior, 100 W
29-Stephen's Field Concession Site

Uniformat Code: D5022
Recommendation: **Replace in 2019**

Priority Score: **97.0**

Plan Type: Safety

Cost Estimate: $7,600

**$**$$$

The exterior of the building requires light fixtures to provide necessary levels of night lighting for security. The lack of adequate illumination is a safety hazard - AssetCALC ID: 1197197



Flood Light

Exterior, 100 W
15-Fresh Pond Bath House Exterior wall

Uniformat Code: D5022
Recommendation: **Replace in 2019**

Priority Score: **97.0**

Plan Type: Safety

Cost Estimate: $7,600

**$**$$$

Site lighting is lacking and may pose a security risk, it is advised that site lighting be installed - AssetCALC ID: 1196281



Exit Lighting Fixture in Poor condition.

w/ Battery
17-Hedges Pond Great Hall Throughout building

Uniformat Code: D5092
Recommendation: **Replace in 2019**

Priority Score: **97.0**

Plan Type: Safety

Cost Estimate: $1,400

**$**$$$

Exit signs recommended for upgrade - AssetCALC ID: 1213959



Fire Suppression System in Poor condition.

Kitchen (CO2)
23-Memorial Hall Kitchen

Uniformat Code: D4091
Recommendation: **Replace in 2019**

Priority Score: **97.0**

Plan Type: Safety

Cost Estimate: $8,400

**$**$$$

Provide exhaust hood to go to exterior of building. - AssetCALC ID: 1188577



Signage

Property, Monument/Pylon
29-Stephen's Field Concession Site

Uniformat Code: G2044
Recommendation: **Replace in 2019**

Priority Score: **94.0**

Plan Type: Safety

Cost Estimate: $16,300

**$$**$$

The property currently lacks adequate identification signage. - AssetCALC ID: 1197196



Signage in Poor condition.

Property, Monument/Pylon
18-Little Red School House Site

Uniformat Code: G2044
Recommendation: **Replace in 2019**

Priority Score: **94.0**

Plan Type: Safety

Cost Estimate: $16,300

**$$**$$

The property currently lacks adequate identification signage. The lack of adequate signage may impede the timely arrival of emergency services personnel and equipment. - AssetCALC ID: 1196767



Interior Floor Finish in Poor condition.

Epoxy Coating
29-Stephen's Field Concession Interior

Uniformat Code: C3021
Recommendation: **Prep & Paint in 2019**

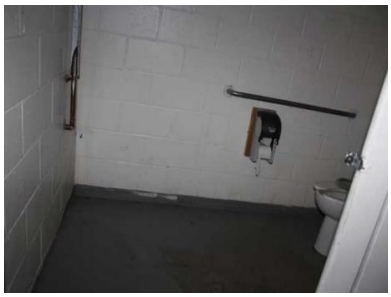
Priority Score: **93.9**

Plan Type: Safety

Cost Estimate: $7,300

**$**$$$

Paint is peeling and should be renewed with non-slip coating. - AssetCALC ID: 1197211



Interior Floor Finish in Poor condition.

Epoxy Coating
24-Morton Park Bathhouse Floor

Uniformat Code: C3021
Recommendation: **Prep & Paint in 2019**

Priority Score: **93.9**

Plan Type: Safety

Cost Estimate: $11,600

**$$**$$

The concrete flooring has peeling and exposed areas. It is recommended for safety that a non-slip finish is applied. - AssetCALC ID: 1202082



Interior Floor Finish in Poor condition.

Epoxy Coating
25-Nelson Park Restrooms/Concession Floor

Uniformat Code: C3021
Recommendation: **Prep & Paint in 2019**

Priority Score: **93.9**

Plan Type: Safety

Cost Estimate: $13,300

**$$**$$

The concrete flooring has peeling and exposed areas. It is recommended for safety that a non-slip finish is applied. - AssetCALC ID: 1197349



Defibrillator (AED) in Failed condition.

Cabinet Mounted
18-Little Red School House Building

Uniformat Code: E1028
Recommendation: **Replace in 2019**

Priority Score: **92.0**

Plan Type: Safety

Cost Estimate: $2,700

**$**$$$

The defibrillator is missing from the case. - AssetCALC ID: 1196811



Roof Structure in Failed condition.

Pitched, Wood Rafter, Plywood Deck
17-Hedges Pond Great Hall Roof

Uniformat Code: B1022
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $3,200

**$**$$$

Replace damaged roof decking - AssetCALC ID: 1213968



Roof in Failed condition.

Single-Ply EPDM Membrane
08-Fire Station #1 HQ Roof

Uniformat Code: B3011
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $149,700

$$$$

Leaking and surface deterioration. - AssetCALC ID: 1189461



Roof in Poor condition.

Asphalt Shingle Premium Grade
17-Hedges Pond Great Hall Roof

Uniformat Code: B3011
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $38,200

**$$**$$

Roof should be replaced to protect the integrity of the building - AssetCALC ID: 1213973



Roof in Poor condition.

Asphalt Shingle Premium Grade
14-Fire Station #7 Roof

Uniformat Code: B3011
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $32,100

**$$**$$

Leaking - AssetCALC ID: 1192199



Roof in Poor condition.

Asphalt Shingle
27-Police Station HQ Roof

Uniformat Code: B3011
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $2,400

**$**$$$

Leaking roof - AssetCALC ID: 1192484



Exterior Stairs in Poor condition.

Concrete
23-Memorial Hall Site

Uniformat Code: B1015
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $3,300

**$**$$$

Need sealant and cleaning - AssetCALC ID: 1188567



Exterior Wall in Poor condition.

Concrete, 1-2 Stories
08-Fire Station #1 HQ Column at front of building

Uniformat Code: B2011
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $2,500

**$**$$$

Concrete broken away from concrete column - AssetCALC ID: 1203081



Roof in Poor condition.

Asphalt Shingle Premium Grade
09-Fire Station #2 Roof

Uniformat Code: B3011
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $116,200

$$$$

Many leaks - AssetCALC ID: 1189509



Roof in Poor condition.

Single-Ply EPDM Membrane
10-Fire Station #3 Roof

Uniformat Code: B3011
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $10,700

**$$**$$

Repair roof leaks - AssetCALC ID: 1193485



Exterior Wall in Poor condition.

Wood Shakes/Shingles, 1-2 Stories
16-Harbor Master Exterior wall

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $15,900

**$$**$$

The cedar shake shingles are worn, weathered and cracking. Replacement is recommended. - AssetCALC ID: 1197216



Exterior Wall in Poor condition.

Brick or Brick Veneer, 1-2 Stories
23-Memorial Hall Building Exterior

Uniformat Code: B2011
Recommendation: **Repoint in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $446,400

$$$$

Whole building with missing mortar joints in many locations - AssetCALC ID: 1188580



Exterior Wall in Poor condition.

Wood Shakes/Shingles, 1-2 Stories
22-Manomet Youth Center Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $31,700

**$$**$$

The exterior shakes are beginning to dry rot, replacement is recommended - AssetCALC ID: 1196057



Roof in Poor condition.

Single-Ply EPDM Membrane
19-Main Library Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $419,100

$$$$

Roof has begun to fail in places - AssetCALC ID: 1192931



Roof in Poor condition.

Asphalt Shingle Premium Grade
12-Fire Station #5 Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $41,800

**$$**$$

Past leaks reported. - AssetCALC ID: 1191562



Roof in Poor condition.

Asphalt Shingle Premium Grade
01 - 1749 Court House Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $17,600

**$$**$$

Worn and leaking - AssetCALC ID: 1189147



Roof in Poor condition.

Single-Ply EPDM Membrane
12-Fire Station #5 Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $39,000

**$$**$$

Leaking - AssetCALC ID: 1191564



Roof in Poor condition.

Asphalt Shingle Premium Grade
11-Fire Station #4 Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $41,100

**$$**$$

Original roof. Leaks at multiple locations. - AssetCALC ID: 1191128



Exterior Wall in Poor condition.

Painted Surface, 2 Stories
07-DPW Salt Shed Building Exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2019**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: $14,100

**$$**$$

Exterior wood siding should be painted to extend its useful life. - AssetCALC ID: 1213875



Distribution Panel in Poor condition.

100 AMP
26-Plymouth Beach Restrooms Utility closet

Uniformat Code: D5012
Recommendation: **Replace in 2019**

Priority Score: **89.0**

Plan Type:
Performance/Integrity

Cost Estimate: $5,500

**$**$$$

Panel heavily corroded. Replacement recommended. - AssetCALC ID: 1213897



Soffit in Poor condition.

Metal
06-DPW Highway Department Building Roof perimeter

Uniformat Code: B2016
Recommendation: **Replace in 2019**

Priority Score: **89.0**

Plan Type:
Performance/Integrity

Cost Estimate: $9,000

**$**$$$

The soffit metal has rusted and corroded leaving open holes behind - AssetCALC ID: 1195085

Distribution Panel in Poor condition.

208 Y, 120 V, 225 Amp
17-Hedges Pond Great Hall Kitchen

Uniformat Code: D5012
Recommendation: **Replace in 2020**

Priority Score: **89.0**

Plan Type: Performance/Integrity

Cost Estimate: $8,600

**$**$$$

Electrical distribution and panel require updating as part of the overall property rehab. - AssetCALC ID: 1232105

Photo not available

Electrical Distribution System in Poor condition.

Office Building
17-Hedges Pond Great Hall Throughout

Uniformat Code: D5019
Recommendation: **Upgrade in 2020**

Priority Score: **89.0**

Plan Type: Performance/Integrity

Cost Estimate: $153,800

$$$$

Aged electrical distribution recommended for replacement - AssetCALC ID: 1232104



Window in Failed condition.

Wood 12 SF, 1-2 Stories
22-Manomet Youth Center Front porch

Uniformat Code: B2021
Recommendation: **Replace in 2019**

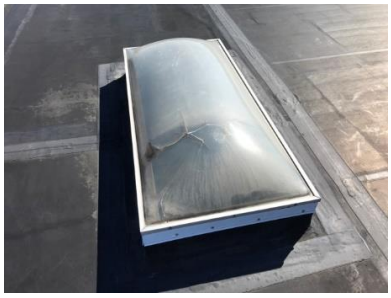
Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $2,700

**$**$$$

The two front porch windows have failed due to age, replacement is recommended - AssetCALC ID: 1196073



Roof Skylight in Poor condition.

Plexiglass Dome Fixed 9-20 SF
08-Fire Station #1 HQ Roof

Uniformat Code: B3021
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $4,600

**$**$$$

Crack damaged and faded. - AssetCALC ID: 1189469



Exterior Door in Poor condition.

Wood Solid-Core
17-Hedges Pond Great Hall Building Exterior

Uniformat Code: B2032
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $12,300

**$$**$$

Doors are degraded, replacement recommended as part of building rehabilitation - AssetCALC ID: 1213963



Window in Poor condition.

Aluminum Double-Glazed 12 SF, 1-2 Stories
29-Stephen's Field Concession Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $3,300

**$**$$$

The windows are single pane, leaky, rusted and corroded, replacement is recommended. - AssetCALC ID: 1197200



Flood Light in Poor condition.

Exterior, 100 W
17-Hedges Pond Great Hall Building exterior

Uniformat Code: D5022
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $3,200

**$**$$$

Exterior lights recommended for replacement - AssetCALC ID: 1213961



Exterior Door in Poor condition.

Wood Solid-Core
26-Plymouth Beach Restrooms Building Exterior

Uniformat Code: B2032
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $4,600

**$**$$$

Doors are deteriorated. - AssetCALC ID: 1213895



Lighting System in Poor condition.

Interior, Multi-Family
17-Hedges Pond Great Hall Throughout building

Uniformat Code: D5029
Recommendation: **Upgrade in 2019**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $26,700

**$$**$$

Lighting system recommended for upgrading - AssetCALC ID: 1213957



Window in Poor condition.

Wood Historical 12 SF
01 - 1749 Court House Building Exterior

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

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $163,300

$$$$

Single pane of glass, and worn - AssetCALC ID: 1189142



Window in Poor condition.

SF
08-Fire Station #1 HQ Building Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $26,400

**$$**$$

Original window, badly worn - AssetCALC ID: 1189483



Exterior Door in Poor condition.

Steel Insulated
23-Memorial Hall Exterior walls

Uniformat Code: B2032
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $23,900

**$$**$$

Damaged - AssetCALC ID: 1203082



Window in Poor condition.

SF
23-Memorial Hall Building Exterior

Uniformat Code: B2021
Recommendation: **Restore in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $713,700

$$$$

Old with single panes of glass - AssetCALC ID: 1188557



Exterior Door in Poor condition.

Wood Solid-Core
03-Cedarville Garage Building Exterior

Uniformat Code: B2032
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $2,700

**$**$$$

Worn and peeling paint - AssetCALC ID: 1189232



Roof Skylight in Poor condition.

Glass Single Unit
19-Main Library Roof

Uniformat Code: B3021
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $176,700

$$$$

The skylights are in poor condition and leaking - AssetCALC ID: 1192945



Window in Poor condition.

SF
14-Fire Station #7 Building Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $45,100

**$$**$$

Single pane of glass, very old - AssetCALC ID: 1192191



Window in Poor condition.

Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories
24-Morton Park Bathhouse Exterior

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

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $16,900

**$$**$$

The exterior windows are worn and disintegrating. Replacement is recommended. - AssetCALC ID: 1197490



Gutters & Downspouts in Poor condition.

Aluminum w/ Fittings
30-Town Hall/1820 Courthouse

Uniformat Code: B3016
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $10,300

**$$**$$

Gutters are reportedly leaking due to poor installation. - AssetCALC ID: 1195787



Window in Poor condition.

Wood 24 SF, 1-2 Stories
09-Fire Station #2 Building Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $25,000

**$$**$$

Wood single pane of glass, leak - AssetCALC ID: 1189531



Backflow Preventer in Failed condition.

Domestic, 6"
19-Main Library Sprinkler room

Uniformat Code: D2021
Recommendation: **Replace in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $18,100

**$$**$$

Inspection tag lists unit as failed on 29 Dec 17 - AssetCALC ID: 1193437



Exhaust Fan in Poor condition.

1501 - 2000 CFM
17-Hedges Pond Great Hall Roof

Uniformat Code: D3042
Recommendation: **Replace in 2019**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $2,200

**$**$$$

Exhaust reported to not be working. - AssetCALC ID: 1213956



Parking Lots in Poor condition.

Aggregate/Gravel
18-Little Red School House Parking area

Uniformat Code: G2022
Recommendation: **Repair in 2019**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $23,300

**$$**$$

The road surface is rough and void of most aggregate. Replenishment is recommended. - AssetCALC ID: 1196759



Pipe & Fittings in Poor condition.

PVC, 6"
01 - 1749 Court House Site at rear of building

Uniformat Code: G3021
Recommendation: **Replace in 2019**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$**$$$

Add French drains at rear of building to relieve storm water pressure to rear masonry foundation wall. - AssetCALC ID: 1192823



Parking Lots in Poor condition.

Asphalt Pavement
17-Hedges Pond Great Hall Site

Uniformat Code: G2022
Recommendation: **Seal & Stripe in 2019**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $400

**$**$$$

Parking area requires sealing/striping - AssetCALC ID: 1213953



Parking Lots in Poor condition.

Asphalt Pavement
18-Little Red School House Parking lot

Uniformat Code: G2022
Recommendation: **Mill & Overlay in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $6,200

**$**$$$

The asphalt parking needs revamping. - AssetCALC ID: 1196760



Parking Lots in Poor condition.

Asphalt Pavement
15-Fresh Pond Bath House Parking lot

Uniformat Code: G2022
Recommendation: **Seal & Stripe in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $10,100

**$$**$$

Surface cracks and parking lanes not clearly defined. - AssetCALC ID: 1202081



Parking Lots in Poor condition.

Asphalt Pavement
18-Little Red School House Parking lot

Uniformat Code: G2022
Recommendation: **Seal & Stripe in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $700

**$**$$$

The parking lot area needs sealing and striping. - AssetCALC ID: 1196761



Storm Drain Piping in Poor condition.

2" to 6"
28-Senior Center/Council on Aging Rear of building

Uniformat Code: G3033
Recommendation: **in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $4,500

**$**$$$

Rear storm inlets are clogged causing water to back up on the rear deck of the property - AssetCALC ID: 1194145



Parking Lots in Poor condition.

Asphalt Pavement
12-Fire Station #5 Site

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

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $125,900

$$$$

Many cracks - AssetCALC ID: 1191573



Parking Lots in Poor condition.

Asphalt Pavement
02-Animal Shelter Site

Uniformat Code: G2022
Recommendation: **Mill & Overlay in 2020**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $36,700

**$$**$$

Loose gravels - AssetCALC ID: 1192568



Parking Lots in Poor condition.

Asphalt Pavement
08-Fire Station #1 HQ Site

Uniformat Code: G2022
Recommendation: **Cut & Patch in 2021**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $900

**$**$$$

Large pot holes - AssetCALC ID: 1189495



Parking Lots in Poor condition.

Asphalt Pavement
23-Memorial Hall Site

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

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $296,800

$$$$

Many large cracks - AssetCALC ID: 1188534



Chiller

65 TON
23-Memorial Hall Site

Uniformat Code: D3031
Recommendation: **Replace in 2019**

Priority Score: **86.0**

Plan Type: Performance/Integrity

Cost Estimate: $334,600

$$$$

New chiller to be installed this year - AssetCALC ID: 1188547



Pedestrian Pavement in Failed condition.

Sidewalk, Concrete Large Areas
23-Memorial Hall Site

Uniformat Code: G2031
Recommendation: **Replace in 2019**

Priority Score: **86.0**

Plan Type: Performance/Integrity

Cost Estimate: $2,000

**$**$$$

Broken concrete pavement - AssetCALC ID: 1188581



Baseboard Heater in Failed condition.

Electric, 3', 750 Watts
21-Manomet Transfer Station Interior

Uniformat Code: D3051
Recommendation: **Replace in 2019**

Priority Score: **86.0**

Plan Type: Performance/Integrity

Cost Estimate: $300

**$**$$$

Heater appears to have failed due to corrosion - AssetCALC ID: 1195899



Condensing Unit/Heat Pump in Failed condition.

Split System, 3 Ton
06-DPW Highway Department Building Office

Uniformat Code: D3032
Recommendation: **Replace in 2019**

Priority Score: **86.0**

Plan Type: Performance/Integrity

Cost Estimate: $6,800

**$**$$$

Unit inoperative- AssetCALC ID: 1195421



Air Conditioner in Failed condition.

Computer Room, Air-Cooled, 3 to 3.5 Ton
19-Main Library Historical office

Uniformat Code: D3052
Recommendation: **Replace in 2019**

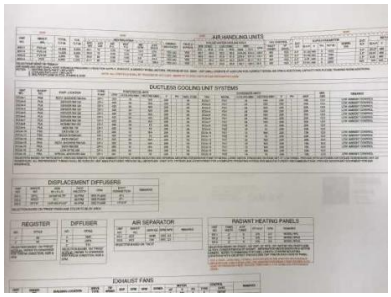
Priority Score: **86.0**

Plan Type: Performance/Integrity

Cost Estimate: $42,800

**$$**$$

The unit has malfunctioned and is inoperable - AssetCALC ID: 1193338



HVAC Controls in Poor condition.

Building Automation System (BAS), Recommissioning
30-Town Hall/1820 Courthouse Throughout the building

Uniformat Code: D3068
Recommendation: **Repair in 2019**

Priority Score: **86.0**

Plan Type: Performance/Integrity

Cost Estimate: $203,300

$$$$

HVAC systems need to be commissioned. - AssetCALC ID: 1195788



Sewage Ejector Pump in Poor condition.

20 HP
27-Police Station HQ Boiler room

Uniformat Code: D2034
Recommendation: **Replace in 2020**

Priority Score: **86.0**

Plan Type: Performance/Integrity

Cost Estimate: $47,200

**$$**$$

Old and worn - AssetCALC ID: 1192482



Toilet in Failed condition.

Flush Tank (Water Closet)
17-Hedges Pond Great Hall Restrooms

Uniformat Code: D2011
Recommendation: **Replace in 2019**

Priority Score: **85.0**

Plan Type: Performance/Integrity

Cost Estimate: $2,300

**$**$$$

Toilets badly degraded - AssetCALC ID: 1213976



Interior Floor Finish in Failed condition.

Epoxy Coating
14-Fire Station #7 Engine bay

Uniformat Code: C3021
Recommendation: **Prep & Paint in 2019**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,100

**$**$$$

Broken concrete - AssetCALC ID: 1192189



Interior Floor Finish in Poor condition.

Wood Strip
17-Hedges Pond Great Hall Throughout building

Uniformat Code: C3024
Recommendation: **Sand & Refinish in 2019**

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $18,000

**$$**$$

Hardwood floor requires refinishing - AssetCALC ID: 1213954



Interior Floor Finish in Poor condition.

Wood Strip
17-Hedges Pond Great Hall Throughout building

Uniformat Code: C3024
Recommendation: **Replace in 2019**

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $2,900

**$**$$$

Hardwood floor buckled in areas - AssetCALC ID: 1213971



Interior Floor Finish in Poor condition.

Carpet Standard-Commercial Medium-Traffic
23-Memorial Hall Throughout building

Uniformat Code: C3025
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $97,200

**$$$**$

Worn and dirty - AssetCALC ID: 1188562



Interior Floor Finish in Poor condition.

Maple Sports Floor
23-Memorial Hall Interior

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

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $167,600

$$$$

Wood floor surface is worn and needs to be refinished soon. - AssetCALC ID: 1195083



Interior Floor Finish in Poor condition.

Vinyl Tile (VCT)
14-Fire Station #7 Restrooms

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

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $700

**$**$$$

Worn and loose tiles - AssetCALC ID: 1192202



Interior Floor Finish in Poor condition.

Vinyl Tile (VCT)
18-Little Red School House Interior

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

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $1,800

**$**$$$

The VCT has begun to separate from the floor. Replacement is recommended. - AssetCALC ID: 1196815



Interior Floor Finish in Poor condition.

Vinyl Tile (VCT)
12-Fire Station #5 Throughout building

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

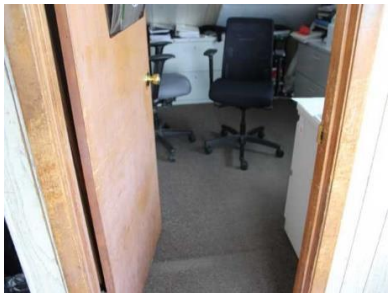
Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $11,400

**$$**$$

Loose and damaged - AssetCALC ID: 1191532



Interior Floor Finish in Poor condition.

Carpet Standard-Commercial Medium-Traffic
16-Harbor Master Office

Uniformat Code: C3025
Recommendation: **Replace in 2020**

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $5,800

**$**$$$

Carpet appears old and worn, replacement is recommended. - AssetCALC ID: 1197230



Fences & Gates in Poor condition.

Chain Link, 6' High
08-Fire Station #1 HQ Site

Uniformat Code: G2041
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $44,100

**$$**$$

Broken and leaning - AssetCALC ID: 1189499



Interior Ceiling Finish in Poor condition.

Gypsum Board/Plaster
19-Main Library Atrium

Uniformat Code: C3031
Recommendation: **Repair in 2019**

Priority Score: **83.0**

Plan Type: Performance/Integrity

Cost Estimate: $6,900

**$**$$$

Several areas of the ceiling have been cut open and left exposed - AssetCALC ID: 1193482



Interior Ceiling Finish in Poor condition.

Gypsum Board/Plaster
16-Harbor Master Ceiling

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

Priority Score: **83.0**

Plan Type: Performance/Integrity

Cost Estimate: $4,100

**$**$$$

Areas of the upper ceiling have collapsed and are missing. Replacement is recommended. - AssetCALC ID: 1197231



Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT)
03-Cedarville Garage Office

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

Priority Score: **83.0**

Plan Type: Performance/Integrity

Cost Estimate: $300

**$**$$$

Water stained - AssetCALC ID: 1189237



Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT)
11-Fire Station #4 Throughout building

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

Priority Score: **83.0**

Plan Type: Performance/Integrity

Cost Estimate: $600

**$**$$$

Water stained - AssetCALC ID: 1191120



Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT)
13-Fire Station #6 Throughout building

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

Priority Score: **83.0**

Plan Type: Performance/Integrity

Cost Estimate: $700

**$**$$$

Water stained - AssetCALC ID: 1191911



Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT)
12-Fire Station #5 Throughout building

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

Priority Score: **83.0**

Plan Type: Performance/Integrity

Cost Estimate: $1,200

**$**$$$

Water stained - AssetCALC ID: 1191556



Interior Wall Finish in Failed condition.

Generic Surface
14-Fire Station #7 Hallway

Uniformat Code: C3012
Recommendation: **Prep & Paint in 2019**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $600

**$**$$$

Need exterior wall tuck pointing - AssetCALC ID: 1192212



Interior Ceiling Finish in Poor condition.

Exposed/Generic
12-Fire Station #5 Living quarters

Uniformat Code: C3031
Recommendation: **Prep & Paint in 2019**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $400

**$**$$$

Peeling paint - AssetCALC ID: 1191572



Interior Wall Finish in Poor condition.

Generic Surface
23-Memorial Hall Throughout building

Uniformat Code: C3012
Recommendation: **Prep & Paint in 2019**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,300

**$**$$$

Water damaged - AssetCALC ID: 1188559



Interior Ceiling Finish in Poor condition.

Exposed/Generic
08-Fire Station #1 HQ Throughout building

Uniformat Code: C3031
Recommendation: **Prep & Paint in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $47,400

**$$**$$

Peeling paint - AssetCALC ID: 1189498



Interior Ceiling Finish in Poor condition.

Exposed/Generic
23-Memorial Hall Throughout building

Uniformat Code: C3031
Recommendation: **Prep & Paint in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $95,100

**$$$**$

Peeling paint - AssetCALC ID: 1188549



Commercial Kitchen in Poor condition.

Range/Oven, 8-Burner
17-Hedges Pond Great Hall Kitchen

Uniformat Code: E1093
Recommendation: **Replace in 2019**

Priority Score: **82.0**

Plan Type: Performance/Integrity

Cost Estimate: $7,300

**$**$$$

Outdated kitchen equipment - AssetCALC ID: 1213975



Commercial Kitchen in Poor condition.

Convection Oven, Single
17-Hedges Pond Great Hall Kitchen

Uniformat Code: E1093
Recommendation: **Replace in 2019**

Priority Score: **82.0**

Plan Type: Performance/Integrity

Cost Estimate: $5,500

**$**$$$

Outdated kitchen equipment - AssetCALC ID: 1213969



Recommended Follow-up Study: HVAC System, Controls Re-Balance

HVAC System, Controls Re-Balance
23-Memorial Hall Throughout the building

Uniformat Code: P000X
Recommendation: **Evaluate/Report in 2019**

Priority Score: **82.0**

Plan Type: Performance/Integrity

Cost Estimate: $10,800

**$$**$$

HVAC system need re-balancing study. - AssetCALC ID: 1195004



Structural Frame in Poor condition.

Wood
19-Main Library Pergola

Uniformat Code: B101X
Recommendation: **Replace in 2021**

Priority Score: **82.0**

Plan Type: Performance/Integrity

Cost Estimate: $58,100

**$$$**$

Wood is beginning to rot throughout Garden Pergola - AssetCALC ID: 1192924



Exterior Wall in Poor condition.

Stucco, 1-2 Stories
31-Vine Hills Cemetery Office Exterior

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

Priority Score: **82.0**

Plan Type: Performance/Integrity

Cost Estimate: $69,000

**$$$**$

The exterior stucco is in poor condition with cracks and separations throughout. Replacement is recommended. - AssetCALC ID: 1197411



Fences & Gates in Poor condition.

Chain Link, 4' High
12-Fire Station #5 Site

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

Priority Score: **82.0**

Plan Type: Performance/Integrity

Cost Estimate: $5,700

**$**$$$

Damaged - AssetCALC ID: 1191549



Exterior Wall in Poor condition.

Insulated Finishing System (EIFS), 1-2 Stories
19-Main Library Exterior wall

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

Priority Score: **82.0**

Plan Type: Performance/Integrity

Cost Estimate: $47,500

**$$**$$

EIFS is begging to corrode and show signs of damage - AssetCALC ID: 1192946



Exterior Wall in Poor condition.

Painted Surface, 1-2 Stories
23-Memorial Hall Pergola

Uniformat Code:
Recommendation: **Prep & Paint in 2019**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,700

**$**$$$

Severely peeling paint - AssetCALC ID: 1188538



Exterior Wall in Poor condition.

Painted Surface, 1-2 Stories
29-Stephen's Field Concession Exterior

Uniformat Code:
Recommendation: **Prep & Paint in 2019**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $4,400

**$**$$$

The exterior walls are covered in graffiti and have areas of chipping and missing paint. - AssetCALC ID: 1197199



Exterior Wall in Poor condition.

Painted Surface, 1-2 Stories
26-Plymouth Beach Restrooms Building Exterior

Uniformat Code:
Recommendation: **Prep & Paint in 2019**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,500

**$**$$$

Newly skim coated CMU should be painted to preserve/protect exterior walls. - AssetCALC ID: 1213893



Exterior Wall in Poor condition.

Painted Surface, 1-2 Stories
22-Manomet Youth Center Exterior

Uniformat Code:
Recommendation: **Prep & Paint in 2019**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $10,900

**$$**$$

The paint and wood trim around the building has disintegrated and needs replacement - AssetCALC ID: 1196063



Exterior Wall in Poor condition.

Painted Surface, 1-2 Stories
17-Hedges Pond Great Hall Building Exterior

Uniformat Code:
Recommendation: **Prep & Paint in 2019**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $11,800

**$$**$$

Painting required to assure facade integrity - AssetCALC ID: 1213974



Exterior Wall in Poor condition.

Painted Surface, 1-2 Stories
01 - 1749 Court House Building Exterior

Uniformat Code:
Recommendation: **Prep & Paint in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $16,800

**$$**$$

Peeling paint - AssetCALC ID: 1189146



Exterior Wall in Poor condition.

Painted Surface, 1-2 Stories
10-Fire Station #3 Exterior walls

Uniformat Code:
Recommendation: **Prep & Paint in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $8,400

**$**$$$

Peeling paint - AssetCALC ID: 1193542

Sprinkler System

Full Retrofit, Office (per SF)
14-Fire Station #7 Throughout building

Uniformat Code: D4019
Recommendation: **Renovate in 2021**

Priority Score: **61.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: $60,000

**$$$**$

Though not required by fire codes, EMG recommends installation of a fire sprinkler system. - AssetCALC ID: 1192193

Sprinkler System

Full Retrofit, Office (per SF)
02-Animal Shelter Entire building

Uniformat Code: D4019
Recommendation: **Renovate in 2023**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: $33,400

**$$**$$

EMG recommends installation of a fire sprinkler system. - AssetCALC ID: 1195867

Sprinkler System

Full Retrofit, Office (per SF)
04-Crematory Entire building

Uniformat Code: D4019
Recommendation: **Renovate in 2023**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: $47,000

**$$**$$

EMG recommends installation of a fire sprinkler system. - AssetCALC ID: 1195868

Sprinkler System

Full Retrofit, Office (per SF)
08-Fire Station #1 HQ Throughout the building

Uniformat Code: D4019
Recommendation: **Install in 2023**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: $167,100

$$$$

Though not required by fire codes, EMG recommends installation of a fire sprinkler system. - AssetCALC ID: 1193470

Sprinkler System

Full Retrofit, Office (per SF)
20-Manomet Library Branch Building

Uniformat Code: D4019
Recommendation: **Renovate in 2023**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: $44,200

**$$**$$

The building is not protected by fire suppression. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if the installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. - AssetCALC ID: 1197112

Sprinkler System

Full Retrofit, Office (per SF)
14-Fire Station #7 Entire building

Uniformat Code: D4019
Recommendation: **Renovate in 2023**

Priority Score: **60.9**

Plan Type: Modernization/Adaptation

Cost Estimate: $60,000

**$$$**$

EMG recommends installation of a fire sprinkler system. - AssetCALC ID: 1195866

Sprinkler System

Full Retrofit, Office (per SF)
11-Fire Station #4 Entire building

Uniformat Code: D4019
Recommendation: **Install in 2023**

Priority Score: **60.9**

Plan Type: Modernization/Adaptation

Cost Estimate: $86,100

**$$$**$

EMG recommends installation of a fire sprinkler system. - AssetCALC ID: 1195865

Sprinkler System

Full Retrofit, Office (per SF)
09-Fire Station #2 Entire building

Uniformat Code: D4019
Recommendation: **Install in 2023**

Priority Score: **60.9**

Plan Type: Modernization/Adaptation

Cost Estimate: $235,500

$$$$

EMG recommends installation of a fire sprinkler system. - AssetCALC ID: 1195864



Backflow Preventer

1 INCH
01 - 1749 Court House Mechanical room

Uniformat Code: D2021
Recommendation: **Install in 2019**

Priority Score: **60.0**

Plan Type: Modernization/Adaptation

Cost Estimate: $2,400

**$**$$$

No backflow preventer found. - AssetCALC ID: 1189128



Backflow Preventer

2 INCH
08-Fire Station #1 HQ Mechanical room

Uniformat Code: D2021
Recommendation: **Replace in 2019**

Priority Score: **60.0**

Plan Type: Modernization/Adaptation

Cost Estimate: $4,900

**$**$$$

Missing - AssetCALC ID: 1189472

Fire Alarm System

Office Building
04-Crematory Entire building

Uniformat Code: D5037
Recommendation: **Install in 2023**

Priority Score: **59.9**

Plan Type: Modernization/Adaptation

Cost Estimate: $13,900

**$$**$$

Missing fire alarm system - AssetCALC ID: 1195869

Fire Alarm System

Office Building
14-Fire Station #7 Throughout building

Uniformat Code: D5037
Recommendation: **Upgrade/Install in 2023**

Priority Score: **59.9**

Plan Type: Modernization/Adaptation

Cost Estimate: $17,700

**$$**$$

Missing fire alarm system - AssetCALC ID: 1192200



Commercial Kitchen

Exhaust Hood
23-Memorial Hall Kitchen

Uniformat Code: E1093
Recommendation: **Replace in 2019**

Priority Score: **55.0**

Plan Type: Modernization/Adaptation

Cost Estimate: $14,400

**$$**$$

Doesn't exhaust to outside - AssetCALC ID: 1188553

2. 1749 Court House





1749 Court House: Systems Summary		
Address	4 Town Square, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1749	
Building Size	4,590 SF	
Number of Stories	Two stories plus a basement	
Site Area	0.12 acres (estimated)	
Parking Spaces	No dedicated parking provided	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with wood windows	Poor
Roof	Primary: Gable construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board Floors: coated concrete, wood floor Ceilings: Painted gypsum board	Fair

1749 Court House: Systems Summary		
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Instantaneous electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boiler feeding hydronic baseboard radiators and cabinets	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Brick and asphalt sidewalks and stairs	Fair
Site Development	Property signages	Fair
Landscaping & Topography	Limited landscaping features Irrigation not present Cast-in-place concrete and stone retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: CFL	Fair
Ancillary Structures	None	--

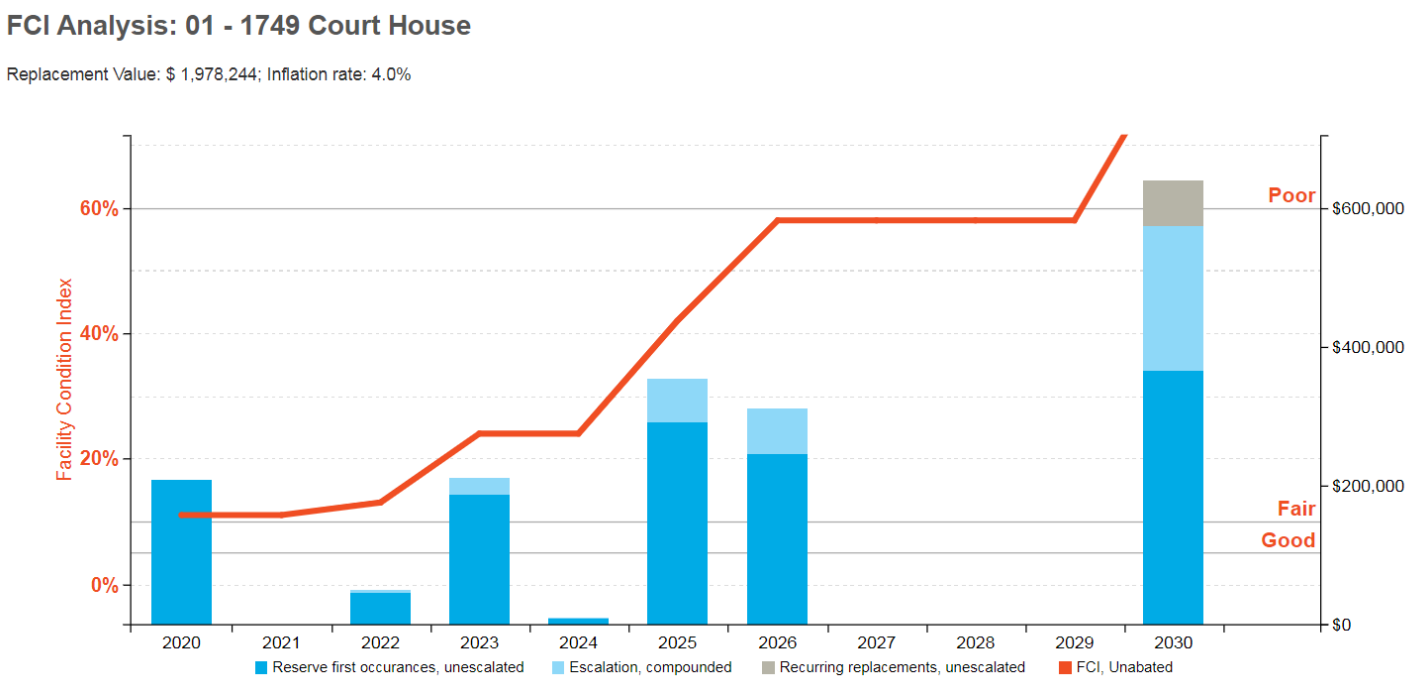
1749 Court House: Systems Summary	
Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues & Findings	Storm water leak from rear masonry foundation wall. Windows with single panes of glass and worn. Wood siding has peeling paint. Roof has leaks. Missing domestic backflow preventer.

1749 Court House: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$118,600	-	-	$250,400	-	$369,000
Roofing	$80,000	-	-	-	-	$80,000
Interiors	-	$74,300	$9,900	$165,600	$100,000	$349,900
Plumbing	$2,400	-	$161,200	$30,100	$29,200	$223,000
HVAC	-	$8,100	$55,000	$16,800	-	$79,900
Electrical	-	-	$97,900	$351,200	-	$449,100
Fire Alarm & Comm	-	-	$34,900	-	$17,800	$52,700
Site Development	-	$153,300	-	$78,100	-	$231,400
Pavement	-	$25,500	$5,400	-	-	$30,900
Utilities	$7,000	-	-	-	-	$7,000
TOTALS	**$208,000**	**$261,200**	**$364,300**	**$892,200**	**$147,000**	**$1,872,900**

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

Needs by Year with Unaddressed FCI Over Time



3. Animal Shelter





Animal Shelter: Systems Summary		
Address	2199 Sate Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1975	
Building Size	2,198 SF	
Number of Stories	One	
Site Area	1.04 acres (estimated)	
Parking Spaces	4 total spaces all in open lots; none of which are accessible	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Vinyl siding with vinyl windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board & CMU Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair

Animal Shelter: Systems Summary		
Elevators	None	--
Plumbing	Copper supply and PVC waste & venting Gas water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual heating furnaces Supplemental components: ductless split-system	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL Emergency: none	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt parking lots	Poor
Site Development	Property entrance signage, vinyl and chain link fencing	Fair
Landscaping & Topography	Moderate landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas with local propane tanks	Fair
Site Lighting	Building-mounted: CFL	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate issues have been identified at this property and a detailed accessibility study is recommended.	

Animal Shelter: Systems Summary

Key Issues & Findings	Asphalt parking lot has loose gravel. Interior furnaces are very old. Roof report to have spot leaks. No fire sprinkler system.

Animal Shelter: Systems Expenditure Forecast

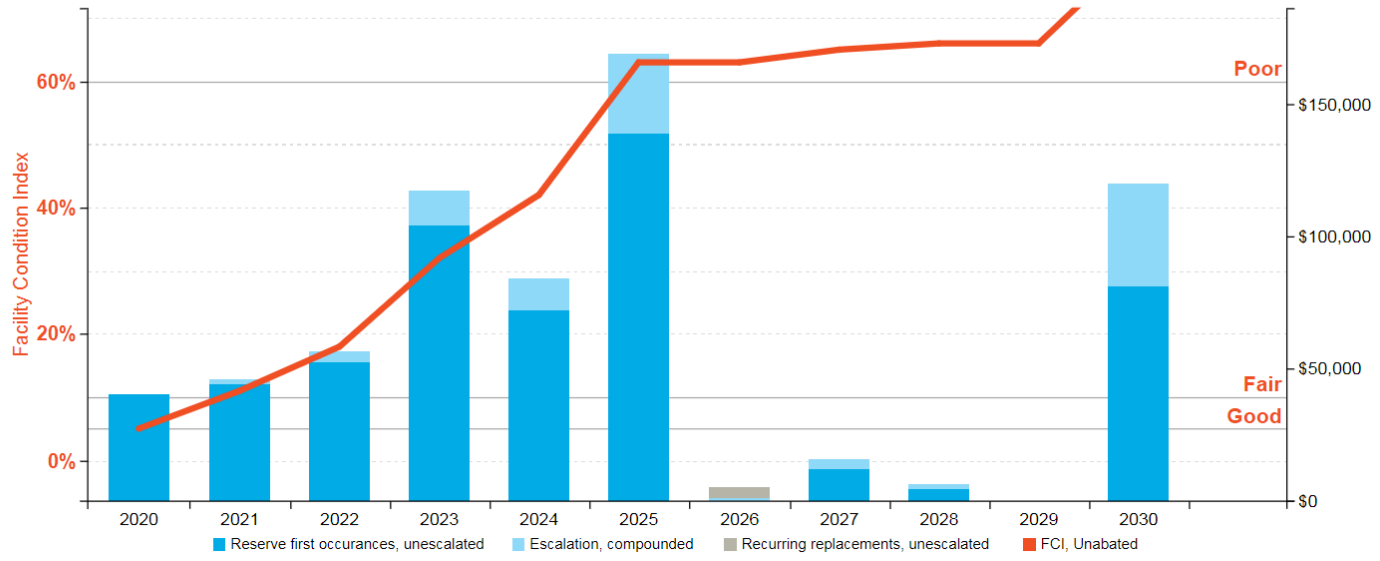
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	$5,600	$45,500	-	$8,300	$59,400
Roofing	-	$27,900	-	-	-	$27,900
Interiors	-	$30,200	$11,200	$19,500	$50,200	$111,000
Plumbing	-	$9,000	-	$94,300	-	$103,300
Fire Suppression	-	$37,500	-	-	-	$37,500
HVAC	-	$63,400	$86,800	-	$91,400	$241,600
Electrical	-	$12,700	$46,900	$22,200	$249,000	$330,800
Fire Alarm & Comm	-	$11,100	$46,800	-	$84,400	$142,300
Site Development	-	$18,400	$16,500	$6,400	-	$41,200
Pavement	$36,700	$4,400	-	$5,400	$14,500	$61,000
Accessibility	$3,800	-	-	-	-	$3,800
TOTALS	**$40,500**	**$220,200**	**$253,700**	**$147,800**	**$497,800**	**$1,159,800**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 02-Animal Shelter

Replacement Value: $ 812,188; Inflation rate: 4.0%



4. Cedarville Garage





Cedarville Garage: Systems Summary		
Address	2199 State Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1983	
Building Size	7,056 SF	
Number of Stories	One with mezzanine	
Site Area	1.4 acres (estimated)	
Parking Spaces	Six total spaces all in open lots; none of which are accessible	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board & Unfinished Floors: VCT & Unfinished Ceilings: Painted gypsum board, ACT & exposed	Fair

Cedarville Garage: Systems Summary		
Elevators	None	--
Plumbing	Copper supply and PVC waste & venting Electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual heating furnace Supplemental components: suspended gas unit heaters, PTAC	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL Emergency: none	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial washer	Fair
Site Pavement	Asphalt lots	Fair
Site Development	None	--
Landscaping & Topography	Moderate landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas with local propane tanks	Fair
Site Lighting	Building-mounted: CFL	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Cedarville Garage: Systems Summary

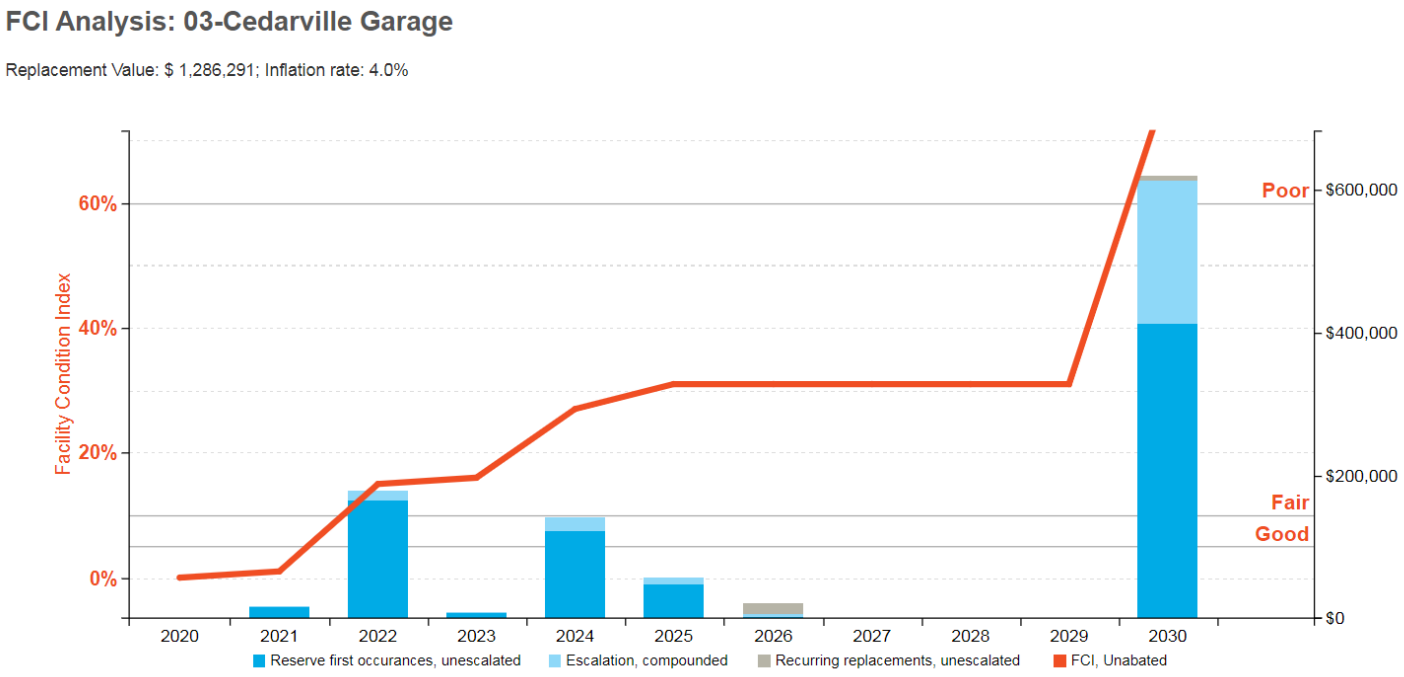
Key Issues & Findings	None

Cedarville Garage: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	$1,000	$72,300	-	$56,600	$129,900
Roofing	-	-	-	-	-	-
Interiors	$300	$38,400	$7,200	$10,400	$43,800	$100,100
Plumbing	-	$2,100	$1,300	$72,800	$3,700	$79,900
HVAC	-	$8,100	$18,800	-	$36,100	$63,100
Electrical	-	-	$65,500	$539,900	-	$605,400
Equipment/Special	-	-	$33,800	-	$50,000	$83,800
Pavement	-	$153,300	-	$18,700	$50,400	$222,500
TOTALS	**$300**	**$202,900**	**$198,900**	**$641,800**	**$240,600**	**$1,284,700**

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

Needs by Year with Unaddressed FCI Over Time



5. Crematory





Crematory: Systems Summary		
Address	102 Samoset Street, Plymouth, Massachusetts 02360	
Constructed/ Renovated	2009	
Building Size	3,096 SF	
Number of Stories	One with a mezzanine	
Site Area	0.6 acres (estimated)	
Parking Spaces	Ten total spaces all in open lots; two of which are accessible	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Cement board siding with vinyl windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board	Fair

Crematory: Systems Summary		
Elevators	None	--
Plumbing	Copper supply and PVC waste & venting Electric water heaters Toilets and sinks in all restrooms	Fair
HVAC	Individual split-system units Supplemental components: through wall air conditioning units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: Natural gas generator	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial walk-in freezer	Fair
Site Pavement	Asphalt lots	Fair
Site Development	None	--
Landscaping & Topography	Moderate landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: CFL	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Crematory: Systems Summary

Key Issues & Findings	No fire alarm system. No fire sprinkler system.

Crematory: Systems Expenditure Forecast

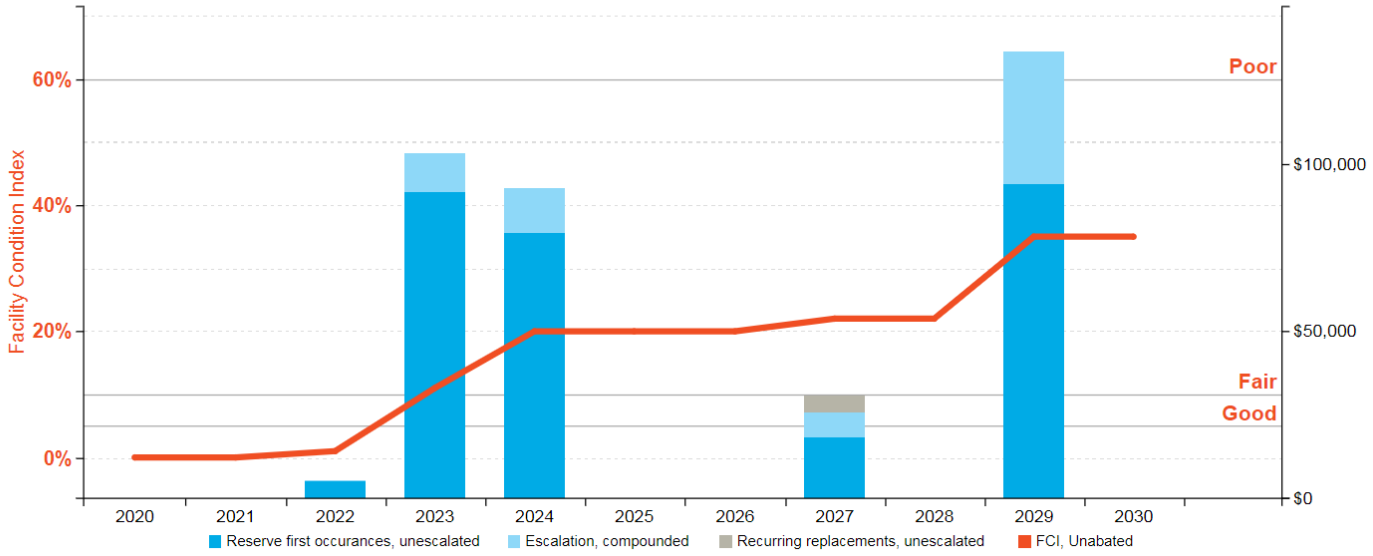
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	$13,800	-	-	$55,500	$69,300
Roofing	-	-	-	-	$97,500	$97,500
Interiors	-	$21,000	$52,900	$23,100	$171,900	$268,900
Plumbing	-	-	$5,600	$9,000	$8,300	$22,900
Fire Suppression	-	$52,900	-	-	-	$52,900
HVAC	-	-	$34,600	$41,600	$245,900	$322,100
Electrical	-	-	-	$24,200	$267,600	$291,700
Fire Alarm & Comm	-	$15,600	-	-	-	$15,600
Equipment/Special	-	-	-	$60,300	-	$60,300
Pavement	-	$5,500	-	$6,700	$94,300	$106,500
TOTALS	**-**	**$108,800**	**$93,100**	**$164,900**	**$941,000**	**$1,307,700**

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

Needs by Year with Unaddressed FCI Over Time

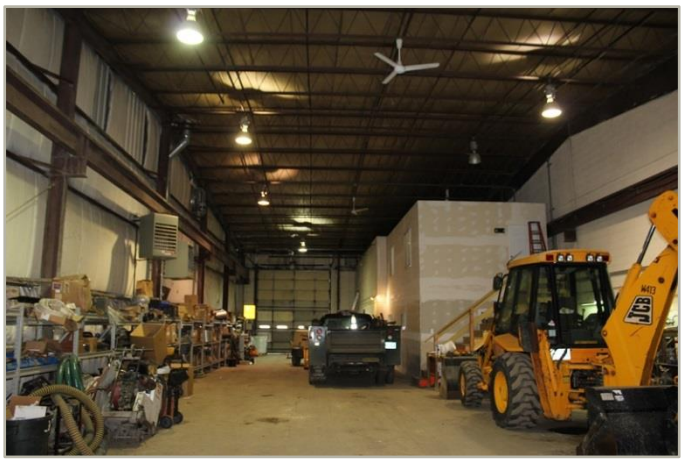
FCI Analysis: 04-Crematory

Replacement Value: $ 1,030,991; Inflation rate: 4.0%



6. DPW Annex





DPW Annex: Systems Summary		
Address	169 Camelot Drive, Plymouth, Massachusetts	
Constructed/ Renovated	1988	
Building Size	16,000 SF	
Number of Stories	1	
Site Area	2.5 acres (estimated)	
Parking Spaces	Unstriped lot with no designated spaces No designated accessible spaces	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure with steel frame and metal panels	Good
Façade	Painted CMU with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, Unfinished Floors: Carpet, VCT, laminate, Unfinished Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	None	--

DPW Annex: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Electric water heaters Toilets and sinks in all restrooms	Fair
HVAC	Individual heat pump split-system Supplemental components: suspended gas unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: Propane generator and ATS	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with areas of concrete	Fair
Site Development	Property entrance signage	Fair
Landscaping & Topography	No significant landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric with local propane tanks	Fair
Site Lighting	Building-mounted: metal halide	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	

DPW Annex: Systems Summary

Key Issues & Findings	Asphalt paving will need sealant and re-striping.

DPW Annex: **Systems Expenditure Forecast**

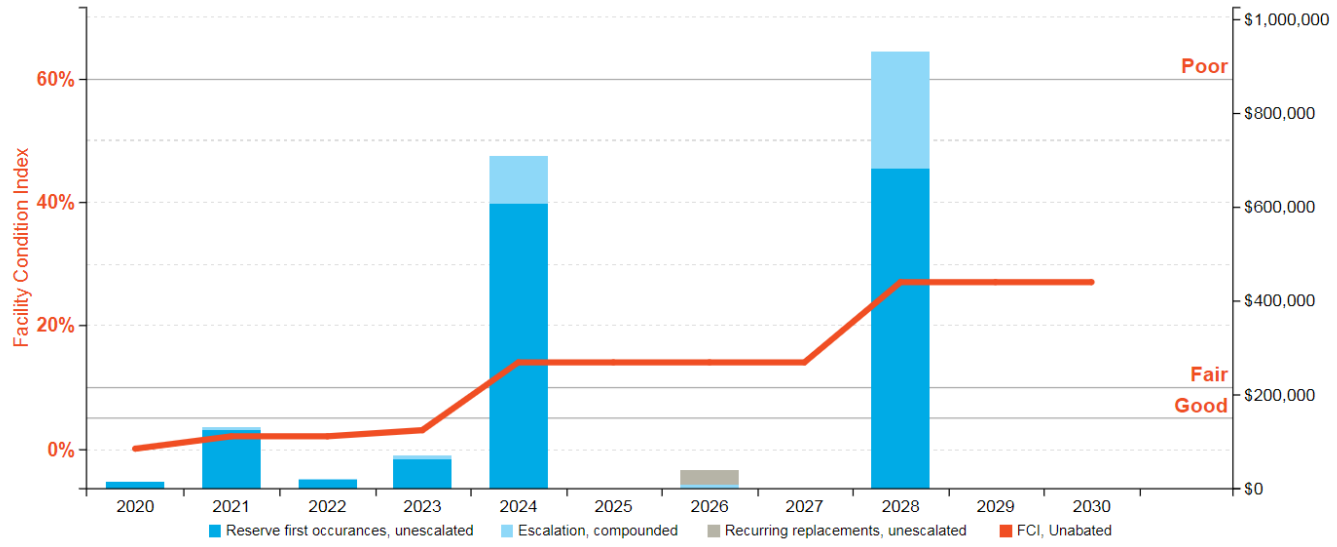
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	$143,700	-	-	$79,600	$223,300
Roofing	-	-	-	$517,200	-	$517,200
Interiors	-	$5,600	$24,500	-	$29,600	$59,800
Plumbing	-	$31,600	$4,500	$135,800	$51,200	$223,100
Fire Suppression	-	-	$47,200	-	-	$47,200
HVAC	-	-	$84,000	-	$25,000	$108,900
Electrical	-	-	$138,000	$278,900	$188,400	$605,300
Fire Alarm & Comm	-	$8,800	$83,800	-	$15,800	$108,400
Equipment/Special	-	-	$6,900	-	$12,400	$19,400
Site Development	-	-	-	-	$28,300	$28,300
Pavement	-	$33,000	$320,300	$40,100	$108,200	$501,600
Accessibility	$14,200	-	-	-	-	$14,200
TOTALS	**$14,200**	**$222,700**	**$709,200**	**$972,000**	**$538,500**	**$2,456,700**

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

Needs by Year with Unaddressed FCI Over Time

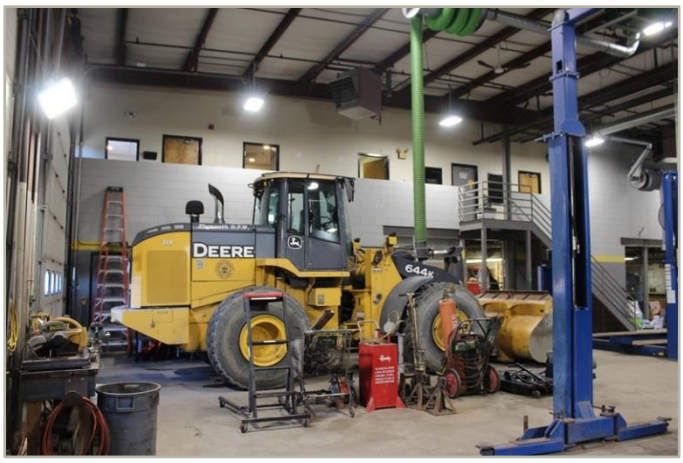
FCI Analysis: 05-DPW Annex

Replacement Value: $ 6,895,840; Inflation rate: 4.0%



7. DPW Highway Department





DPW Highway Department: Systems Summary		
Address	159 Camelot Drive, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1990/2003	
Building Size	17,100 SF	
Number of Stories	One	
Site Area	4.7 acres (estimated)	
Parking Spaces	60 total spaces all in open lots; 2 of which are accessible	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure with steel frame and metal panels	Good
Façade	Painted CMU with aluminum storefront	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board & CMU, unfinished Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: ACT, Unfinished/exposed	Fair
Elevators	None	--

DPW Highway Department: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual split-system units Supplemental components: suspended gas unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: Diesel generator and ATS	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with areas of concrete	Fair
Site Development	Property entrance signage, chain link fencing	Fair
Landscaping & Topography	No significant landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric with local propane tanks	Fair
Site Lighting	Pole-mounted: LED Building-mounted: metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

DPW Highway Department: Systems Summary

Key Issues & Findings	Soffits are rotting around perimeter, split system air conditioner has failed, asphalt paving will need sealant and re-striping

DPW Highway Department: **Systems Expenditure Forecast**

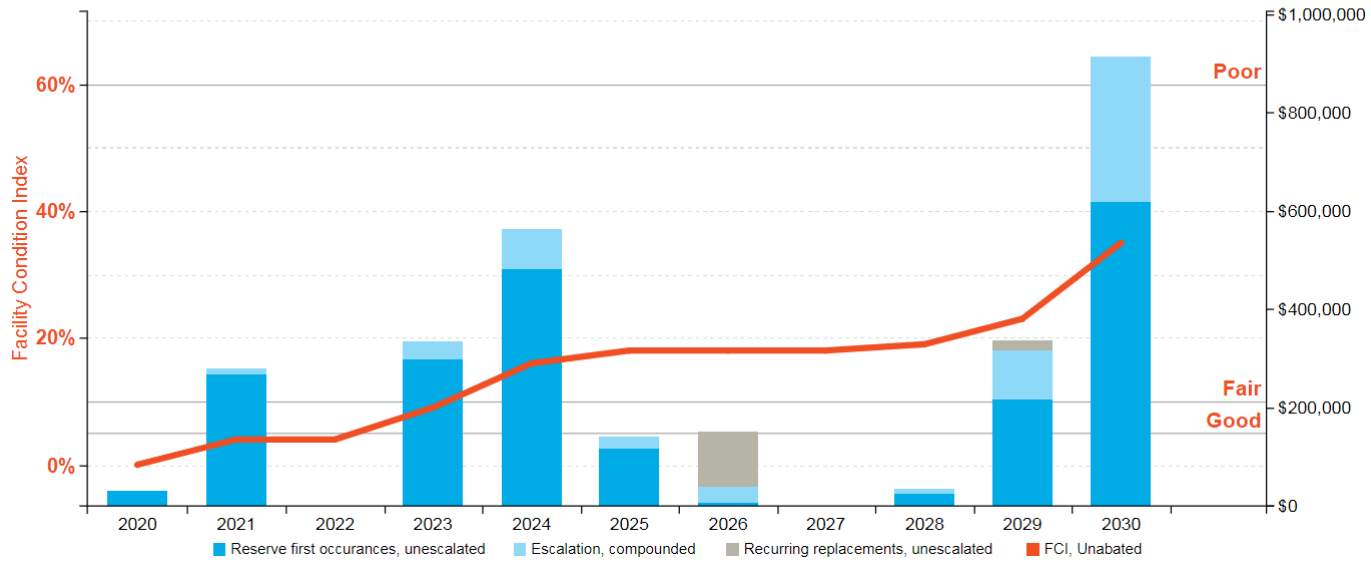
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$9,000	$56,600	$141,500	-	$83,800	$290,800
Roofing	-	$22,400	-	$594,300	-	$616,800
Interiors	-	$63,800	-	$29,400	$72,300	$165,500
Plumbing	-	$27,800	$39,800	-	$52,500	$120,100
Fire Suppression	-	$48,500	$7,900	-	$14,200	$70,700
HVAC	$6,800	$113,900	-	$43,200	$271,700	$435,600
Electrical	$15,000	$25,500	$102,500	$320,100	$64,300	$527,400
Fire Alarm & Comm	-	$126,200	$36,600	-	$138,000	$300,700
Equipment/Special	-	$5,600	$12,700	$6,800	$41,100	$66,100
Site Development	-	$11,100	-	$165,100	-	$176,200
Pavement	-	$112,500	$364,000	$136,800	$369,000	$982,200
Site Lighting	-	-	-	$142,700	-	$142,700
TOTALS	**$30,800**	**$613,900**	**$705,000**	**$1,438,400**	**$1,106,900**	**$3,894,800**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 06-DPW Highway Department Building

Replacement Value: $ 7,369,929; Inflation rate: 4.0%



8. DPW Salt Shed





DPW Salt Shed: Systems Summary		
Address	159R Camelot Drive, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1990	
Building Size	6,240 SF	
Number of Stories	One	
Site Area	0.68 acres (estimated)	
Parking Spaces	No dedicated spaces	
System	*Description*	*Condition*
Structure	Timber-framed structure	Good
Façade	Painted and unpainted wood	Fair
Roof	Primary: Gambrel construction with asphalt shingles	Good
Interiors	Walls: Exposed structure Floors: None Ceilings: Exposed structure	--
Elevators	None	--

DPW Salt Shed: Systems Summary		
Plumbing	None	--
HVAC	None	--
Fire Suppression	None	--
Electrical	None	--
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Associated with other DPW buildings	--
Site Development	None	--
Landscaping & Topography	No significant landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	N/A	--
Site Lighting	Pole-mounted: None Building-mounted: None	--
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	Unpainted exterior wood siding should be painted to extend its useful life.	

DPW Salt Shed: Systems Expenditure Forecast

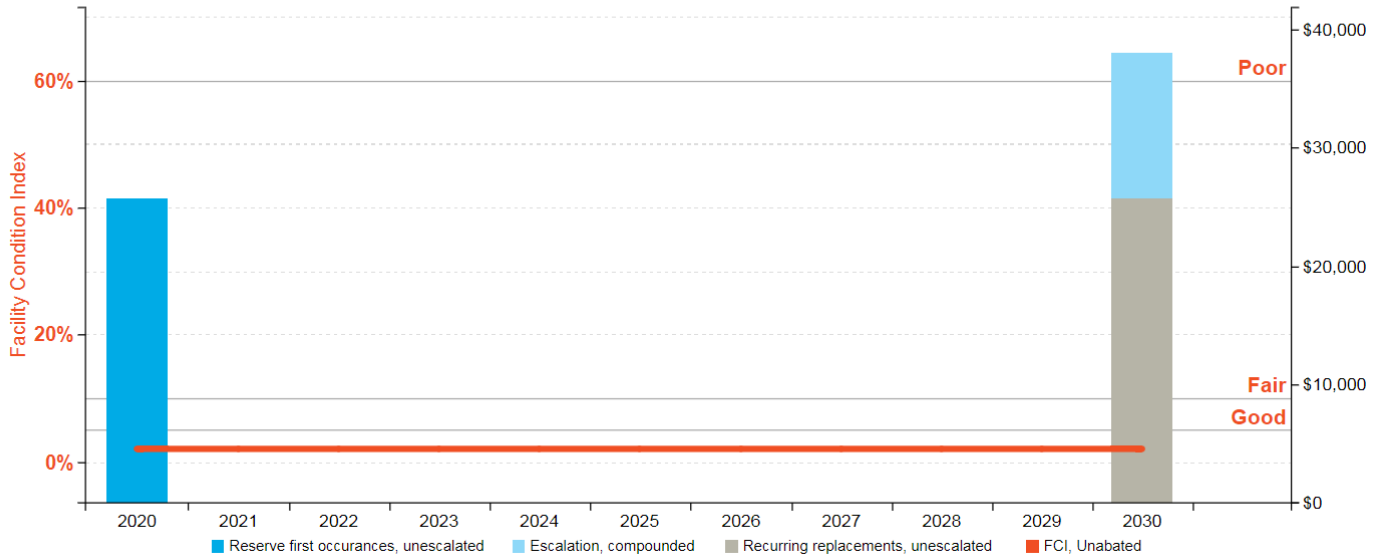
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$25,700	-	-	$38,100	$56,300	$120,100
Roofing	-	-	-	-	$52,600	$52,600
TOTALS	**$25,700**	**-**	**-**	**$38,100**	**$108,900**	**$172,700**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 07-DPW Salt Shed

Replacement Value: $ 1,701,008; Inflation rate: 4.0%



9. Fire Station #1 HQ





Fire Station #1 HQ: Systems Summary		
Address	114 Sandwich Street, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1979	
Building Size	11,009 SF	
Number of Stories	Two stories plus a basement	
Site Area	0.82 acres (estimated)	
Parking Spaces	17 total spaces all in open lots; none of which are accessible	
System	*Description*	*Condition*
Structure	Concrete columns and beams with cast-in-place concrete floor slabs	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane	Poor
Interiors	Walls: Painted gypsum board, concrete Floors: Carpet, VCT, ceramic tile, concrete Ceilings: Painted gypsum board	Fair

Fire Station #1 HQ: Systems Summary		
Elevators	None	--
Plumbing	Copper supply and PVC waste & venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boiler feeding hydronic baseboard radiators and cabinets Individual ductless split-systems Supplemental components: suspended hydronic unit heaters	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL Emergency: Diesel generator	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial cloth washer and icemaker	Fair
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks	Fair
Site Development	Property entrance signage, chain link fencing	Fair
Landscaping & Topography	Moderate landscaping features Irrigation not present Severe site slopes toward rear of property	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	

Fire Station #1 HQ: Systems Summary

Key Issues & Findings	No elevator. Roofs are original and leaking. Windows are original and very worn. Brick walls need tuck pointing. Concrete column at front of building has exposed steel rebars. Basement concrete walls have leaks. Site chain link fences are damaged. No fire sprinkler system.

Fire Station #1 HQ: Systems Expenditure Forecast

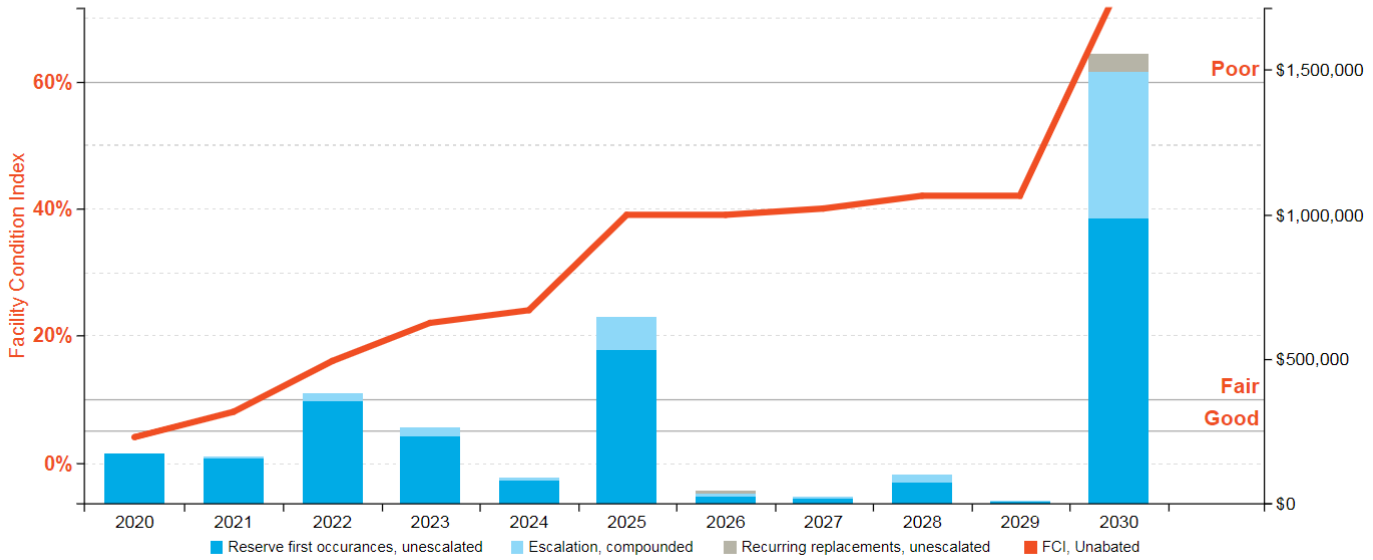
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$2,500	$252,800	$67,200	-	$14,600	$337,100
Roofing	$154,300	-	-	-	$328,000	$482,200
Interiors	-	$159,900	$32,000	$177,600	$267,000	$636,500
Plumbing	$4,900	$38,300	-	$430,000	$35,400	$508,700
Fire Suppression	-	$187,900	-	-	-	$187,900
HVAC	-	$61,600	$9,900	$80,100	$114,300	$266,000
Electrical	-	$18,100	$497,900	$925,000	-	$1,440,900
Fire Alarm & Comm	-	-	$9,500	$67,500	$17,100	$94,100
Equipment/Special	-	$31,200	-	$15,300	$46,200	$92,700
Pavement	-	$13,100	$122,600	$24,900	$39,800	$200,500
Site Development	-	$45,900	-	$22,300	-	$68,200
Accessibility	$14,200	-	-	-	-	$14,200
TOTALS	**$175,900**	**$808,800**	**$739,100**	**$1,742,700**	**$862,400**	**$4,329,000**

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

Needs by Year with Unaddressed FCI Over Time

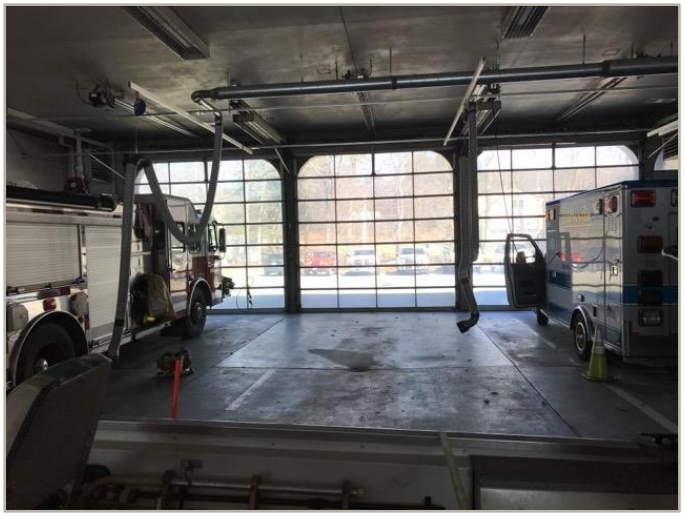
FCI Analysis: 08-Fire Station #1 HQ

Replacement Value: $ 4,463,874; Inflation rate: 4.0%



10. Fire Station #2





Fire Station #2: Systems Summary		
Address	240 Samoset Street, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1975	
Building Size	15,521 SF	
Number of Stories	One	
Site Area	1.2 acres (estimated)	
Parking Spaces	19 total spaces all in open lots; none of which are accessible	
System	*Description*	*Condition*
Structure	Steel frame with concrete slab on grade	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board, ceramic tile, concrete Floors: VCT, ceramic tile, and unfinished Ceilings: Painted gypsum board	Fair
Elevators	None	--

Fire Station #2: Systems Summary		
Plumbing	Copper supply and PVC waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boiler feeding hydronic baseboard radiators and cabinets Ductless split systems Supplemental components: hydronic unit heaters	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: T-8, CFL Emergency: Natural gas generator	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks	Fair
Site Development	Building-mounted signage	Fair
Landscaping & Topography	Moderate landscaping features Irrigation not present Cast concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: CFL	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Fire Station #2: Systems Summary

Key Issues & Findings	Roof is original and leaking. Wood windows are original with single pane of glass and leaking. No fire sprinkler system.

Fire Station #2: Systems Expenditure Forecast

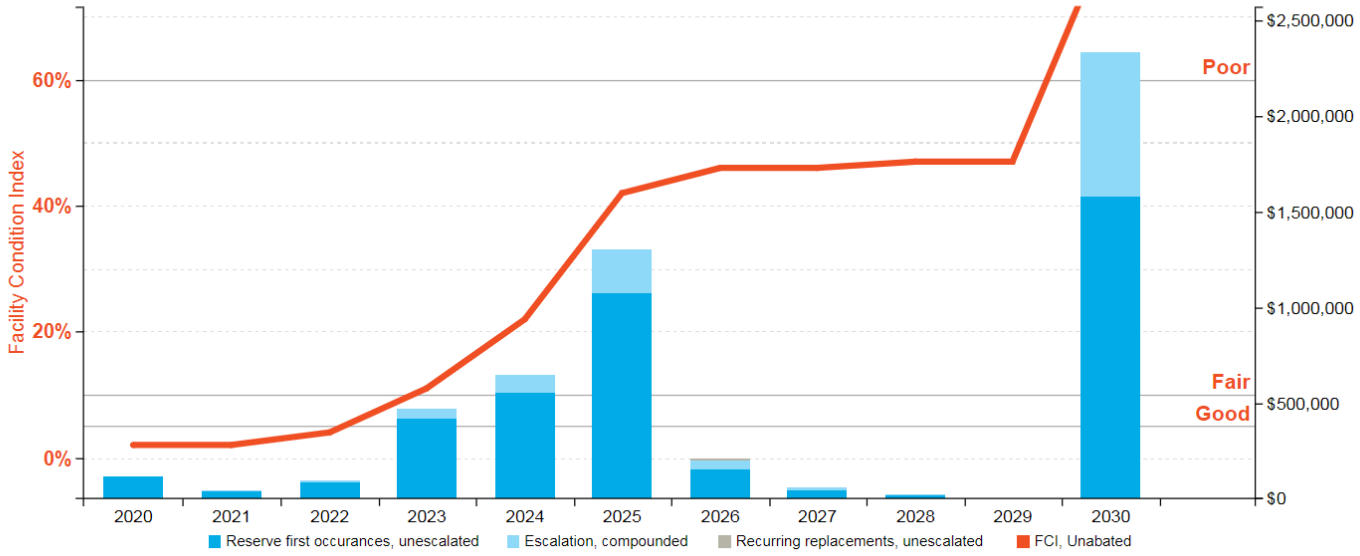
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	$103,800	$103,100	-	-	$206,900
Roofing	$116,200	-	-	-	-	$116,200
Interiors	-	$162,100	$69,600	$495,500	$503,500	$1,230,700
Plumbing	-	-	-	$645,500	$14,000	$659,500
Fire Suppression	-	$265,000	-	-	-	$265,000
HVAC	-	$56,300	$817,400	-	$87,200	$960,900
Electrical	-	-	$820,600	$1,245,500	-	$2,066,100
Fire Alarm & Comm	-	-	-	$138,600	-	$138,600
Pavement	-	$14,100	$142,300	$33,600	$46,200	$236,200
Site Development	-	-	-	$66,500	-	$66,500
TOTALS	**$116,200**	**$601,300**	**$1,953,000**	**$2,625,200**	**$650,900**	**$5,946,600**

The graph below indicates the capital expenditure needs of each year (reference left axis). The purple line forecasts what would happen to the FCI over time, assuming zero capital expenditures (reference right axis).

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 09-Fire Station #2

Replacement Value: $ 6,293,377; Inflation rate: 4.0%



11. Fire Station #3





Fire Station #3: Systems Summary		
Address	12 Pinehills Drive, Plymouth, Massachusetts 02360	
Constructed/ Renovated	2001	
Building Size	4,135 SF	
Number of Stories	One	
Site Area	1 acre (estimated)	
Parking Spaces	15 total spaces all in open lots; 2 of which are accessible	
System	*Description*	*Condition*
Structure	Steel frame with wood roof trusses	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board, concrete Floors: Carpet, VCT, and unfinished Ceilings: Painted gypsum board	Fair

Fire Station #3: Systems Summary		
Elevators	None	--
Plumbing	Copper supply and PVC waste & venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Split-system air conditioners and gas furnaces Supplemental components: suspended gas and electric unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL Emergency: Natural gas generator	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial clothing washer and dryer	Fair
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks	Fair
Site Development	Building-mounted signage	Fair
Landscaping & Topography	Moderate landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HID Building-mounted: metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Fire Station #3: Systems Summary

Key Issues & Findings	EPDM roof has leaks. Asphalt parking lot has many cracks. Exterior clapboard siding has peeling paint.

Fire Station #3: Systems Expenditure Forecast

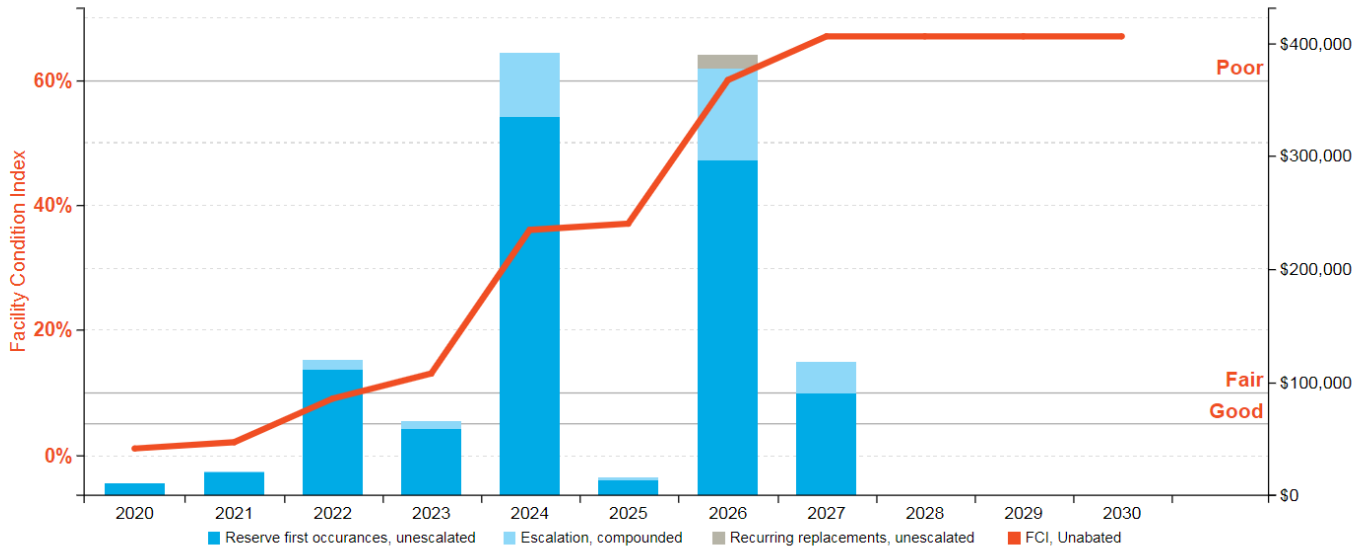
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	$8,800	-	$146,900	$89,300	$245,000
Roofing	$10,700	-	$39,700	-	$135,100	$185,500
Interiors	-	$55,800	$15,900	$13,700	$138,900	$224,300
Plumbing	-	$2,700	$112,500	-	$44,200	$159,300
Fire Suppression	-	-	$33,300	-	-	$33,300
HVAC	-	$17,500	$73,700	$5,700	$233,900	$330,800
Electrical	-	-	$17,000	$312,800	$35,100	$365,000
Fire Alarm & Comm	-	-	$66,700	-	$81,100	$147,800
Equipment/Special	-	-	$33,800	$13,800	$50,000	$97,600
Site Lighting	-	-	$15,000	-	$22,100	$37,100
Pavement	-	$121,900	-	$14,900	$51,900	$188,700
TOTALS	**$10,700**	**$206,700**	**$407,600**	**$507,800**	**$881,600**	**$2,014,400**

The graph below indicates the capital expenditure needs of each year (reference left axis). The purple line forecasts what would happen to the FCI over time, assuming zero capital expenditures (reference right axis).

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 10-Fire Station #3

Replacement Value: $ 1,676,639; Inflation rate: 4.0%



12. Fire Station #4





Fire Station #4: Systems Summary		
Address	533 Bourne Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1977	
Building Size	5,674 SF	
Number of Stories	Two	
Site Area	0.66 acres (estimated)	
Parking Spaces	Fifteen total spaces all in open lots; one of which is accessible	
System	*Description*	*Condition*
Structure	Steel frame with wood roof truss Concrete tilt-up bearing walls and wood panel roof	Fair
Façade	Brick with wood windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board & CMU, ceramic tile Floors: VCT, ceramic tile, concrete Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--

Fire Station #4: Systems Summary		
Plumbing	Copper supply and PVC waste & venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boiler feeding hydronic unit heaters Supplemental components: ductless split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED Emergency: Diesel	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial clothing washer	Fair
Site Pavement	Asphalt lots with areas of concrete, concrete sidewalks and concrete stairs	Fair
Site Development	Building-mounted signage	Fair
Landscaping & Topography	Moderate landscaping features Irrigation not present Cast-in-place concrete retaining walls Severe site slopes toward rear of building	Fair
Utilities	On-site wells and septic tanks Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HID Building-mounted: metal halide	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Fire Station #4: Systems Summary

Key Issues & Findings	Roof leaks. Original wood windows are old and worn. No fire sprinkler system.

Fire Station #4: Systems Expenditure Forecast

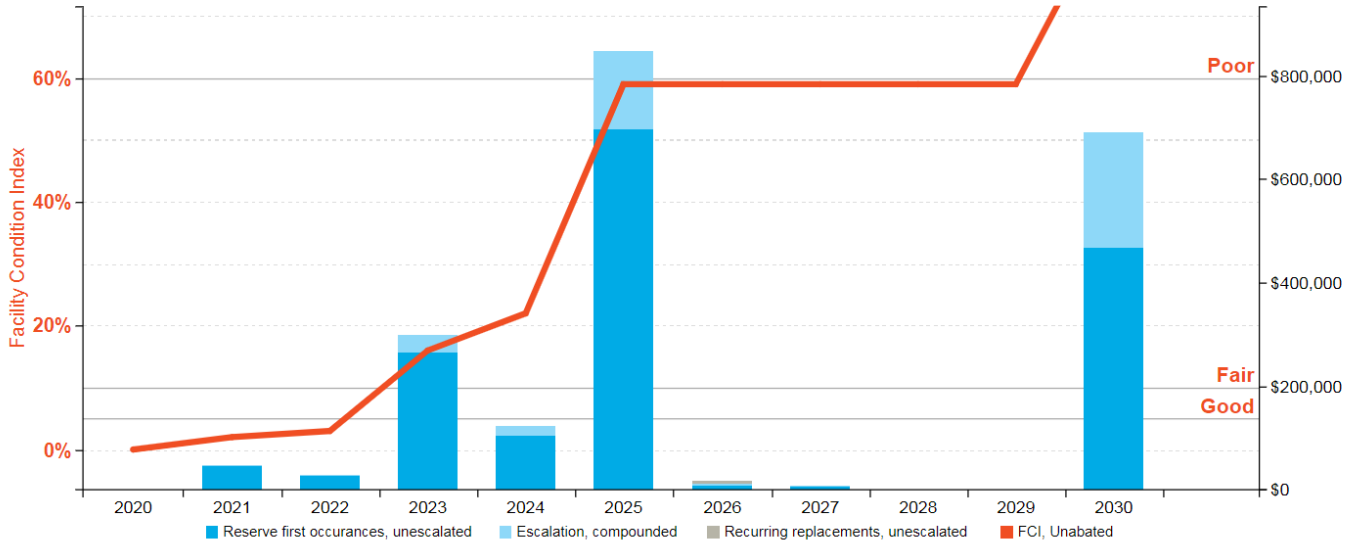
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	$29,300	$125,700	$28,500	-	$183,500
Roofing	-	$42,800	-	-	-	$42,800
Interiors	$600	$47,700	$60,000	$80,900	$156,500	$345,700
Plumbing	-	$93,100	$90,600	$10,300	$38,900	$232,900
Fire Suppression	-	$96,900	-	-	-	$96,900
HVAC	-	$61,200	$118,300	$7,700	$37,100	$224,300
Electrical	-	-	$445,000	$434,200	-	$879,200
Fire Alarm & Comm	-	-	$9,500	$37,600	$17,100	$64,200
Equipment/Special	-	-	$35,100	-	$52,000	$87,100
Site Development	-	-	-	$109,800	-	$109,800
Pavement	-	$5,200	$61,300	$6,300	$17,100	$89,900
Site Lighting	-	-	$24,900	-	$36,900	$61,800
TOTALS	**$600**	**$376,200**	**$970,400**	**$715,300**	**$355,600**	**$2,418,100**

The graph below indicates the capital expenditure needs of each year (reference left axis). The purple line forecasts what would happen to the FCI over time, assuming zero capital expenditures (reference right axis).

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 11-Fire Station #4

Replacement Value: $ 2,300,665; Inflation rate: 4.0%



13. Fire Station #5





Fire Station #5: Systems Summary		
Address	827 Sate Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1988	
Building Size	7,511 SF	
Number of Stories	Two	
Site Area	1.02 acres (estimated)	
Parking Spaces	16 total spaces all in open lots; none of which are accessible	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply EPDM membrane	Poor
Interiors	Walls: Painted gypsum board & CMU Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT	Fair

Fire Station #5: Systems Summary		
Elevators	None	--
Plumbing	Copper supply and PVC waste & venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boiler feeding hydronic baseboard radiators and suspended unit heaters Supplemental components: ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL Emergency: Diesel generator	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial clothing washer	Fair
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks	Fair
Site Development	Building-mounted signage, chain link fencing	Fair
Landscaping & Topography	Moderate landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HID Building-mounted: CFL	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Fire Station #5: Systems Summary

Key Issues & Findings	Asphalt parking lot has many large cracks. Chain link fencing is very old and damaged. Roofing materials are original and leaking. Interior VCT floor is old and has many loose tiles. Interior painted ceiling has peeling paint. There are water stained ceiling tiles.

Fire Station #5: Systems Expenditure Forecast

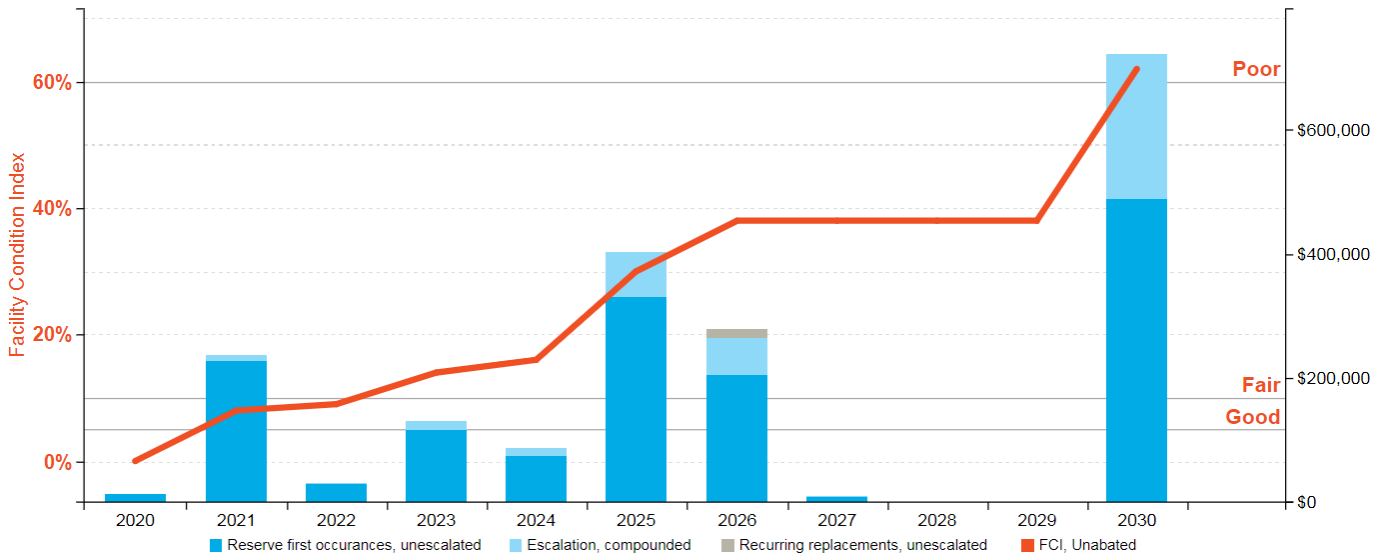
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	$33,300	$201,600	-	$10,400	$245,300
Roofing	-	$84,000	-	-	-	$84,000
Interiors	$13,000	$82,200	$49,300	$56,200	$306,500	$507,200
Plumbing	-	-	$29,000	$219,000	$35,200	$283,200
Fire Suppression	-	-	-	$38,400	-	$38,400
HVAC	-	$13,500	$199,800	$27,400	$99,900	$340,600
Electrical	-	$20,200	-	$598,500	$231,000	$849,800
Fire Alarm & Comm	-	-	-	$53,200	-	$53,200
Equipment/Special	-	$13,600	-	-	$20,100	$33,700
Site Lighting	-	-	$5,000	-	$7,400	$12,400
Site Development	-	$5,900	-	-	-	$5,900
Pavement	-	$146,800	$4,500	$19,400	$52,200	$222,900
TOTALS	**$13,000**	**$399,500**	**$489,200**	**$1,012,100**	**$762,700**	**$2,676,600**

The graph below indicates the capital expenditure needs of each year (reference left axis). The purple line forecasts what would happen to the FCI over time, assuming zero capital expenditures (reference right axis).

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 12-Fire Station #5

Replacement Value: $ 3,045,523; Inflation rate: 4.0%



14. Fire Station #6





Fire Station #6: Systems Summary		
Address	2209 State Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1997 / 2010	
Building Size	12,740 SF	
Number of Stories	Two	
Site Area	3.13 acres (estimated)	
Parking Spaces	Fifty-one total spaces all in open lots; three of which are accessible	
System	*Description*	*Condition*
Structure	Steel frame with wood roof trusses	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board & CMU Floors: Carpet, VCT & unfinished Ceilings: Painted gypsum board, ACT	Fair

Fire Station #6: Systems Summary		
Elevators	None	--
Plumbing	Copper supply and PVC waste & venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units and split-system air conditioning units Supplemental components: ductless split-systems and suspended gas unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: Diesel generator and UPS	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial clothing washer	Fair
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks, curbs	Fair
Site Development	Building-mounted signage	Fair
Landscaping & Topography	Moderate landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Fire Station #6: Systems Summary

Key Issues & Findings	Scattered acoustical ceiling tiles are water stained.

Fire Station #6: Systems Expenditure Forecast

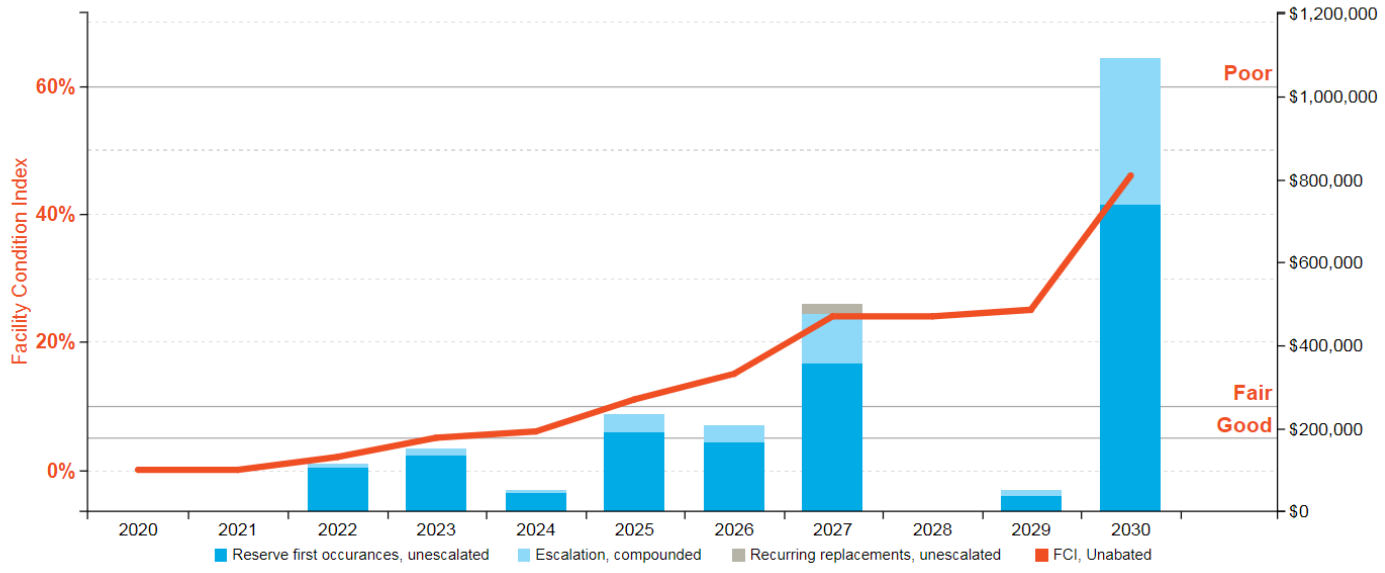
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	$17,800	$88,000	$105,800
Roofing	-	$31,200	-	$233,600	-	$264,800
Interiors	$700	$129,600	$75,900	$142,600	$469,000	$817,800
Plumbing	-	$5,200	$30,500	$145,500	$337,400	$518,500
Fire Suppression	-	-	$53,000	-	-	$53,000
HVAC	-	$74,300	$23,100	$629,700	$100,700	$827,800
Electrical	-	-	-	$305,700	$1,687,900	$1,993,500
Fire Alarm & Comm	-	-	$69,400	$10,700	-	$80,100
Equipment/Special	-	-	$33,800	-	$50,000	$83,800
Pavement	-	$25,100	-	$341,800	$82,500	$449,400
Site Lighting	-	-	-	$27,200	-	$27,200
TOTALS	**$700**	**$265,400**	**$285,700**	**$1,854,600**	**$2,815,500**	**$5,221,700**

The graph below indicates the capital expenditure needs of each year (reference left axis). The purple line forecasts what would happen to the FCI over time, assuming zero capital expenditures (reference right axis).

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 13-Fire Station #6

Replacement Value: $ 5,165,752; Inflation rate: 4.0%



15. Fire Station #7





Fire Station #7: Systems Summary		
Address	0 Spooner Street, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1906	
Building Size	3,952 SF	
Number of Stories	Two stories plus a basement	
Site Area	0.2 acres (estimated)	
Parking Spaces	Four total spaces all in open lots; none of which are accessible	
System	*Description*	*Condition*
Structure	Concrete columns and beams with cast-in-place concrete floor slabs	Good
Façade	Brick with wood windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board & CMU Floors: VCT, wood, sealed concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--

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Fire Station #7: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boiler feeding hydronic baseboard radiators and unit heater Window air conditioning units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL Emergency: Diesel generator	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Poor
Equipment/Special	Commercial clothing washer	Fair
Site Pavement	Asphalt lots with areas of concrete	Fair
Site Development	Building-mounted entrance signage	Fair
Landscaping & Topography	Limited landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	None	--
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	Wood windows are old with single panes of glass. Building has fire alarm or sprinkler systems. Dated plumbing system. Roof is old and leaking. Broken concrete floor in engine bay. Damaged drywall.	

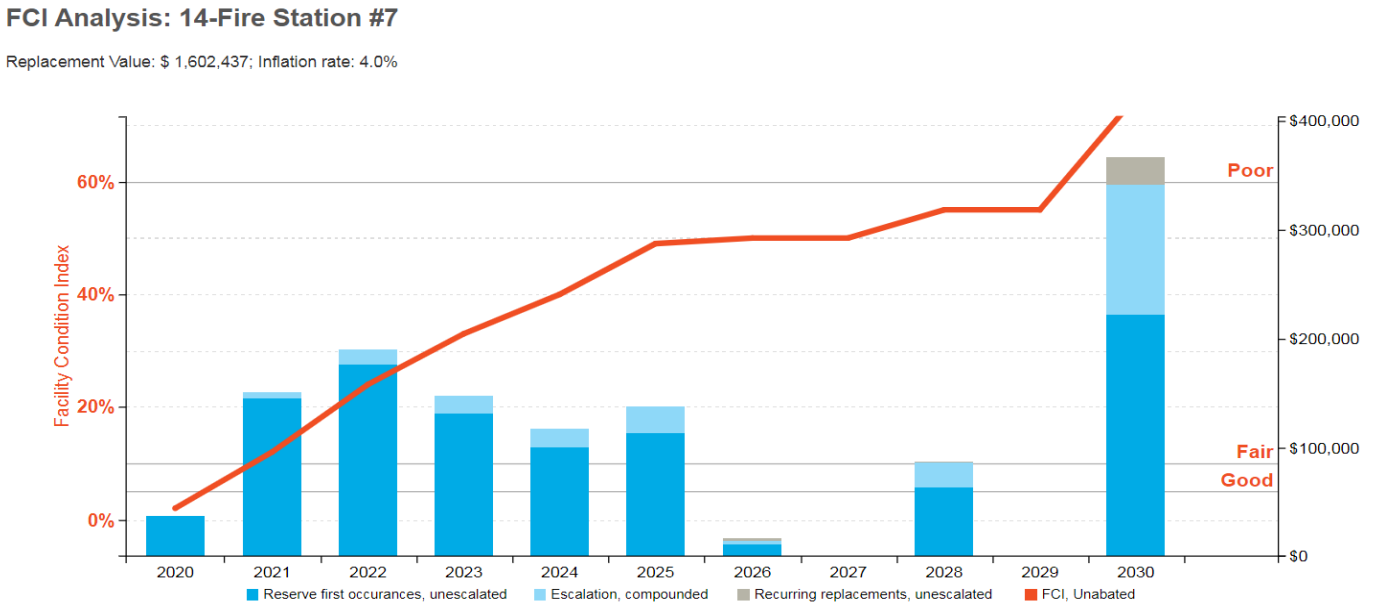
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Fire Station #7: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	$124,500	$2,200	-	$35,800	$162,400
Roofing	$32,100	-	-	-	-	$32,100
Interiors	$4,700	$144,400	$6,300	$39,100	$140,200	$334,600
Plumbing	-	$52,400	$2,800	$13,300	$7,400	$76,000
Fire Suppression	-	$129,800	-	-	-	$129,800
HVAC	-	$15,300	$86,900	$61,900	$32,000	$196,100
Electrical	-	-	$97,700	$353,100	-	$450,900
Fire Alarm & Comm	-	$19,900	-	-	-	$19,900
Equipment/Special	-	-	$33,800	-	$50,000	$83,800
Pavement	-	$2,500	$25,000	$3,000	$8,100	$38,600
TOTALS	**$36,800**	**$488,800**	**$254,700**	**$470,400**	**$273,500**	**$1,524,200**

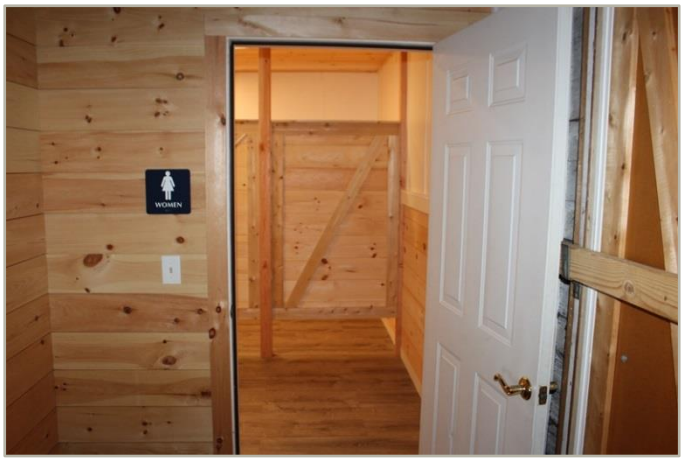
The graph below indicates the capital expenditure needs of each year (reference left axis). The purple line forecasts what would happen to the FCI over time, assuming zero capital expenditures (reference right axis).

Needs by Year with Unaddressed FCI Over Time



16. Fresh Pond Bath House





Fresh Pond Bath House: Systems Summary		
Address	220 Bartlett Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1960 (estimated)	
Building Size	785 SF	
Number of Stories	One	
Site Area	9.8 acres (estimated)	
Parking Spaces	23 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete blocks with raised floor	Good
Façade	Painted wood with covered windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board & Unfinished wood Floors: Laminate wood Ceilings: Unfinished/exposed	Good
Elevators	None	--

Fresh Pond Bath House: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Restroom exhaust fans	Good
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Asphalt lots	Fair
Site Development	Property entrance signage Playground with swing set	Fair
Landscaping & Topography	No significant landscaping features Low to moderate site slopes throughout	Fair
Utilities	Municipal water; On-site septic tanks Local utility-provided electric	Good
Site Lighting	None	--
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property	
Key Issues & Findings	Roadways need repaving and striping; exterior lighting should be provided for security issues.	

Fresh Pond Bath House: Systems Expenditure Forecast

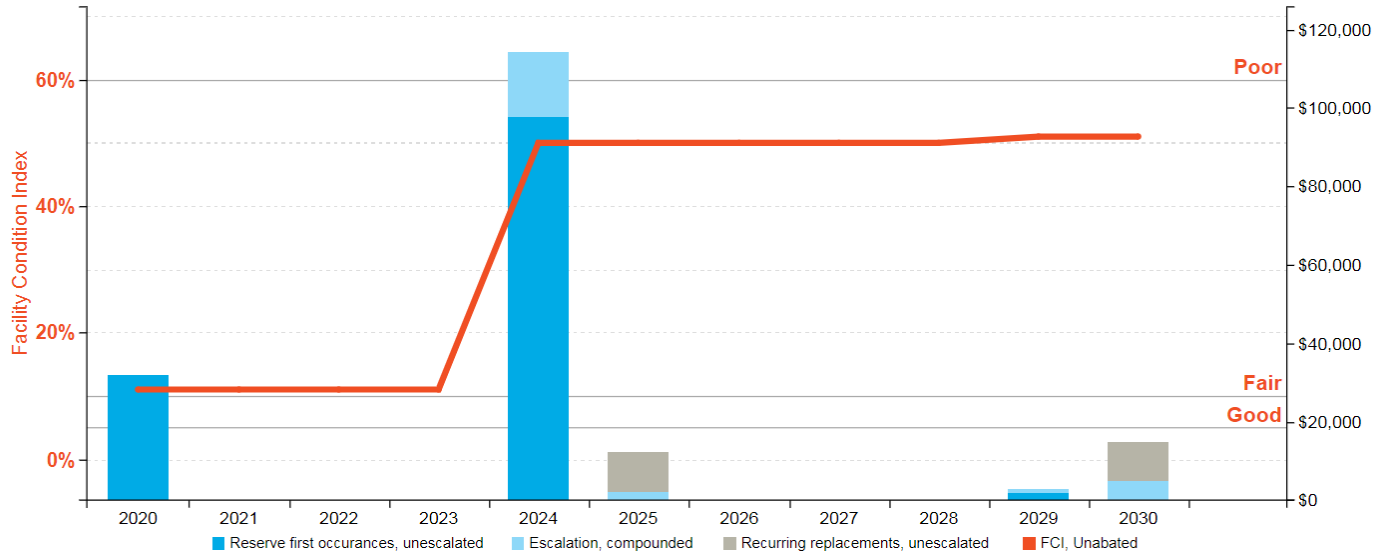
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	$7,500	-	$11,100	$18,600
Roofing	-	-	-	-	-	-
Interiors	-	-	-	-	$6,900	$6,900
Plumbing	-	-	-	$2,700	$12,600	$15,300
HVAC	-	-	-	-	$5,600	$5,600
Electrical	$7,600	-	-	-	$22,100	$29,600
Pavement	$10,100	-	$114,200	$14,900	$40,300	$179,500
Site Development	-	-	$4,900	-	-	$4,900
Accessibility	$14,200	-	-	-	-	$14,200
TOTALS	**$31,900**	**-**	**$126,600**	**$17,600**	**$98,600**	**$274,600**

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

Needs by Year with Unaddressed FCI Over Time

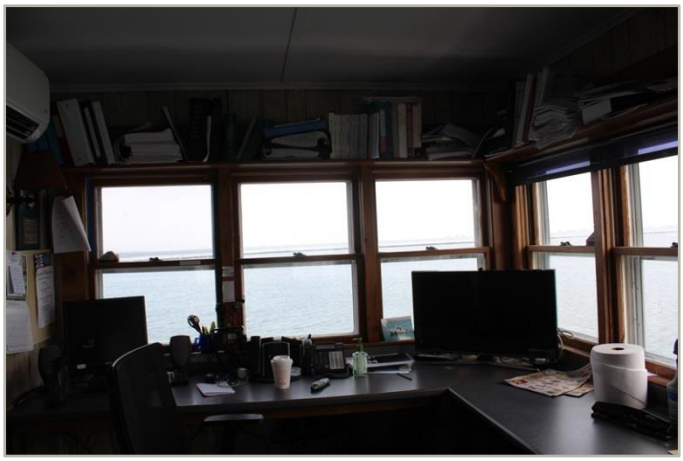
FCI Analysis: 15-Fresh Pond Bath House

Replacement Value: $ 290,067; Inflation rate: 4.0%



17. Harbor Master





Harbor Master: Systems Summary		
Address	11 Town Wharf, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1950 (estimated)	
Building Size	600 SF	
Number of Stories	Two	
Site Area	0.01 acres (estimated)	
Parking Spaces	None	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete wharf	Good
Façade	Wood siding with vinyl windows	Poor
Roof	Primary: Saltbox construction with asphalt shingles	Fair
Interiors	Walls: Wood panel Floors: Carpet, laminate Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--

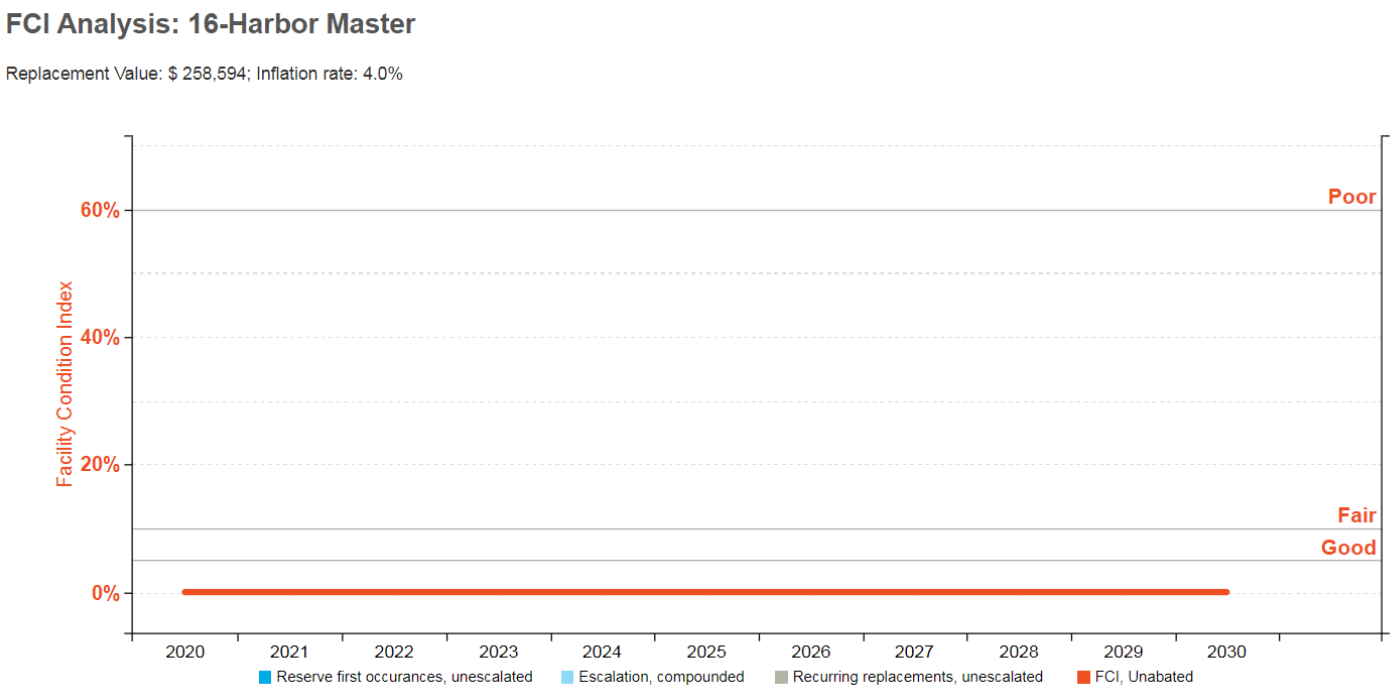
Harbor Master: Systems Summary		
Plumbing	Copper supply No hot water One service sink	Fair
HVAC	Electric baseboard heaters and wall cabinet unit Supplemental components: ductless split-system	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-12, CFL	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	None	--
Site Development	Building-mounted signage	Fair
Landscaping & Topography	None	--
Utilities	Municipal water Local utility-provided electric	Good
Site Lighting	Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	The exterior shakes are beginning to dry rot and deteriorate. Replacement is recommended in the near term. The interior finishes are somewhat worn and dated, replacements are recommended. The interior ceiling will need repairs in the short term.	

Harbor Master: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-	$75,900	$75,900
Roofing	-	-	-	-	$6,000	$6,000
Interiors	-	-	-	-	$23,900	$23,900
Plumbing	-	-	-	-	$2,300	$2,300
Fire Suppression	-	-	-	-	$4,300	$4,300
HVAC	-	-	-	-	$34,400	$34,400
Electrical	-	-	-	-	$115,800	$115,800
Equipment/Special	-	-	-	-	$5,600	$5,600
TOTALS	**-**	**-**	**-**	**-**	**$268,200**	**$268,200**

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

Needs by Year with Unaddressed FCI Over Time



18. Hedges Pond Great Hall





Hedges Pond Great Hall: Systems Summary		
Address	158 Hedges Pond Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1930	
Building Size	5,205 SF	
Number of Stories	One	
Site Area	0.72 acres (estimated)	
Parking Spaces	Three spaces in one open lot; All are accessible	
System	*Description*	*Condition*
Structure	Conventional wood frame structure	Good
Façade	Wood siding with window openings and shutters (no glass)	Poor
Roof	Primary: Gable construction with asphalt shingles	Poor
Interiors	Walls: Exposed wood Floors: Hardwood Ceilings: Exposed structure	Fair
Elevators	None	--

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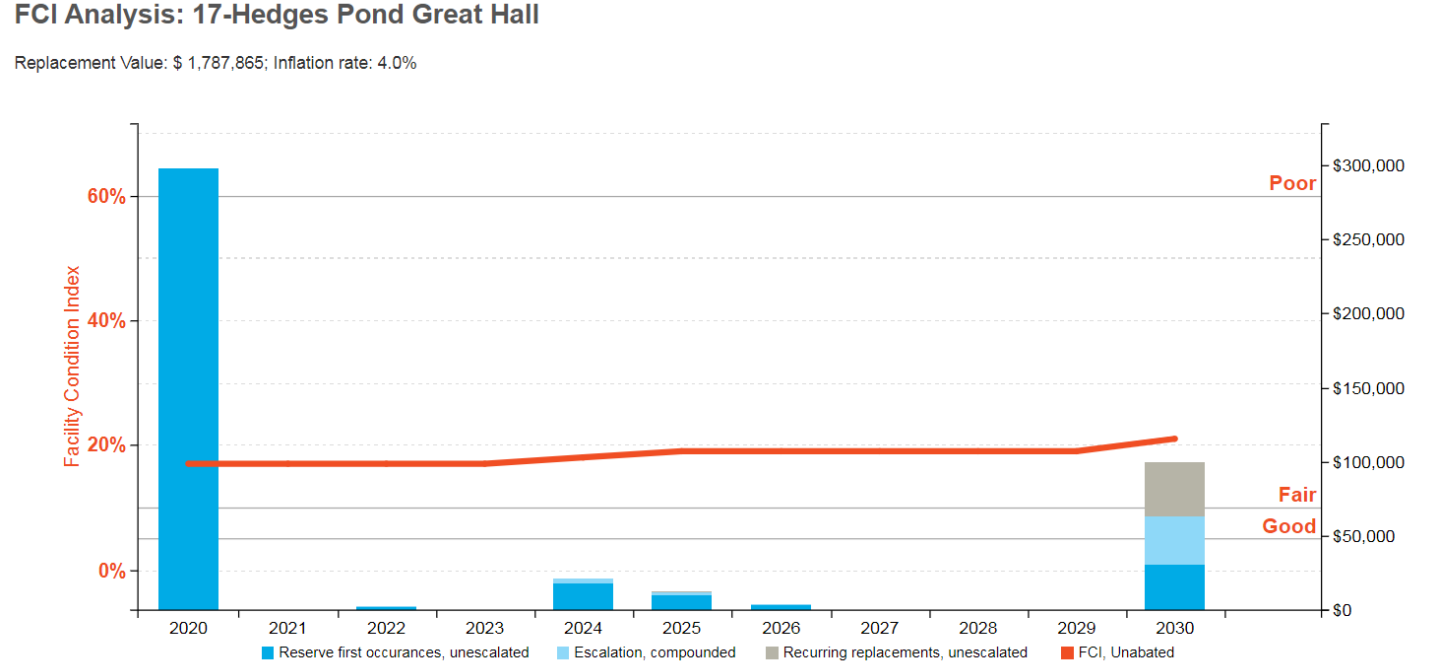
Hedges Pond Great Hall: Systems Summary		
Plumbing	Copper supply No hot water currently Two restrooms, one commercial kitchen	Fair
HVAC	Exhaust fans only	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, Incandescent	Fair
Fire Alarm	Exit signs and emergency lighting only	Poor
Equipment/Special	Some commercial kitchen equipment	Poor
Site Pavement	Asphalt lot	--
Site Development	None associated with building; Park contains benches, playgrounds, playing courts	--
Landscaping & Topography	Limited landscaping features Low to moderate site slopes throughout	Good
Utilities	Municipal water Local utility-provided electric	Good
Site Lighting	Building-mounted: Incandescent, metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	Damage to exterior walls and roof, deteriorated exterior doors, degraded asphalt shingles, inadequate exterior and interior lighting, outdated commercial kitchen equipment, significant damage to wood strip floor in places, outdated fire safety components, aged toilets, faded markings on asphalt pavement.	

Hedges Pond Great Hall: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	$3,200	-	-	-	-	$3,200
Facade	$24,200	-	-	$17,500	$25,900	$67,600
Roofing	$38,200	-	-	-	-	$38,200
Interiors	$20,900	-	-	$26,600	$39,300	$86,800
Plumbing	$2,300	-	$2,300	$20,300	$5,000	$29,800
HVAC	$2,200	-	-	$4,200	$4,000	$10,400
Electrical	$193,700	-	$8,800	$2,000	$19,300	$223,700
Equipment/Special	$12,800	-	$22,500	$27,800	$65,700	$128,800
Pavement	$400	-	$500	$5,900	$1,600	$8,400
Site Lighting	-	$2,600	-	-	$3,900	$6,500
TOTALS	**$297,900**	**$2,600**	**$34,100**	**$104,300**	**$164,700**	**$603,400**

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

Needs by Year with Unaddressed FCI Over Time



19. Little Red School House





Little Red School House: Systems Summary		
Address	1144 Long Pond Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1900 (estimated)	
Building Size	837 SF	
Number of Stories	One	
Site Area	0.55 acres (estimated)	
Parking Spaces	12 total spaces all in open lots; 1 of which is accessible	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete foundation walls with raised floor	Good
Façade	Painted wood with vinyl windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board, vinyl and wood Floors: VCT, wood planks Ceilings: Painted gypsum board, plaster	Fair
Elevators	None	--

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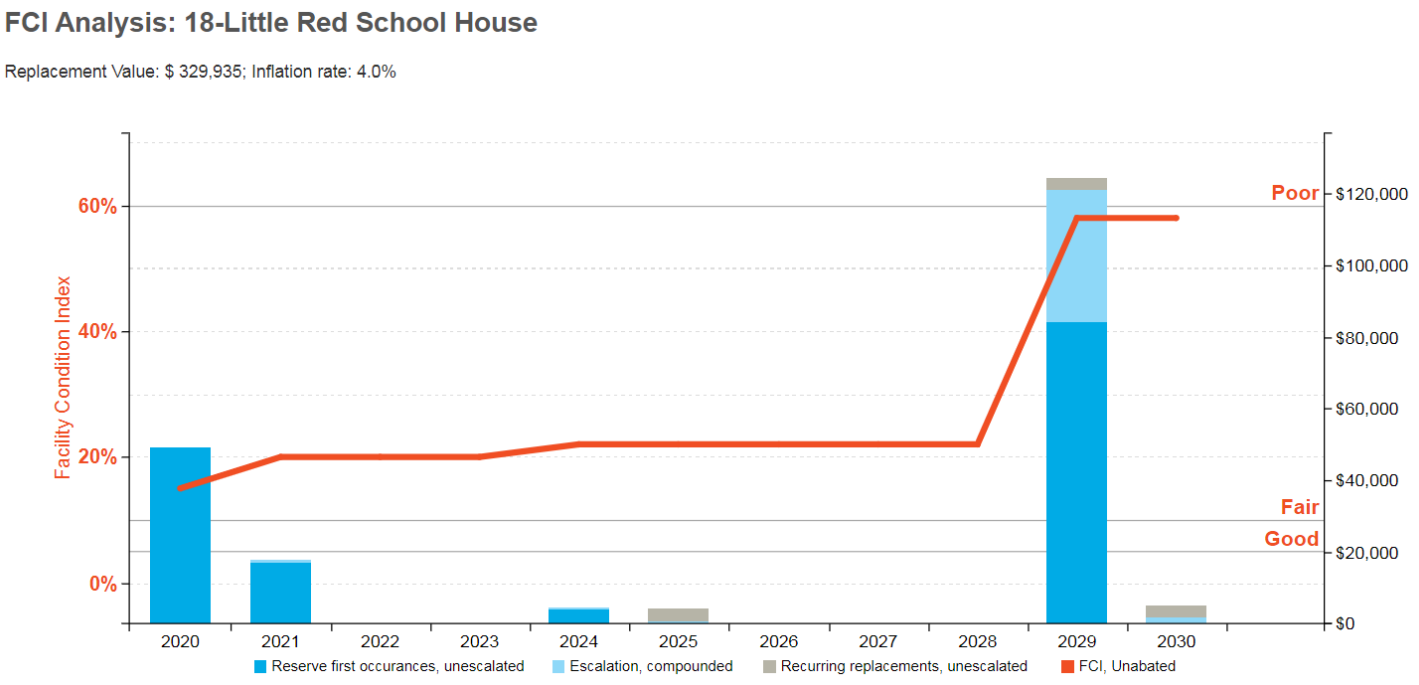
Little Red School House: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system furnace	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lot with areas of gravel and aggregate	Poor
Site Development	Chain link fencing	Fair
Landscaping & Topography	No significant landscaping features Low to moderate site slopes throughout	Fair
Utilities	On-site wells and septic tanks Local utility-provided electric with local propane tanks	Fair
Site Lighting	Building-mounted: halogen	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	Roadway and parking areas need significant amounts of work, property is lacking proper signage, defibrillator is missing from the AED cabinet	

Little Red School House: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	$2,200	-	-	$2,200
Facade	-	$7,100	-	-	$10,500	$17,600
Roofing	-	-	-	-	-	-
Interiors	-	$10,700	-	$4,900	$17,800	$33,400
Plumbing	-	-	-	$81,800	-	$81,800
Fire Suppression	-	-	$2,400	-	$4,300	$6,600
HVAC	-	-	-	-	$54,700	$54,700
Electrical	-	-	-	$20,900	$120,900	$141,800
Fire Alarm & Comm	-	-	-	$16,900	-	$16,900
Equipment/Special	$2,700	-	$3,300	$4,000	$10,700	$20,600
Site Development	$16,300	-	-	-	$71,000	$87,300
Pavement	$30,300	-	$900	$1,100	$44,900	$77,100
TOTALS	**$49,300**	**$17,800**	**$8,800**	**$129,600**	**$334,800**	**$540,000**

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

Needs by Year with Unaddressed FCI Over Time



20. Main Library





Main Library: Systems Summary		
Address	132 South Street; Plymouth MA 02360	
Constructed/ Renovated	1991	
Building Size	68,184 SF	
Number of Stories	Two	
Site Area	4.5 acres (estimated)	
Parking Spaces	99 total spaces all in open lots; 5 of which are accessible	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks	Good
Façade	Brick with steel windows	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board & CMU Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: 2 cars serving 2 floors	Fair

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Main Library: Systems Summary		
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boiler feeding hydronic air handlers and baseboard radiator terminal units Individual package rooftop units Supplemental components: suspended unit heaters	Fair
Fire Suppression	Dry-pipe and Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, T-5, CFL Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, brick garden enclosure	Fair
Landscaping & Topography	Limited landscaping features Irrigation present Low to moderate site slopes throughout Severe site slope along Nook Road boundary	Fair
Utilities	Municipal water and sewer On-site well for irrigation Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: halogen	Fair
Ancillary Structures	Storage/utility shed	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Main Library: Systems Summary

Key Issues & Findings	Roof and skylights are beginning to leak, air conditioner in History Office has failed, there are minor ADA issues to address, parts of the interior ceiling need replacement, the sprinkler system backflow preventer has failed and needs repair, the parking lot will need resurfacing and restriping in the near term.

Main Library: Systems Expenditure Forecast

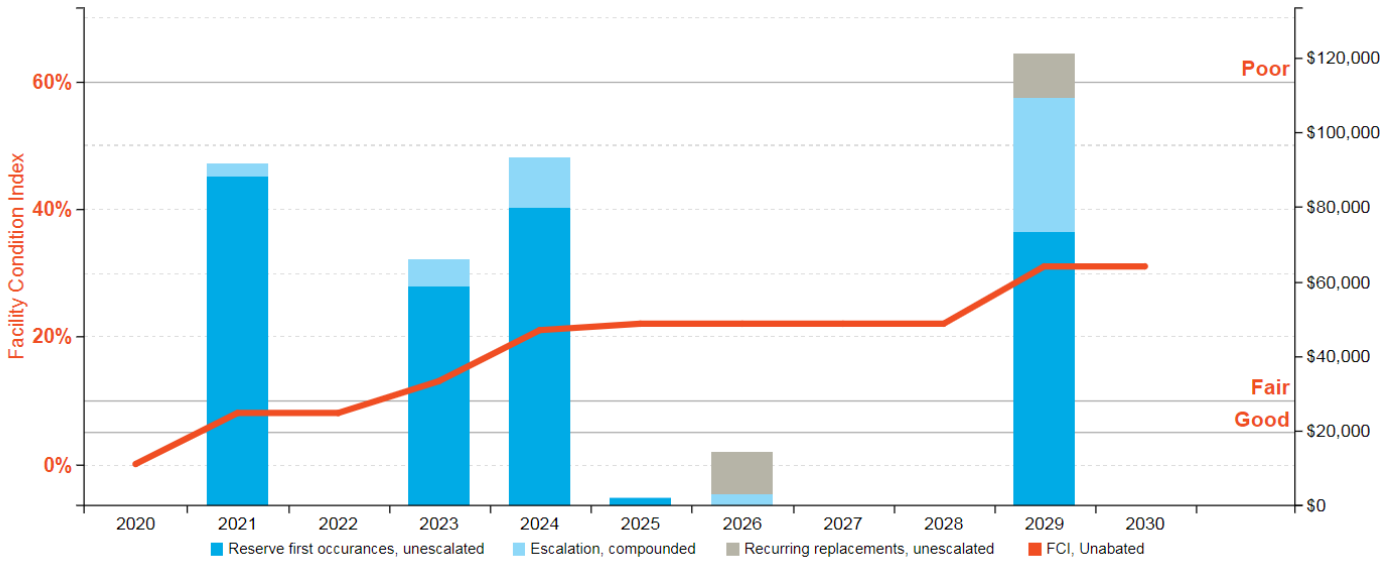
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	$60,400	-	-	-	$60,400
Facade	-	$49,400	$323,400	-	$73,100	$445,800
Roofing	-	-	-	-	$738,100	$738,100
Interiors	$6,900	$677,600	$76,300	$676,800	$1,291,800	$2,729,600
Elevators	-	-	$557,000	-	-	$557,000
Plumbing	$18,100	$2,500	$53,100	$61,700	$2,863,100	$2,998,400
Fire Suppression	-	$178,900	$13,500	-	$24,200	$216,600
HVAC	$42,800	-	$1,087,900	$60,500	$109,300	$1,300,500
Electrical	-	$1,243,000	$30,500	$220,100	$5,471,200	$6,964,800
Fire Alarm & Comm	-	-	$48,300	$434,500	$86,900	$569,600
Equipment/Special	-	$2,800	-	$3,400	$9,100	$15,300
Site Development	-	$47,400	-	-	-	$47,400
Pavement	-	$433,200	-	$54,700	$147,600	$635,600
Site Lighting	-	-	$88,000	-	-	$88,000
TOTALS	**$67,800**	**$2,695,200**	**$2,278,000**	**$1,511,700**	**$10,814,400**	**$17,367,100**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 20-Manomet Library Branch

Replacement Value: $ 1,168,397; Inflation rate: 4.0%



21. Manomet Library Branch





Manomet Library Branch: Systems Summary		
Address	12 Strand Avenue, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1950/2004	
Building Size	2,914 SF	
Number of Stories	One	
Site Area	0.57 acres (estimated)	
Parking Spaces	20 total spaces all in open lots; 2 of which are accessible	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete perimeter wall footings	Good
Façade	Wood siding with vinyl windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--

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Manomet Library Branch: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Central furnace system with split system condensing units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage	Fair
Landscaping & Topography	Limited landscaping features Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric with local propane tanks	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: halogen	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	Building lacks fire suppression, 15 years since last interior renovation, fire alarm components will need updating in the near term.	

Manomet Library Branch: Systems Expenditure Forecast

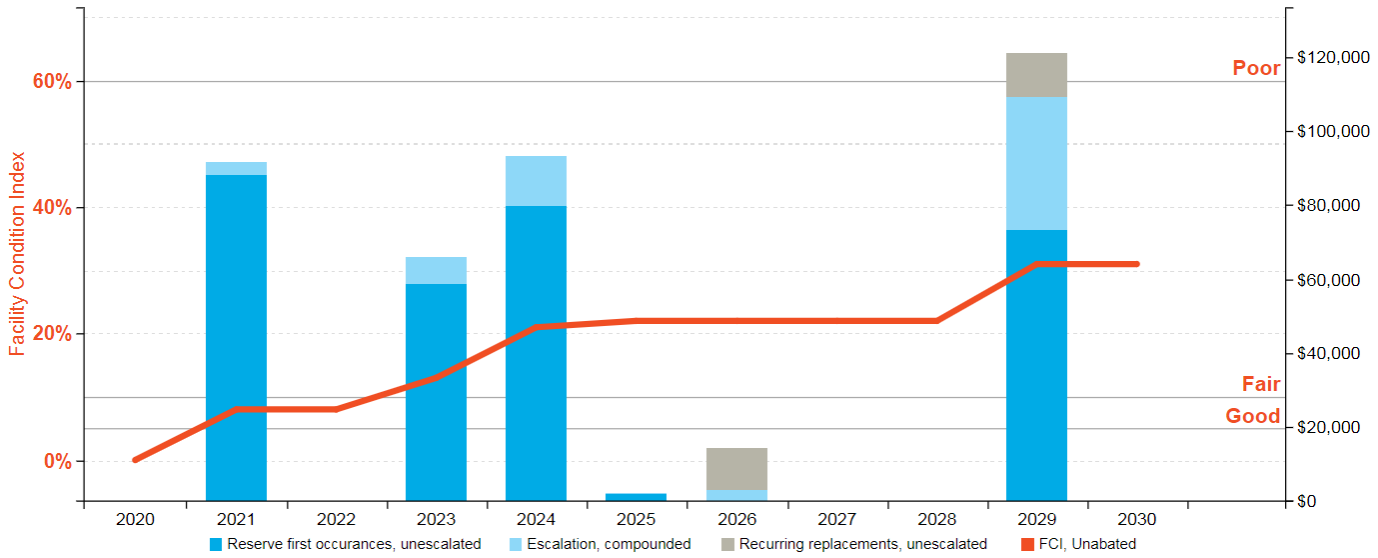
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	$7,300	$92,900	$100,200
Roofing	-	-	-	-	$55,500	$55,500
Interiors	-	$42,700	-	$16,800	$68,000	$127,500
Plumbing	-	-	$5,100	$15,500	$8,300	$29,000
Fire Suppression	-	$49,700	$3,200	-	$5,700	$58,600
HVAC	-	$31,400	-	-	$82,100	$113,500
Electrical	-	-	-	$81,400	$26,000	$107,400
Fire Alarm & Comm	-	$22,000	-	-	$15,200	$37,200
Equipment/Special	-	$2,800	-	$3,400	$9,100	$15,300
Pavement	-	$9,000	$87,300	$10,900	$29,500	$136,800
Site Development	-	-	-	-	$28,300	$28,300
TOTALS	**-**	**$157,600**	**$95,600**	**$135,300**	**$420,600**	**$809,300**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 20-Manomet Library Branch

Replacement Value: $ 1,168,397; Inflation rate: 4.0%



22. Manomet Transfer Station





Manomet Transfer Station: Systems Summary		
Address	350 Beaver Dam Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1980 (estimated)	
Building Size	216 SF	
Number of Stories	One	
Site Area	17.6 acres (estimated)	
Parking Spaces	There are no designated parking spaces	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on CMU blocks with raised floor	Fair
Façade	Painted wood with vinyl windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted OSB Floors: VCT Ceilings: Painted OSB	Fair
Elevators	None	--

Manomet Transfer Station: Systems Summary		
Plumbing	None (Port-a-Potty)	--
HVAC	Electric strip heaters, window a/c	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Asphalt lots with areas of concrete	Fair
Site Development	Property entrance signage, wood fencing	Fair
Landscaping & Topography	No significant landscaping features Stone retaining walls Low to moderate site slopes throughout	Fair
Utilities	Local utility-provided electric	Fair
Site Lighting	Building-mounted: metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	The strip heater is corrosion damaged and may present a hazard.	

Manomet Transfer Station: Systems Summary

Manomet Transfer Station: Systems Expenditure Forecast

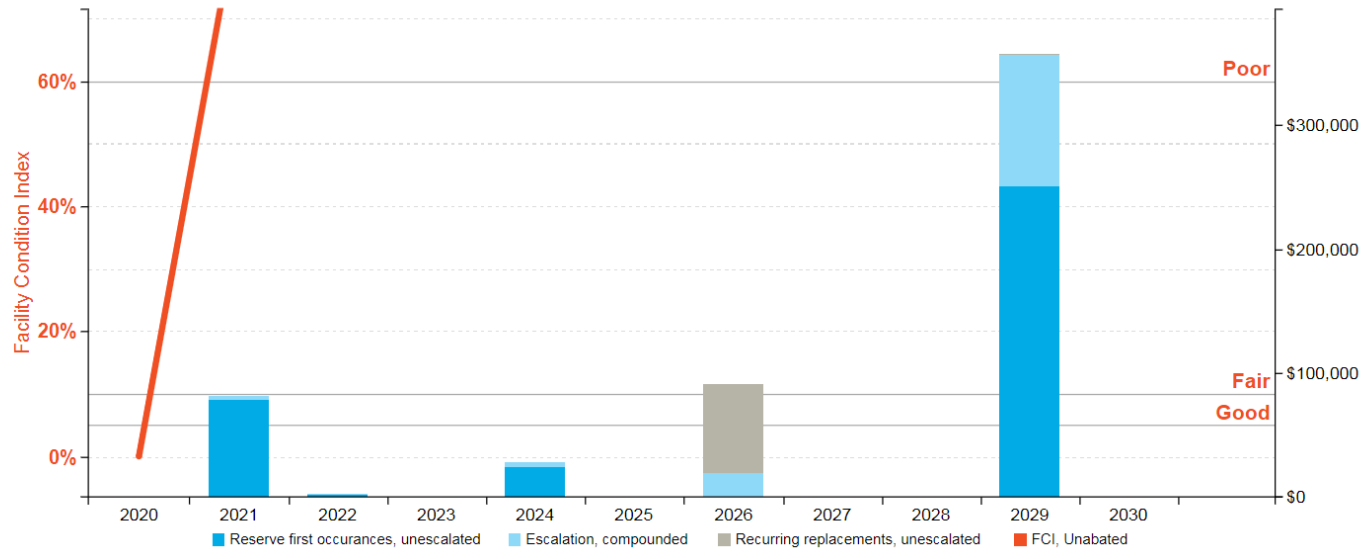
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	$2,300	-	-	$4,100	$6,400
Facade	-	$3,400	-	$11,200	$5,000	$19,600
Roofing	-	-	$2,700	-	-	$2,700
Interiors	-	$2,900	-	$1,200	$5,300	$9,400
Fire Suppression	-	-	$800	-	$1,400	$2,200
HVAC	$300	-	$800	-	-	$1,200
Electrical	-	-	$4,400	$19,600	$54,700	$78,700
Equipment/Special	-	-	-	$135,000	-	$135,000
Pavement	-	$75,000	-	$91,200	$246,000	$412,200
Site Development	-	-	$19,100	$190,600	-	$209,700
TOTALS	**$300**	**$83,600**	**$27,800**	**$448,800**	**$316,500**	**$877,100**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 21-Manomet Transfer Station

Replacement Value: $ 93,094; Inflation rate: 4.0%



23. Manomet Youth Center





Manomet Youth Center: Systems Summary		
Address	659 State Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1935 (estimated)	
Building Size	6,220 SF	
Number of Stories	Two	
Site Area	0.8 acres (estimated)	
Parking Spaces	The parking area is unmarked	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete wall footings with raised floor	Good
Façade	Wood siding with vinyl windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted wood, painted concrete, painted brick Floors: Laminate, parquetry, epoxy, concrete Ceilings: Painted gypsum board, spline	Fair

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Manomet Youth Center: Systems Summary		
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Propane water heaters Toilets and sinks in all restrooms	Fair
HVAC	Central system with oil fired hot water boiler feeding hydronic baseboard radiators and cabinets Supplemental components: ductless split-systems and suspended hydronic unit heaters	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lot	Fair
Site Development	Property entrance signage	Fair
Landscaping & Topography	No significant landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric with local propane tanks	Good
Site Lighting	Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property	

Manomet Youth Center: Systems Summary

Key Issues & Findings	Exterior shingle shakes need replacing soon as well as a couple of windows in the front of the building.

Manomet Youth Center: Systems Expenditure Forecast

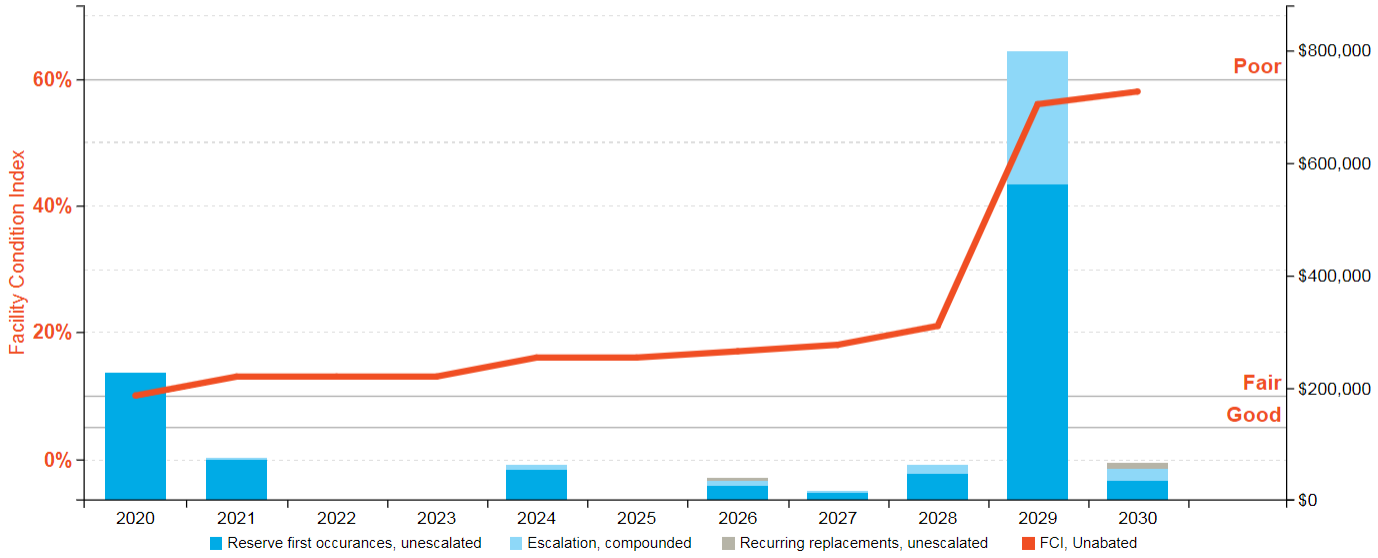
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$13,600	$33,000	-	$16,100	$36,300	$99,100
Roofing	-	-	-	$47,600	-	$47,600
Interiors	-	-	-	$95,200	$137,300	$232,500
Plumbing	-	-	$2,800	$670,400	$13,200	$686,400
Fire Suppression	-	-	$2,400	-	$4,300	$6,600
HVAC	-	$35,700	$5,200	$78,200	-	$119,200
Electrical	-	-	-	-	$16,400	$16,400
Fire Alarm & Comm	-	-	$52,700	-	$17,100	$69,800
Site Development	-	-	-	-	$31,800	$31,800
Pavement	-	$6,000	-	$78,100	$19,700	$103,800
Accessibility	$212,300	-	-	-	-	$212,300
TOTALS	**$225,900**	**$74,700**	**$63,100**	**$985,600**	**$276,100**	**$1,625,500**

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

Needs by Year with Unaddressed FCI Over Time

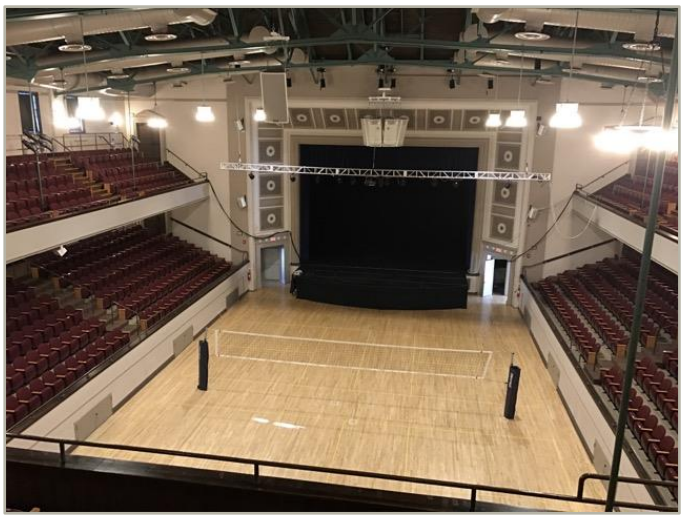
FCI Analysis: 22-Manomet Youth Center

Replacement Value: $ 2,298,368; Inflation rate: 4.0%



24. Memorial Hall





Memorial Hall: Systems Summary		
Address	83 Court Street, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1926 / 2012	
Building Size	27,176 SF	
Number of Stories	Two stories plus a basement	
Site Area	2.05 acres (estimated)	
Parking Spaces	128 total spaces all in open lots; 5 of which are accessible	
System	*Description*	*Condition*
Structure	Steel frame with steel roof trusses	Good
Façade	Brick with wood windows	Poor
Roof	Primary: Hip construction with asphalt shingles Secondary: Hip construction with slate covering Tertiary: Single-ply EPDM	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, wood strip, ceramic tile Ceilings: Painted gypsum board, ACT	Fair

Memorial Hall: Systems Summary		
Elevators	Hydraulic: one car serving all three floors One wheelchair lift	Fair
Plumbing	Copper supply and cast iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers, chiller, and air handlers feeding hydronic baseboard radiators, cabinets and unit heaters (new chiller to be installed this year) Supplemental components: ductless split-systems	Poor
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL Emergency: Natural gas generator and UPS	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks, curbs, and stairs	Fair
Site Development	Property entrance signage, wrought iron fencing	Fair
Landscaping & Topography	Limited landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: metal halide	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Memorial Hall: Systems Summary

Key Issues & Findings	Wood floor needs to be sanded soon. Roof pergola needs painting soon. Windows and exterior doors are very old and leaking air. Interior walls have peeling paint. Asphalt parking has extensive cracks. Stone exterior stair at front entrance need caulking of joints. Missing chiller reported to be installed this year. Missing kitchen exhaust hood with fire suppression. Some sidewalk concrete slabs are broken and displaced.

Memorial Hall: Systems Expenditure Forecast

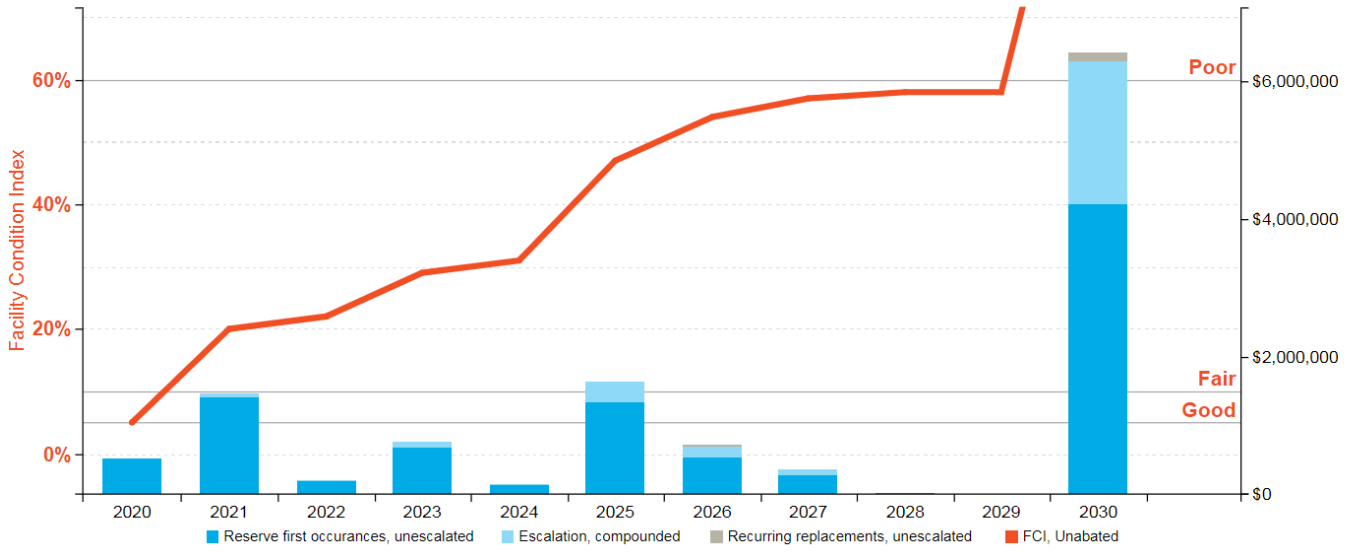
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	$3,300	-	-	-	-	$3,300
Facade	$473,000	$781,800	$40,500	$4,000	$51,800	$1,351,200
Roofing	-	-	$420,100	$85,700	-	$505,700
Interiors	$2,300	$544,200	-	$1,378,600	$815,700	$2,740,900
Elevators	-	-	$38,400	$666,500	-	$705,000
Plumbing	-	-	$17,500	$1,245,500	$51,900	$1,314,800
Fire Suppression	$8,400	-	$109,200	-	$15,200	$132,800
HVAC	-	$717,000	$359,500	$1,697,600	$44,400	$2,818,500
Electrical	-	-	$761,800	$2,099,800	-	$2,861,600
Fire Alarm & Comm	-	$43,300	-	$153,900	$78,000	$275,300
Equipment/Special	$14,400	-	$35,700	-	$90,200	$140,300
Pavement	$2,000	$344,400	-	$98,800	$117,300	$562,600
Site Development	-	$3,800	-	$48,300	-	$52,200
Site Lighting	-	-	-	$53,500	-	$53,500
Follow-up Studies	$10,800	-	-	-	-	$10,800
TOTALS	**$514,200**	**$2,434,500**	**$1,782,700**	**$7,532,200**	**$1,264,500**	**$13,528,500**

The graph below indicates the capital expenditure needs of each year (reference left axis). The purple line forecasts what would happen to the FCI over time, assuming zero capital expenditures (reference right axis).

Needs by Year with Unaddressed FCI Over Time

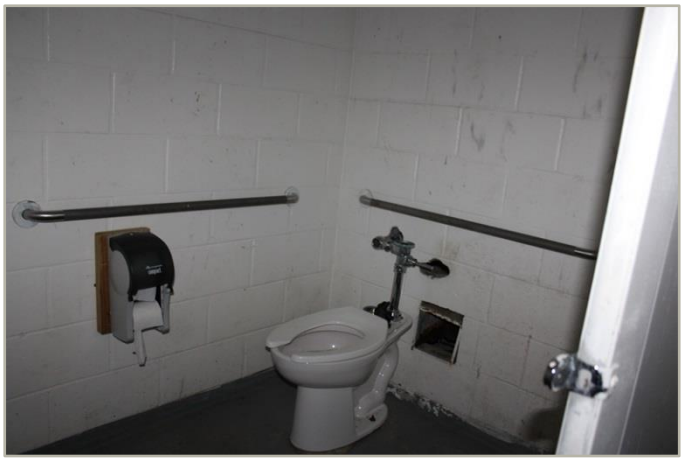
FCI Analysis: 23-Memorial Hall

Replacement Value: $ 10,041,804; Inflation rate: 4.0%



25. Morton Park Bath House





Morton Park Bath House: Systems Summary		
Address	Morton Park Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1960 (estimated)	
Building Size	945 SF	
Number of Stories	One	
Site Area	175 acres (estimated)	
Parking Spaces	No delineated parking spaces; 2 spaces for ADA	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood-framed roof	Good
Façade	Painted CMU with wood windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted CMU Floors: Concrete Ceilings: Painted plywood	Fair
Elevators	None	--

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Morton Park Bath House: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Electric domestic water heater Toilets and sinks in all restrooms	Fair
HVAC	None	--
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: incandescent	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Concrete patio	Fair
Site Development	None	--
Landscaping & Topography	No significant landscaping features	--
Utilities	Municipal water On-site septic tank Local utility-provided electric	Good
Site Lighting	None	--
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property	
Key Issues & Findings	Windows need replacements in the near term. Floor paint should be upgraded to non-slip epoxy coating.	

Morton Park Bath House: Systems Expenditure Forecast

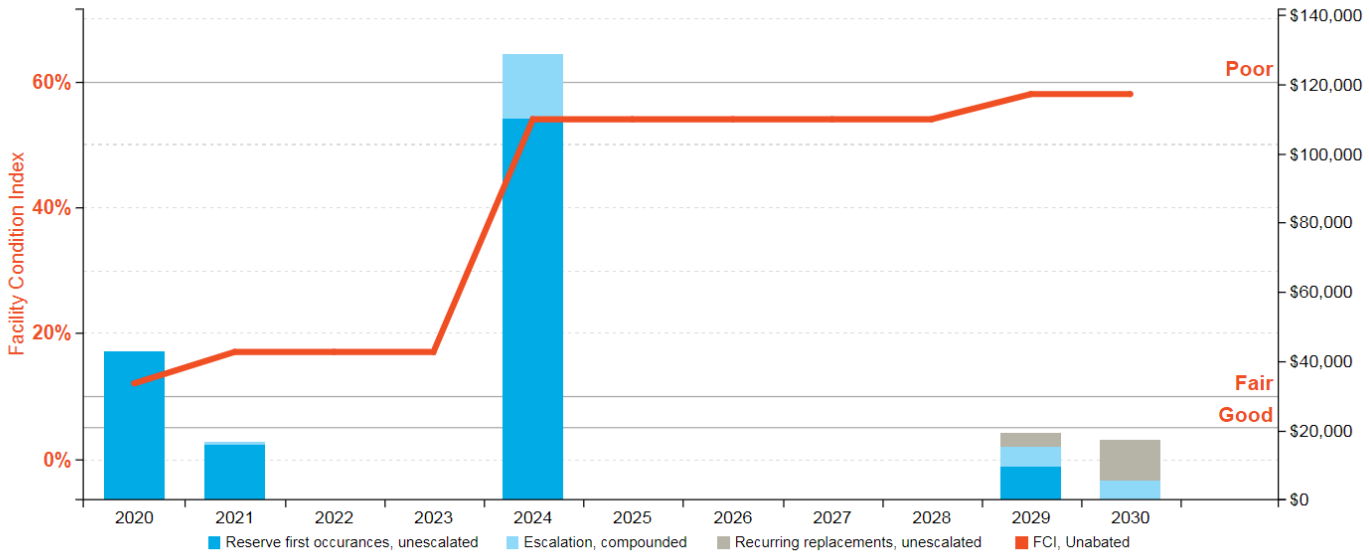
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$16,900	$7,900	$4,200	-	$11,700	$40,700
Roofing	-	-	-	-	-	-
Interiors	$11,600	$6,700	$7,500	$22,700	$36,900	$85,400
Plumbing	-	$2,000	$29,200	$13,800	$3,600	$48,500
Electrical	-	-	$87,800	-	-	$87,800
Accessibility	$14,200	-	-	-	-	$14,200
TOTALS	**$42,700**	**$16,600**	**$128,700**	**$36,500**	**$52,200**	**$276,600**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 24-Morton Park Bathhouse

Replacement Value: $ 349,189; Inflation rate: 4.0%



26. Nelson Park Restrooms/Concession





Nelson Park Restrooms/Concession: Systems Summary		
Address	255 Water Street, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1992	
Building Size	1,011 SF	
Number of Stories	One	
Site Area	0.5 acres (estimated)	
Parking Spaces	None	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Painted wood with wood windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted FRP Floors: Painted concrete Ceilings: Painted plywood	Fair
Elevators	None	--

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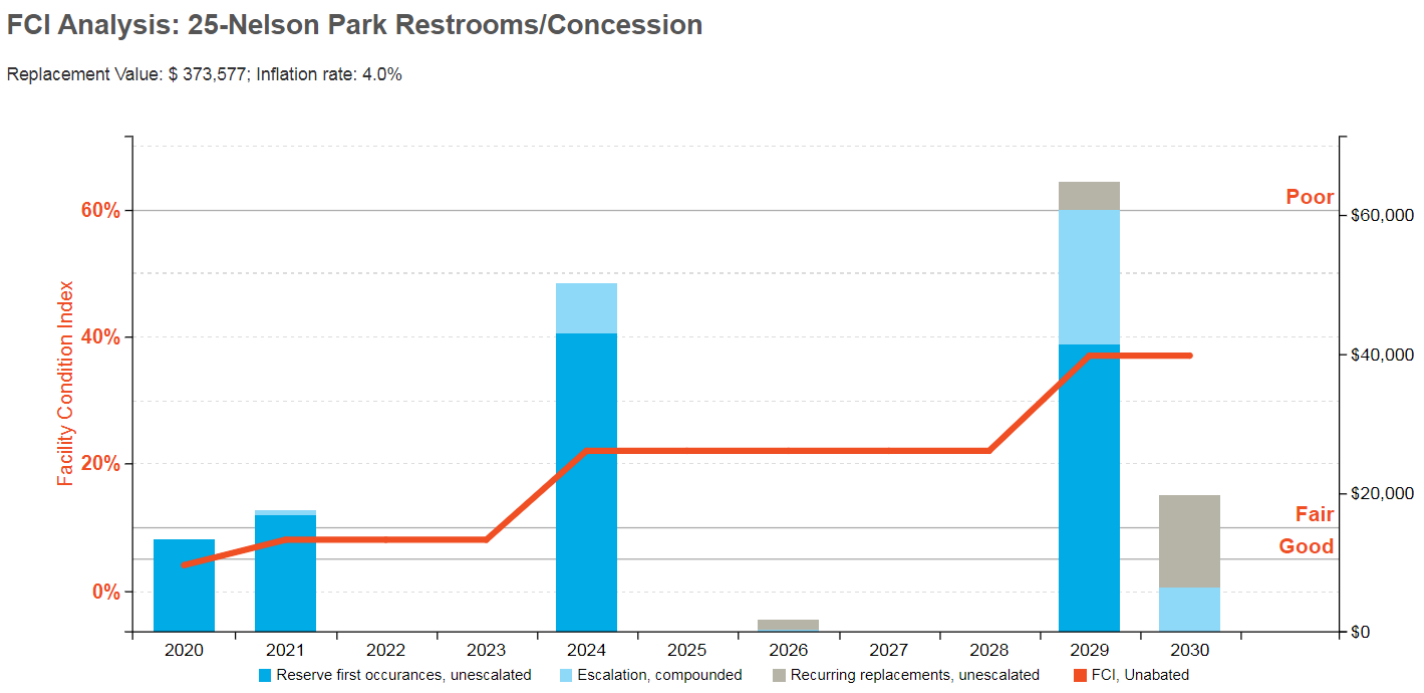
Nelson Park Restrooms/Concession: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Electric domestic water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	None	--
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Halogen	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Asphalt covered parking and patio area	Fair
Site Development	Property entrance signage, chain link fencing	Fair
Landscaping & Topography	None	--
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	The building will require some cosmetic and equipment replacements in the near term. Floor paint is peeling and should be upgraded to non-slip epoxy.	

Nelson Park Restrooms/Concession: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	$18,000	-	$22,700	$40,700
Roofing	-	-	-	-	-	-
Interiors	$13,300	$4,300	-	$39,300	$37,100	$93,900
Plumbing	-	$11,700	$5,700	$41,200	$6,200	$64,800
Electrical	-	-	$21,200	$4,000	$146,800	$172,000
Fire Alarm & Comm	-	-	$5,300	-	-	$5,300
Site Development	-	-	-	-	$58,300	$58,300
Pavement	-	$1,500	-	$1,800	$4,900	$8,200
TOTALS	**$13,300**	**$17,500**	**$50,200**	**$86,300**	**$276,000**	**$443,200**

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

Needs by Year with Unaddressed FCI Over Time



27. Plymouth Beach Restrooms





Plymouth Beach Restrooms: Systems Summary		
Address	43 Ryder Way, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1992 (estimated)	
Building Size	428 SF	
Number of Stories	One	
Site Area	0.4 acres (estimated)	
Parking Spaces	10 total spaces in an open lot; 5 of which are accessible	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood-framed roofs	Good
Façade	Exposed CMU with window openings with metal screens (no glass)	Fair
Roof	Primary: Pyramid construction with asphalt shingles	Good
Interiors	Walls: Painted CMU Floors: Concrete Ceilings: Painted wood	Fair
Elevators	None	--

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Plymouth Beach Restrooms: Systems Summary		
Plumbing	Copper supply and PVC waste & venting Toilets, urinals, and sinks in restrooms; Outdoor showers	Fair
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: None Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Asphalt lots	Good
Site Development	Concrete painted walls surrounding building; Barrier wood fence	Good
Landscaping & Topography	Limited landscaping features Irrigation not present Site is relatively flat	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: None Building-mounted: None	--
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	Exterior CMU walls require painting to preserve/protect the building, deteriorated exterior wood doors, deteriorated electrical panel.	

Plymouth Beach Restrooms: Systems Expenditure Forecast

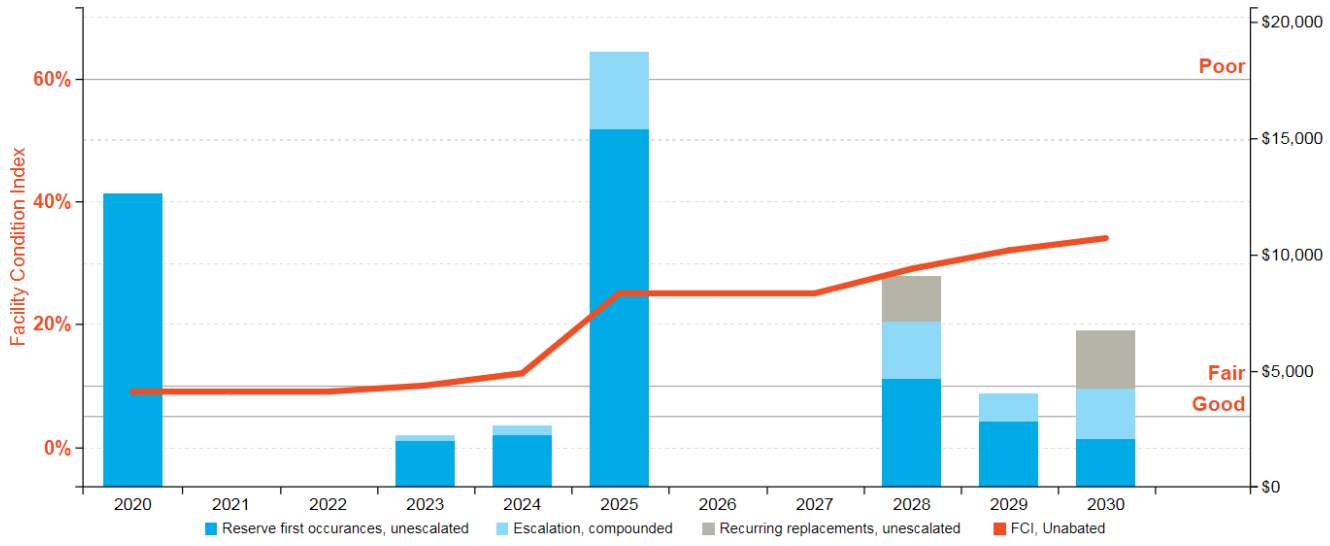
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$7,100	-	-	$13,100	$14,900	$35,100
Roofing	-	-	-	-	-	-
Interiors	-	-	$3,800	-	$6,500	$10,300
Plumbing	-	-	$17,500	$4,000	-	$21,500
Electrical	$5,500	-	-	-	$26,600	$32,100
Pavement	-	$2,200	-	$2,700	$7,300	$12,200
Site Development	-	-	-	-	-	-
TOTALS	**$12,600**	**$2,200**	**$21,300**	**$19,800**	**$55,300**	**$111,200**

The graph below indicates the capital expenditure needs of each year (reference left axis). The purple line forecasts what would happen to the FCI over time, assuming zero capital expenditures (reference right axis).

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 26-Plymouth Beach Restrooms

Replacement Value: $ 147,014; Inflation rate: 4.0%



28. Police Station HQ





Police Station HQ: Systems Summary		
Address	20 Long Pond Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1995	
Building Size	28,913 SF	
Number of Stories	Two stories plus a basement	
Site Area	2.46 acres (estimated)	
Parking Spaces	132 total spaces all in open lots; four of which are accessible	
System	*Description*	*Condition*
Structure	Steel frame steel roof trusses	Fair
Façade	Brick with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: one car serving all three floors	Fair

Police Station HQ: Systems Summary		
Plumbing	Copper supply and PVC waste & venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers, condensing unit, and air handlers feeding VAV units, suspended hydronic unit heaters and fan coil terminal units Supplemental components: ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED, CFL Emergency: Natural gas generator	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks, curbs	Fair
Site Development	Property entrance signage, chain link and vinyl fencing	Fair
Landscaping & Topography	Moderate landscaping features Irrigation not present Masonry retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Police Station HQ: Systems Summary

Key Issues & Findings	Roof leaks at multiple locations. Sewage pumps are old and worn.

Police Station HQ: Systems Expenditure Forecast

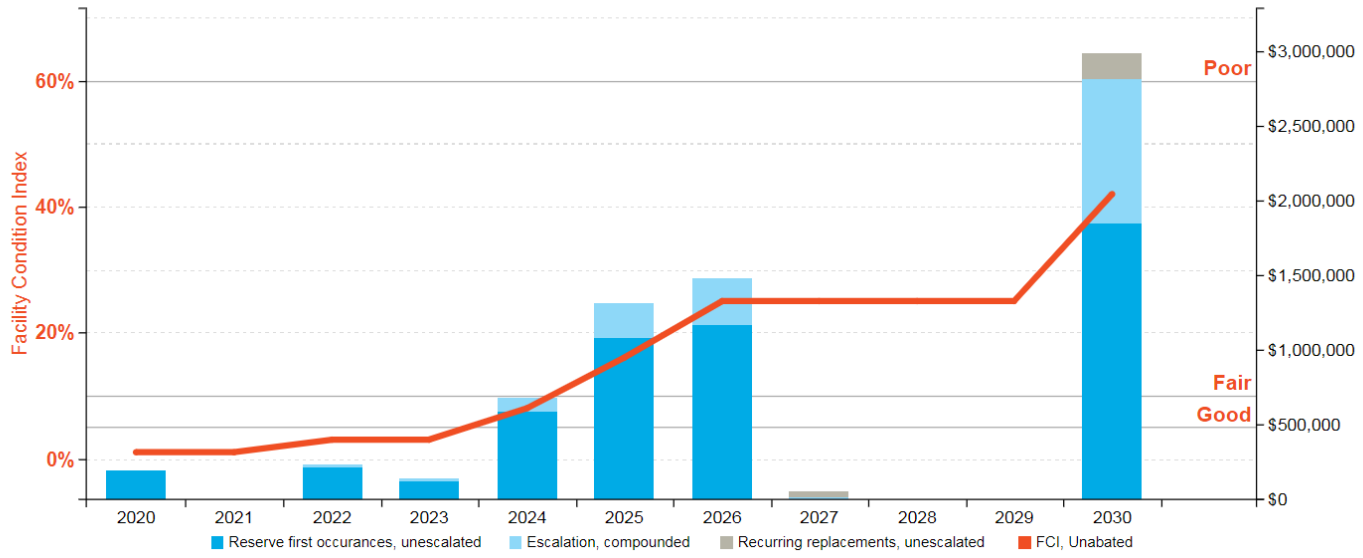
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	$214,200	$100,800	$81,800	$396,800
Roofing	$149,200	-	-	-	-	$149,200
Interiors	-	$254,500	$570,300	$406,400	$1,069,600	$2,300,800
Elevators	-	-	$25,600	$444,300	-	$469,900
Plumbing	$47,200	$29,100	$73,400	$69,300	$905,000	$1,124,100
Fire Suppression	-	-	$141,400	$22,900	-	$164,300
HVAC	-	-	$705,000	$2,225,200	$1,535,300	$4,465,400
Electrical	-	-	$86,700	$641,300	$3,154,700	$3,882,700
Fire Alarm & Comm	-	$43,300	$175,800	-	$110,900	$330,000
Pavement	-	$45,200	-	$511,700	$176,000	$732,800
Site Development	-	-	-	$45,100	$261,800	$306,900
Site Lighting	-	-	-	$52,200	-	$52,200
TOTALS	**$196,400**	**$372,100**	**$1,992,400**	**$4,519,200**	**$7,295,100**	**$14,375,100**

The graph below indicates the capital expenditure needs of each year (reference left axis). The purple line forecasts what would happen to the FCI over time, assuming zero capital expenditures (reference right axis).

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 27-Police Station HQ

Replacement Value: $ 16,272,742; Inflation rate: 4.0%



29. Senior Center/Council on Aging





Senior Center/Council on Aging: Systems Summary		
Address	44 Nook Road, Plymouth, Massachusetts 02360	
Constructed/ Renovated	2012	
Building Size	19,011 SF	
Number of Stories	Two	
Site Area	2.0 acres (estimated)	
Parking Spaces	99 total spaces all in open lots; 8 of which are accessible	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks	Good
Façade	Brick with aluminum windows	Good
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: 1 car serving 2 floors	Fair

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Senior Center/Council on Aging: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers and air handlers feeding VAV terminal units Individual package units Supplemental components: ductless split-systems, suspended unit heaters, make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, T-5, LED, CFL Emergency: Diesel generator and ATS	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, tube steel fencing, chain link dumpster enclosure Limited park benches, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Senior Center/Council on Aging: Systems Summary

Key Issues & Findings	The front awnings should have gutters and downspouts to direct the water away from the sidewalks, the rear drainage should be inspected and cleaned out to prevent local flooding of the area.

Senior Center/Council on Age: Systems Expenditure Forecast

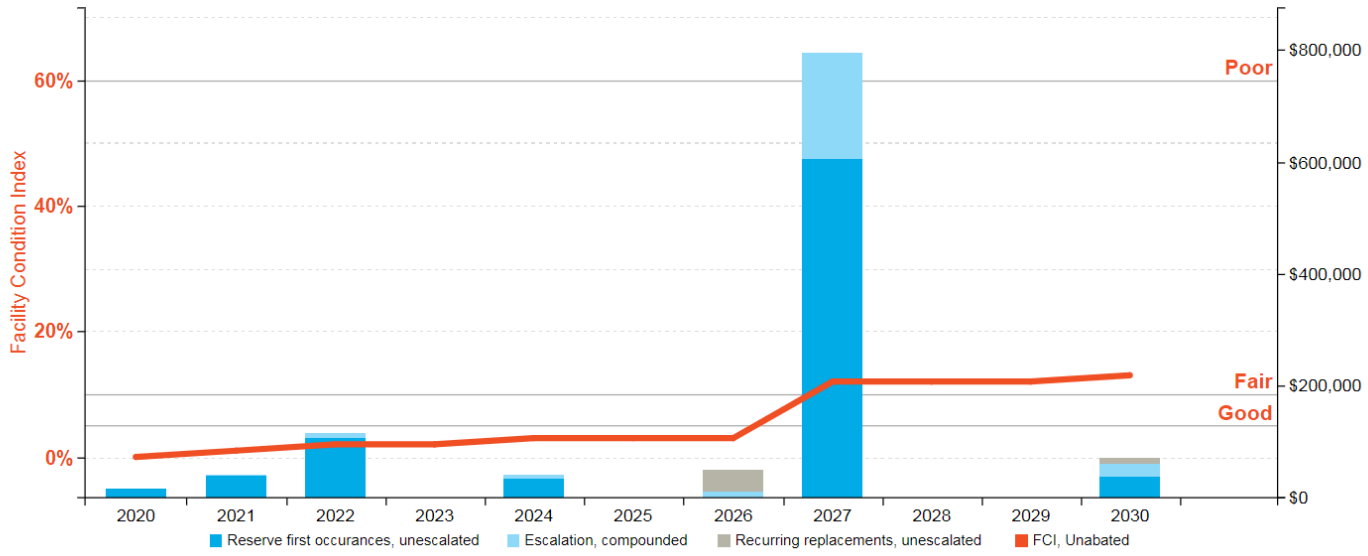
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	$19,100	-	$28,300	$47,400
Roofing	$11,100	-	-	$16,500	$314,600	$342,200
Interiors	-	$50,600	-	$74,500	$285,900	$411,100
Elevators	-	-	-	-	$35,100	$35,100
Plumbing	-	$40,500	-	$31,000	$138,600	$210,100
Fire Suppression	-	-	$21,400	$11,100	$115,300	$147,700
HVAC	-	-	-	$506,900	$615,900	$1,122,900
Electrical	-	-	-	$55,400	$1,126,400	$1,181,700
Fire Alarm & Comm	-	-	-	$50,700	-	$50,700
Equipment/Special	-	$31,900	-	$131,100	$62,300	$225,400
Utilities	$4,500	-	-	-	-	$4,500
Pavement	-	$32,200	-	$39,200	$626,900	$698,400
Site Development	-	-	-	-	$26,100	$26,100
Site Lighting	-	-	-	-	$130,400	$130,400
TOTALS	**$15,600**	**$155,200**	**$40,500**	**$916,400**	**$3,505,800**	**$4,633,700**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 28-Senior Center/Council on Aging

Replacement Value: $ 8,193,551; Inflation rate: 4.0%



30. Stephen's Field Concession





Stephen's Field Concession: Systems Summary		
Address	132R Sandwich Street, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1960 (estimated)	
Building Size	442 SF	
Number of Stories	1	
Site Area	0.12 acres (estimated)	
Parking Spaces	The building is next to an open gravel parking area, there are no delineated parking spaces	
System	*Description*	*Condition*
Structure	Concrete tilt-up bearing walls and wood panel roof on concrete slab	Good
Façade	Painted concrete and T1-11 siding with steel windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board & concrete Floors: Concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--

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Stephen's Field Concession: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: halogen	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Asphalt lot around building	Fair
Site Development	None	--
Landscaping & Topography	Limited landscaping features	--
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	None	--
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property	
Key Issues & Findings	Lack of property signage and security lighting. Windows are beyond useful life. Exterior paint is in poor condition.	

Stephen's Field Concession: Systems Expenditure Forecast

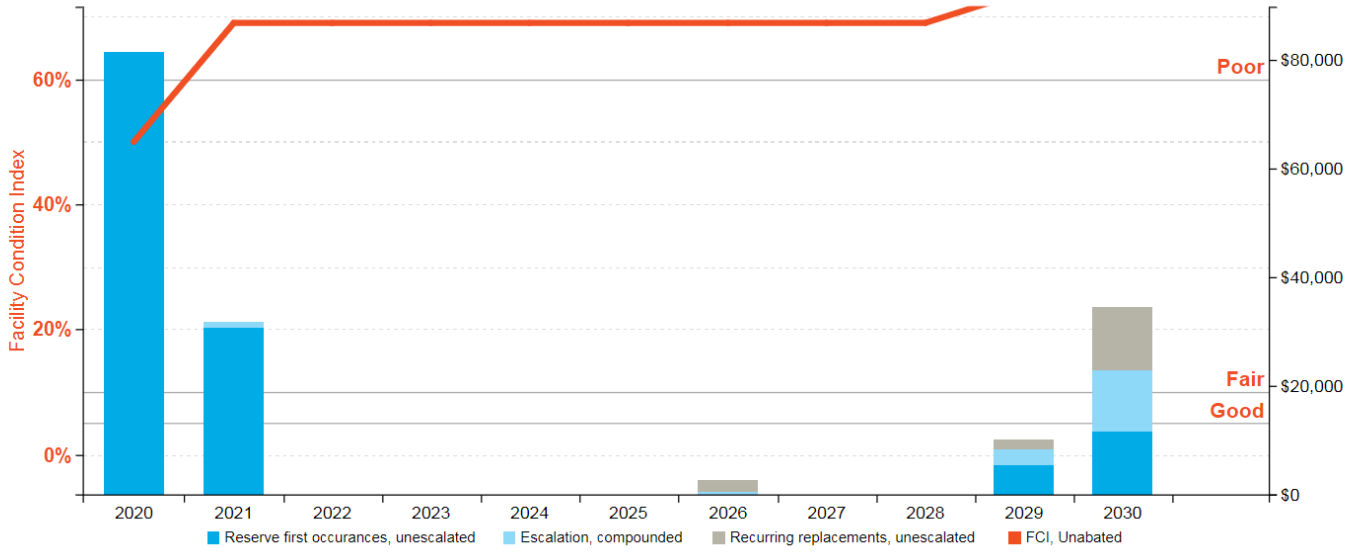
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$7,700	-	-	$14,100	$9,500	$31,400
Roofing	-	-	-	-	-	-
Interiors	$7,300	$11,900	-	$13,400	$19,500	$52,200
Plumbing	-	$17,800	-	$17,300	$3,600	$38,600
Electrical	$7,600	-	-	-	$77,700	$85,300
Pavement	-	$2,200	-	$2,700	$7,400	$12,400
Site Development	$16,300	-	-	-	$35,800	$52,100
Accessibility	$42,700	-	-	-	-	$42,700
TOTALS	**$81,600**	**$31,900**	**-**	**$47,500**	**$153,500**	**$314,700**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 29-Stephen's Field Concession

Replacement Value: $ 163,325; Inflation rate: 4.0%



31. Town Hall/1820 Courthouse





Town Hall/1820 Courthouse: Systems Summary		
Address	26 Court Street, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1820 / 2016	
Building Size	59,553 SF	
Number of Stories	Four plus a basement	
Site Area	2.92 acres (estimated)	
Parking Spaces	200 total spaces all in open lots; 12 of which are accessible	
System	*Description*	*Condition*
Structure	Conventional wood frame structure for original building Steel frame with concrete-topped metal decks for new addition	Good
Façade	Brick with aluminum and wood windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Hip construction with slate covering Tertiary: Single-ply TPO Quaternary: Standing seam metal	Good
Interiors	Walls: Painted gypsum board & CMU, wood panel, ceramic tile Floors: Carpet, VCT, quarry tile, stone Ceilings: Painted gypsum board, ACT	Fair

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Town Hall/1820 Courthouse: Systems Summary		
Elevators	Hydraulic: one car serving two floors in Court House building Hydraulic: one car serving five floors in Town Hall building	Fair
Plumbing	Copper supply and cast iron & PVC waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers, chiller, and air handlers feeding VAV units, hydronic baseboard radiators and cabinets and hydronic unit heaters Supplemental components: ductless split-systems	Fair
Fire Suppression	Dry-pipe sprinkler system in Court House; wet-pipe in townhall building; hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED, CFL Emergency: Diesel generator	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks, curbs, and stairs	Fair
Site Development	Property entrance signage, metal tube fencing	Fair
Landscaping & Topography	Limited landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: metal halide	Fair
Ancillary Structures	Two-story concrete parking garage	Good
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Town Hall/1820 Courthouse: Systems Summary

Key Issues & Findings	Gutters are leaking. The POC reported that recently installed windows leak when it rains heavily. The HVAC systems need to be recommissioned based on comments from the POC.

Town Hall/1820 Courthouse: Systems Expenditure Forecast

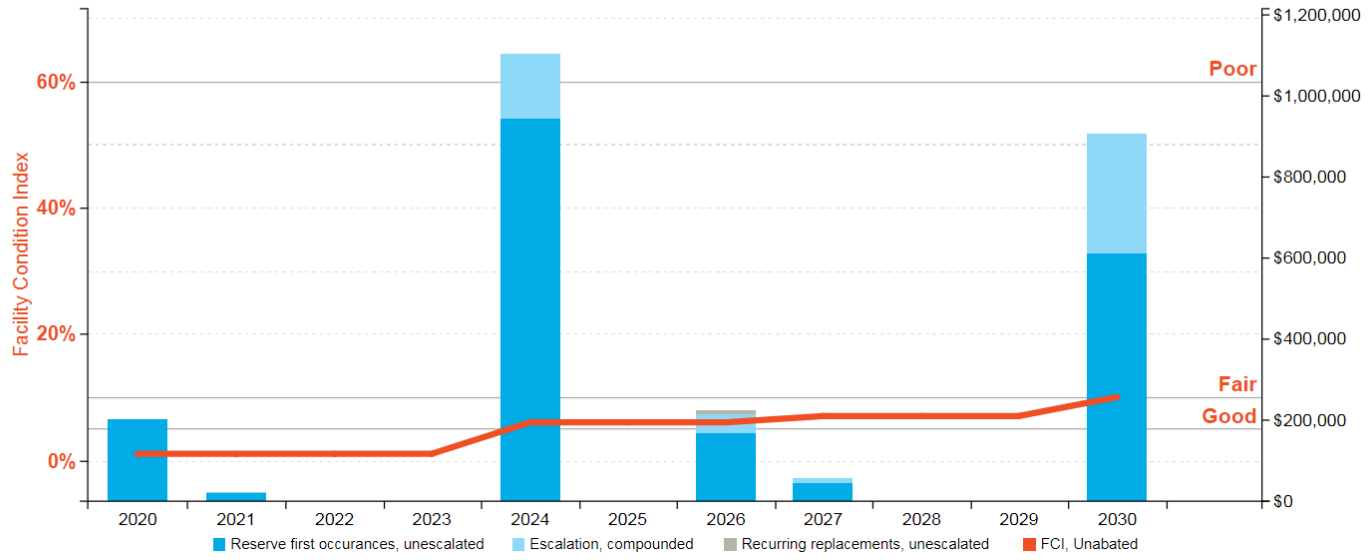
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	$10,700	$15,900	$26,700
Roofing	-	$10,700	-	-	$117,800	$128,500
Interiors	-	-	$1,104,400	$1,019,600	$3,848,800	$5,972,800
Elevators	-	-	-	-	$82,100	$82,100
Plumbing	-	-	-	$145,900	$253,500	$399,400
Fire Suppression	-	-	-	-	$412,100	$412,100
HVAC	$203,300	-	-	-	$4,367,100	$4,570,400
Electrical	-	-	-	-	$39,600	$39,600
Fire Alarm & Comm	-	-	-	-	$558,600	$558,600
Pavement	-	$11,200	-	$13,600	$36,800	$61,600
Site Development	-	-	-	-	$122,200	$122,200
Site Lighting	-	-	-	-	$116,000	$116,000
TOTALS	**$203,300**	**$21,900**	**$1,104,400**	**$1,189,800**	**$9,970,500**	**$12,490,000**

The graph below indicates the capital expenditure needs of each year (reference left axis). The purple line forecasts what would happen to the FCI over time, assuming zero capital expenditures (reference right axis).

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 30-Town Hall/1820 Courthouse

Replacement Value: $ 24,037,973; Inflation rate: 4.0%



32. Vine Hills Cemetary Office





Vine Hills Cemetery Office: Systems Summary		
Address	100 Summer Street, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1890 (estimated)	
Building Size	2,085 SF	
Number of Stories	Two	
Site Area	73 acres (estimated)	
Parking Spaces	None	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete perimeter footings	Good
Façade	Stucco with wood windows	Poor
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Wood paneling, unfinished plywood Floors: VCT, Unfinished wood Ceilings: Painted gypsum board, ACT, Unfinished	Fair
Elevators	None	--

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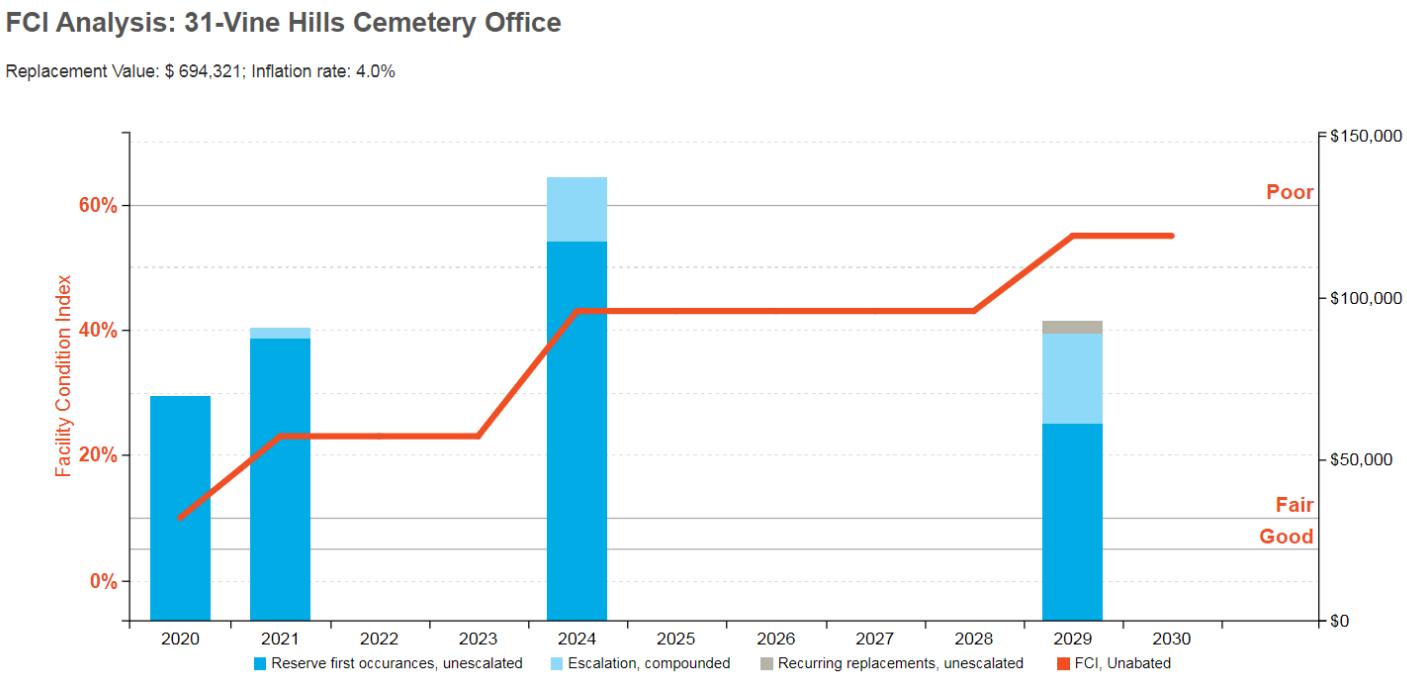
Vine Hills Cemetery Office: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Electric domestic water heater Toilet and sink	Fair
HVAC	Electric baseboard and electric wall heater Supplemental components: suspended propane unit heater	Fair
Fire Suppression	Hydrants, fire extinguishers	Failed
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-12, incandescent	Fair
Fire Alarm	Alarm panel, smoke detectors	Fair
Equipment/Special	None	--
Site Pavement	None	--
Site Development	None	--
Landscaping & Topography	None	--
Utilities	Municipal water and sewer Local utility-provided electric with local propane tanks	Good
Site Lighting	Building-mounted: incandescent	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	Antiquated HVAC components and infrastructure, building lacks current fire extinguisher, aged electrical infrastructure, outdated fire alarm system, lack of property signage, inadequate site lighting.	

Vine Hills Cemetery Office: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$69,000	-	-	$2,600	$82,800	$154,300
Roofing	-	$14,400	-	-	-	$14,400
Interiors	-	$7,600	-	$5,900	$11,800	$25,300
Plumbing	-	$2,000	-	$83,500	$3,600	$89,100
Fire Suppression	$700	-	-	-	$1,200	$1,900
HVAC	-	$10,700	-	$500	-	$11,200
Electrical	-	$38,000	$137,400	$500	-	$175,900
Fire Alarm & Comm	-	$18,200	-	-	$15,200	$33,400
TOTALS	**$69,700**	**$90,900**	**$137,400**	**$93,000**	**$114,600**	**$505,500**

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

Needs by Year with Unaddressed FCI Over Time



33. Visitor's Information Center





Center Visitor's Information: Systems Summary		
Address	130 Water Street, Plymouth, Massachusetts 02360	
Constructed/ Renovated	1992	
Building Size	836 SF	
Number of Stories	1	
Site Area	0.07 acres (estimated)	
Parking Spaces	No dedicated parking spaces	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete perimeter wall footings	Good
Façade	Wood siding with vinyl windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board Floors: Ceramic tile, Unfinished Ceilings: Painted gypsum board	Fair
Elevators	None	--

Center Visitor's Information: Systems Summary		
Plumbing	Copper supply and cast iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with furnaces and split system condenser	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	None	--
Site Development	Building-mounted signage	Fair
Landscaping & Topography	No significant landscaping features Stone retaining walls	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	

Center Visitor's Information: Systems Summary

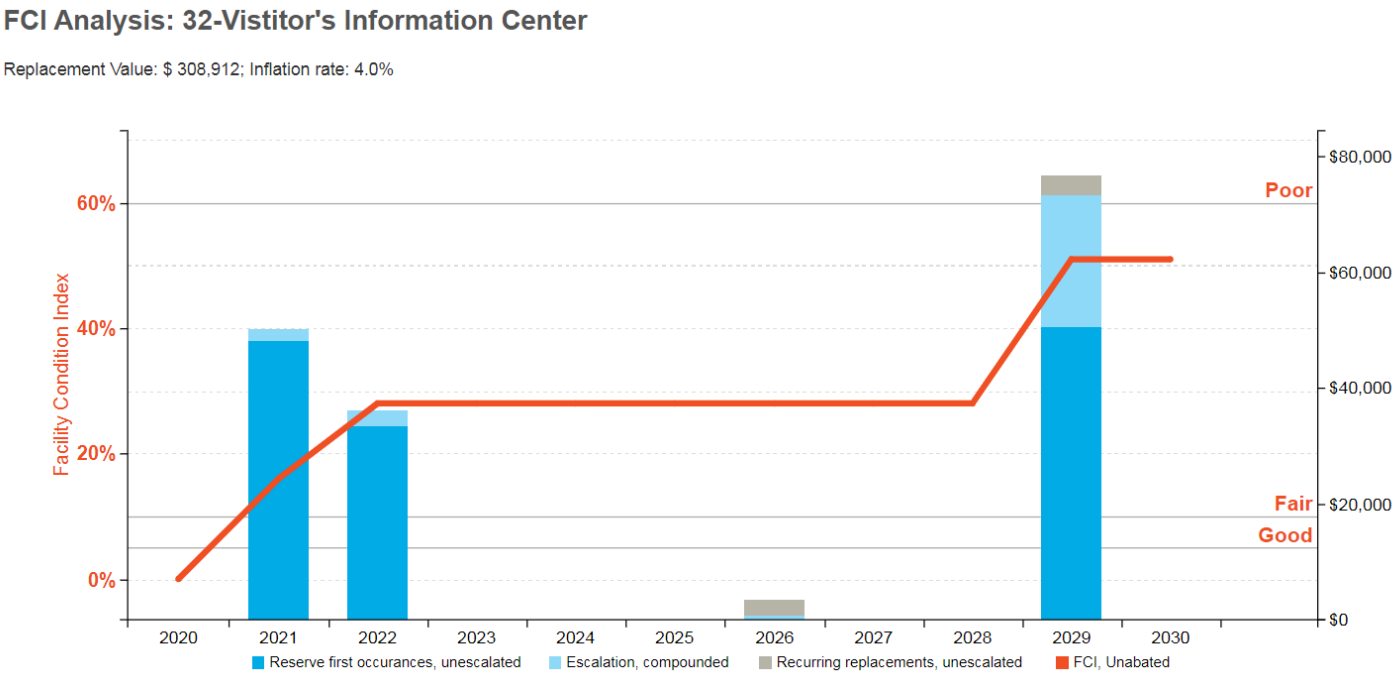
Key Issues & Findings	The mechanical and HVAC equipment is original and in need of upgrades, the fire alarm system is minimal and in need of upgrade, the interior lighting will need in an update in the near term.

Visitor's Information Center: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	$27,100	$21,900	$48,900
Roofing	-	-	-	-	-	-
Interiors	-	$3,600	-	$4,900	$23,400	$31,900
Plumbing	-	$3,400	-	-	$71,700	$75,200
HVAC	-	$46,900	-	-	$11,100	$58,000
Electrical	-	$25,700	-	$21,500	$69,200	$116,400
Fire Alarm & Comm	-	$3,900	-	-	-	$3,900
Equipment/Special	-	$2,800	-	$3,400	$9,100	$15,300
Site Development	-	-	-	$23,200	$64,400	$87,600
TOTALS	**-**	**$86,300**	**-**	**$80,100**	**$270,800**	**$437,200**

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

Needs by Year with Unaddressed FCI Over Time



34. Property Space Use & Observed Areas

Unit Allocation

All 380,152 square feet of the properties are owned and occupied by Town of Plymouth. The spaces are mostly a combination of offices, libraries, fire stations, public works buildings, etc., with supporting restrooms, and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

35. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 facilities were originally constructed in different years. Some of the facilities were subsequently renovated. Complaints about accessibility issues have not been received by the property management. The properties do not have associated prior pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the sites. Although no significant issues were identified in most of the facilities, a comprehensive ADA Compliance Survey would reveal specific aspects of the properties that are not in full compliance.

Since some areas or categories at some sites were identified as having major or moderate associated issues, EMG recommends such 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.

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

1749 Court House: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Animal Shelter: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☒	☐
Exterior Accessible Route	☐	☒	☐
Interior Accessible Route	☐	☒	☐
Public Use Restrooms	☐	☒	☐
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☒	☐

Cedarville Garage: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Crematory: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

DPW Annex: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☒	☐

DPW Annex: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☒	☐
Public Use Restrooms	☐	☒	☐
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

DPW Highway Department Building: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

DPW Salt Shed: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒

Fire Station #1 HQ: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☒	☐
Exterior Accessible Route	☐	☒	☐
Interior Accessible Route	☐	☒	☐
Public Use Restrooms	☐	☒	☐
Elevators	☐	☒	☐

Fire Station #1 HQ: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Kitchens/Kitchenettes	☐	☒	☐

Fire Station #2: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Fire Station #3: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Fire Station #4: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒

Fire Station #4: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Kitchens/Kitchenettes	☐	☐	☒

Fire Station #5: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Fire Station #6: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Fire Station #7: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒

Fire Station #7: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Kitchens/Kitchenettes	☐	☐	☒

Fresh Pond Bath House: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☒	☐
Exterior Accessible Route	☐	☒	☐
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Harbor Master: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Hodges Pond Great Hall: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Little Red School House: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Main Library: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Manomet Library Branch: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Manomet Transfer Station: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒

Manomet Transfer Station: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Manomet Youth Center: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☒	☐
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Memorial Hall: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Morton Park Bathhouse: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☒	☐

Morton Park Bathhouse: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Nelson Park Restrooms / Concession: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Plymouth Beach Restrooms: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒

Police Station HQ: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒

Police Station HQ: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Kitchens/Kitchenettes	☐	☐	☒

Senior Center / Council on Aging: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Stephen's Field Concession: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☒	☐
Exterior Accessible Route	☐	☒	☐
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Town Hall / 1820 Courthouse: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Vine Hills Cemetery Office: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Visitor's Information Center: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Category	Major Issues	Moderate Issues	Minor Issues
Accessible Parking	-Needs full reconstruction -Excessive slopes over 3% require major re-grading -No level locations to add required spaces	-No or non-compliant curb cuts -Moderate difficulty to add required accessible spaces -Slopes close to compliant	-Painting of markings needed -Signage height non-compliant -Signage missing
Exterior Accessible Route	-Large areas of sidewalks with excessive slopes -No ramp when needed -Ramps with excessive slopes	-Ramps need rails -Ramps need rail extensions -Need significant # of lever handles -All or most entrance door exterior maneuvering clearance areas with excessive slopes	-One entrance door exterior maneuvering clearance area with excessive slope -A few door knobs instead of lever handles -No lever hardware -Non-compliant signage
Interior Accessible Route	-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	-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 means of egress stairways -All or most door thresholds too high	-One door threshold too high -A few door knobs instead of lever handles -No lever hardware -Non-compliant door pressures -Non-compliant signage -Switches not within reach range

Category	Major Issues	Moderate Issues	Minor Issues
Public Use Restrooms	-No ADA RR on each accessible floor -Restroom(s) too small -Entire restroom(s) requires renovation -Water closet clearance requires moving walls	-Interior doors appear less than 32" wide -Missing or non-compliant grab bars -Easily fixable clearance issues	-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	-No elevator present when required -Elevator cab too small	-Panel control buttons not at compliant height -No hands-free emergency communication system -Elevator only has mechanical stops	-No audible/visual signals at each floor -Minor signage / Braille issues
Kitchens/Kitchenettes	-Clear space for each appliance not present -Clearance between opposing counters too narrow	-Sink and counter too high -Sink knee and toe clearance not provided where required (built-in) -Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

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36. Purpose & 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.

37. 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.

38. Certification

Town of Plymouth (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of thirty-two facilities, the "Properties". 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.

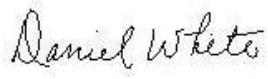
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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.

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39. Appendices

Appendix A: Photographic Record
Appendix B: Site Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Replacement Reserves
Appendix E: Equipment Inventory List

Appendix A:
Photographic Record



#1	FRONT ELEVATION



#2	RIGHT ELEVATION



#3	REAR ELEVATION



#4	LEFT ELEVATION



#5	BUILDING INTERIOR



#6	BUILDING INTERIOR



#7	STRUCTURE



#8	ROOF



#9	EXTERIOR WALL



#10	EXTERIOR WALL



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	LANDSCAPING



#6	LANDSCAPING



#7	PARKING AREA



#8	ROOF



#9	EXTERIOR WALLS



#10	MAIN SPACE



#11	MAIN SPACE



#12	HEARTH



#13	KITCHEN



#14	RESTROOM



#1	FRONT ELEVATION



#2	RIGHT ELEVATION



#3	LEFT ELEVATION



#4	REAR ELEVATION



#5	EXTERIOR WALLS



#6	RYDER WAY



#7	PARKING AREA



#8	WATER METER



#9	RESTROOM FIXTURES



#10	ELECTRICAL DISTRIBUTION



#11	MEN'S RESTROOM



#12	ADA STALL



#1	FRONT ELEVATION



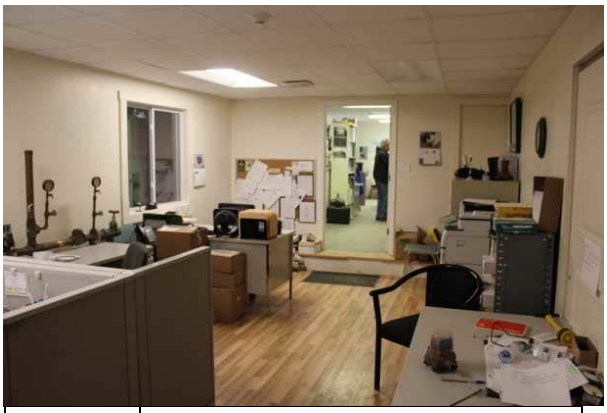
#2	RIGHT ELEVATION



#3	LEFT ELEVATION



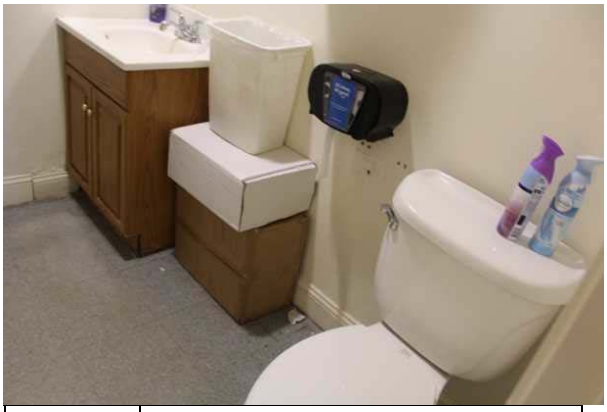
#4	REAR ELEVATION



#5	OFFICE



#6	RECEPTION DESK



#7	COMMON RESTROOM



#8	BACKFLOW PREVENTER



#9	CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM



#10	UNIT HEATER, PROPANE



#11	EQUIPMENT BAY



#12	FIRE ALARM CONTROL PANEL



#1	FRONT ELEVATION



#2	MAIN ENTRANCE



#3	LEFT ELEVATION



#4	RIGHT ELEVATION



#5	REAR ELEVATION



#6	GARAGE BAY



#7	ROOF, SINGLE-PLY EPDM MEMBRANE



#8	BACKFLOW PREVENTER



#9	WATER HEATER, ELECTRIC



#10	CONDENSING UNIT, SPLIT SYSTEM



#11	FURNACE, GAS



#12	FIRE ALARM CONTROL PANEL



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	RIGHT ELEVATION



#4	REAR ELEVATION



#5	INTERIOR



#6	RESTROOM



#1	FRONT ELEVATION



#2	RIGHT ELEVATION



#3	LEFT ELEVATION



#4	REAR ELEVATION



#5	SINK/LAVATORY, PLASTIC



#6	NEWER DUCTLESS SPLIT SYSTEM



#1	FRONT ELEVATION



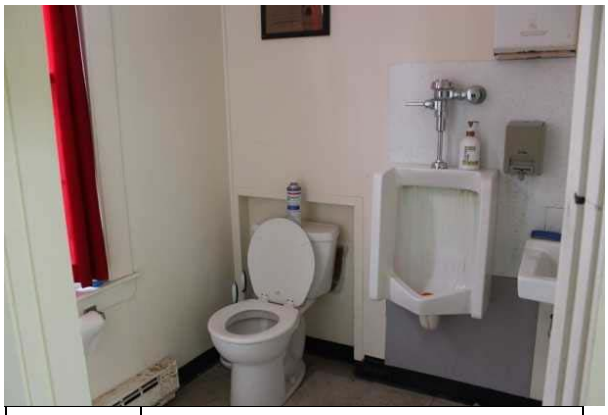
#2	LEFT ELEVATION



#3	RIGHT AND REAR ELEVATION



#4	MAIN ROOM



#5	RESTROOM



#6	FURNACE, PROPANE



#1	FRONT ELEVATION



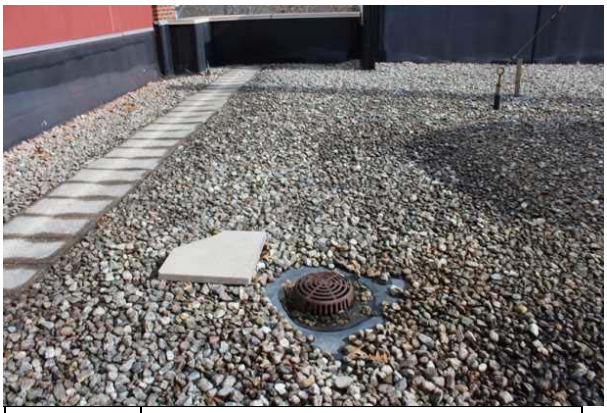
#2	RIGHT ELEVATION



#3	REAR ELEVATION



#4	LEFT ELEVATION



#5	ROOF



#6	ROOF SKYLIGHT



#7	INTERIOR ATRIUM



#8	RESTROOM



#9	TECHNICAL SERVICES



#10	OCTAGON



#11	AUDITORIUM



#12	HISTORICAL PRESERVATION



#13	ELEVATOR



#14	BOILER, GAS



#15	PACKAGED UNIT (RTU)



#16	FIRE ALARM CONTROL PANEL



#17	DEFIBRILLATOR (AED), CABINET MOUNTED



#18	ADA PARKING



#1	FRONT ELEVATION



#2	RIGHT ELEVATION



#3	LEFT ELEVATION



#4	REAR ELEVATION



#5	INTERIOR



#6	SIGNAGE, PROPERTY



#1	FRONT ELEVATION



#2	RIGHT ELEVATION



#3	LEFT ELEVATION



#4	REAR ELEVATION



#5	SECONDARY TRANSFORMER



#6	DISTRIBUTION PANEL



#1	FRONT ELEVATION



#2	REAR ELEVATION



#3	GYMNASIUM



#4	TV ROOM



#5	BASEMENT



#6	RESTROOM



#1	FRONT ELEVATION



#2	RIGHT ELEVATION



#3	LEFT ELEVATION



#4	REAR ELEVATION



#5	WATER HEATER, ELECTRIC



#6	DISTRIBUTION PANEL



#1	FRONT ELEVATION



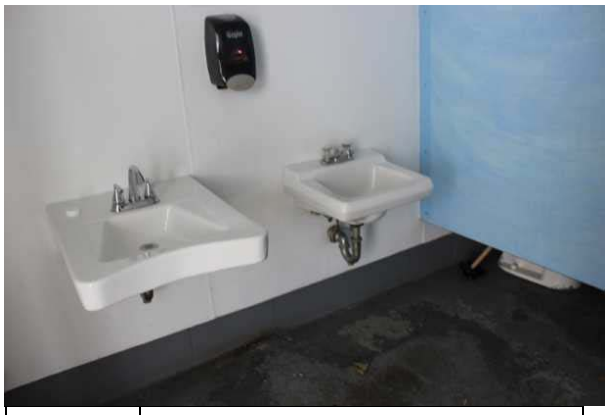
#2	REAR ELEVATION



#3	RIGHT ELEVATION



#4	LEFT ELEVATION



#5	SINK/LAVATORY, VITREOUS CHINA



#6	CONCESSIONS AREA



#1	FRONT ELEVATION



#2	FRONT ENTRANCE



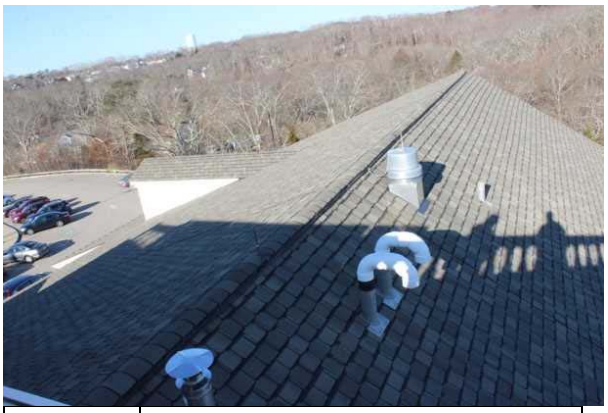
#3	LEFT ELEVATION



#4	RIGHT ELEVATION



#5	REAR ELEVATION



#6	ROOF



#7	RESTROOM



#8	LOBBY



#9	ELEVATOR



#10	DRINKING FOUNTAIN



#11	BOILERS



#12	DUCTLESS SPLIT SYSTEM



#13	PACKAGED UNIT (RTU)



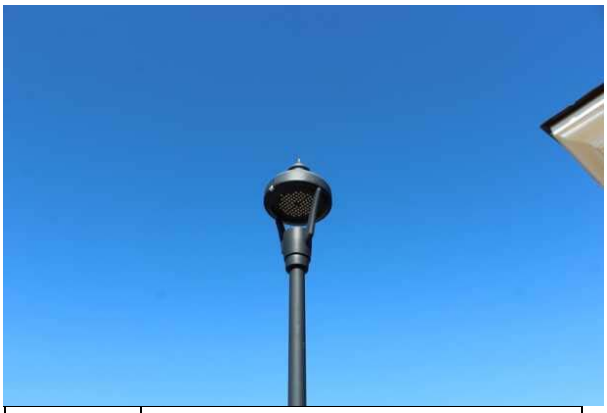
#14	GENERATOR, DIESEL



#15	COMMERCIAL KITCHEN, CONVECTION OVEN, DOUBLE



#16	COMMERCIAL KITCHEN, RANGE/OVEN, 6-BURNER WITH GRIDDLE



#17	POLE LIGHT, EXTERIOR



#18	DUMPSTER ENCLOSURE



#1	FRONT ELEVATION



#2	RIGHT ELEVATION



#3	LEFT ELEVATION



#4	EXTERIOR DOOR



#5	TOILET PARTITIONS, METAL



#6	SINK/LAVATORY, VITREOUS CHINA



#1	FRONT AND LEFT ELEVATION



#2	RIGHT ELEVATION



#3	REAR ELEVATION



#4	TOILET, FLUSH TANK



#5	WATER HEATER, ELECTRIC



#6	UNIT HEATER, PROPANE



#1	FRONT ELEVATION



#2	RIGHT ELEVATION



#3	LEFT ELEVATION



#4	REAR ELEVATION



#5	RESTROOM



#6	LAVATORIES



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	SITE STAIR



#6	WINDOW, WOOD



#7	BUNK ROOM



#8	BREAKROOM



#9	KITCHEN



#10	OVERHEAD DOOR



#11	DUCTLESS SPLIT SYSTEM



#12	BOILER, GAS



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	EXTERIOR WALL, WOOD CLAPBOARD SIDING



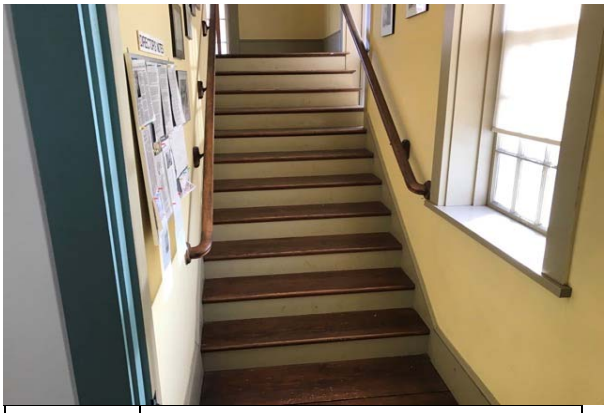
#6	SITE CONCRETE STAIR WITH MASONRY RETAINING WALL



#7	SITE WOOD STAIR



#8	MASONRY FOUNDATION WALL



#9	INTERIOR STAIR



#10	COURT ROOM



#11	RADIATOR, HYDRONIC BASEBOARD



#12	BOILER



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



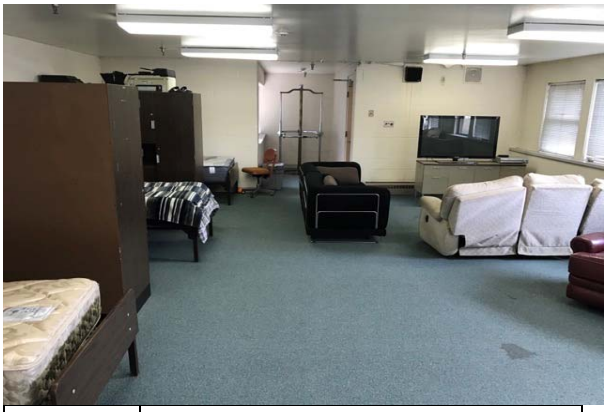
#5	ROOF, ASPHALT SHINGLE



#6	STOREFRONT WINDOWS



#7	PARKING LOTS, ASPHALT PAVEMENT



#8	BUNK



#9	LIVING ROOM



#10	KITCHEN



#11	AIR COMPRESSOR



#12	UNIT HEATER, HYDRONIC



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	OVERHEAD DOOR



#6	PARKING LOTS, ASPHALT PAVEMENT



#7	HALLWAY



#8	BREAKROOM



#9	OFFICE



#10	KITCHEN



#11	PACKAGED UNIT (RTU)



#12	AIR HANDLER, INTERIOR



#1	FRONT ELEVATION



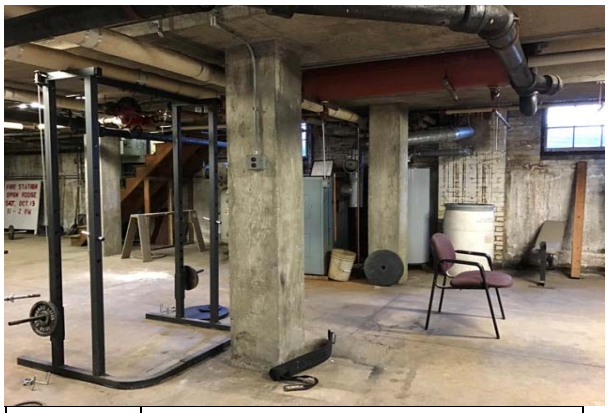
#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	STRUCTURE



#6	BREAKROOM



#7	LIVING QUARTER



#8	INTERIOR FLOOR FINISH, WOOD STRIP



#9	KITCHEN



#10	GENERATOR, DIESEL



#11	RADIATOR, HYDRONIC BASEBOARD



#12	BOILER, GAS



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	PARKING LOTS, ASPHALT PAVEMENT



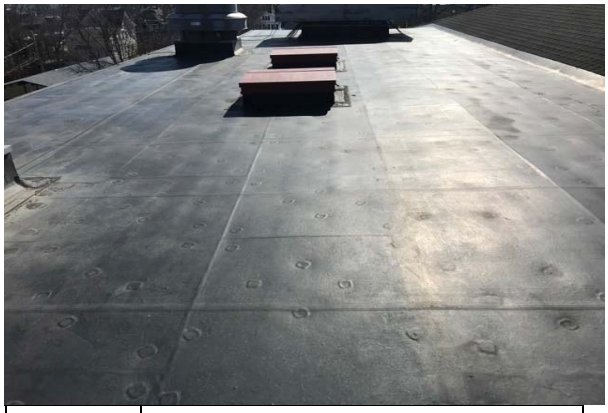
#6	PEDESTRIAN PAVEMENT, SIDEWALK



#7	PERGOLA



#8	ROOF, ASPHALT SHINGLE



#9	ROOF, SINGLE-PLY EPDM MEMBRANE



#10	EXTERIOR LIGHT



#11	WINDOW, WOOD HISTORICAL



#12	EXTERIOR DOOR, STEEL



#13	EXTERIOR STAIRS, GRANITE



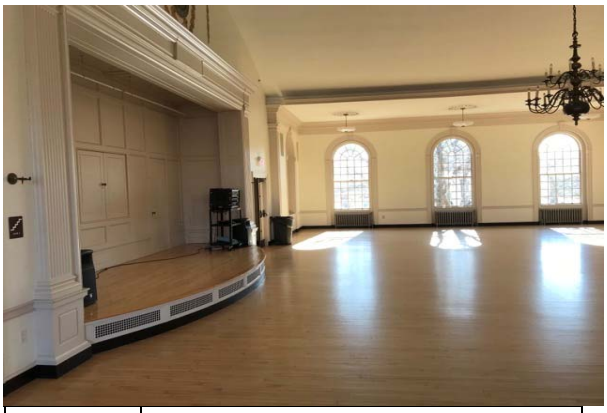
#14	STRUCTURE



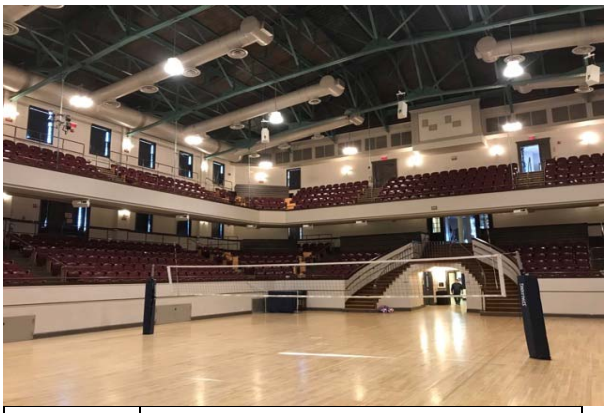
#15	INTERIOR WALL FINISH



#16	HALLWAY



#17	BLUE ROOM



#18	AUDITORIUM



#19	WATER BOILER



#20	AIR HANDLER



#21	FIRE SPRINGKLER RISER



#22	EXHAUST FAN



#23	FIRE ALARM SYSTEM



#24	DISTRIBUTION PUMP



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	PARKING LOTS, ASPHALT PAVEMENT



#6	FENCES & GATES, CHAIN LINK



#7	RETAINING WALL, STONE



#8	STOREFRONT WINDOWS



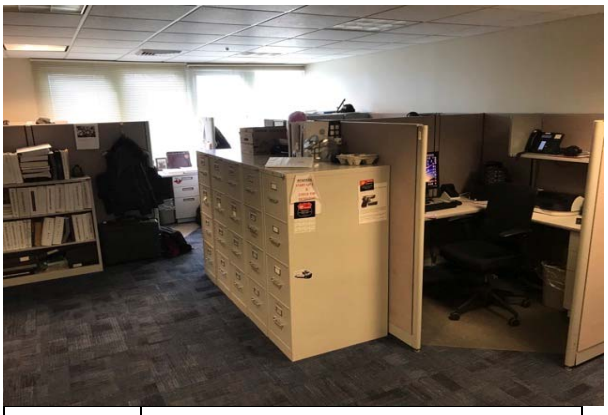
#9	STRUCTURE



#10	HALLWAY



#11	LOCKER ROOM



#12	OFFICE



#13	MEETING ROOM



#14	KITCHEN



#15	CELLS



#16	ROOF SKYLIGHT



#17	TOILET AND SINK IN CELLS



#18	BOILER, GAS



#19	DUCTLESS SPLIT SYSTEM



#20	AIR COMPRESSOR



#21	AIR HANDLER, INTERIOR



#22	CONDENSING UNIT



#23	WATER HEATER



#24	GENERATOR



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	REAR ELEVATION



#6	WINDOW, WOOD



#7	WINDOW, ALUMINUM



#8	GARAGE



#9	GARAGE



#10	FENCES & GATES, METAL TUBE



#11	ROOF, SLAT



#12	ROOF, ASPHALT SHINGLE



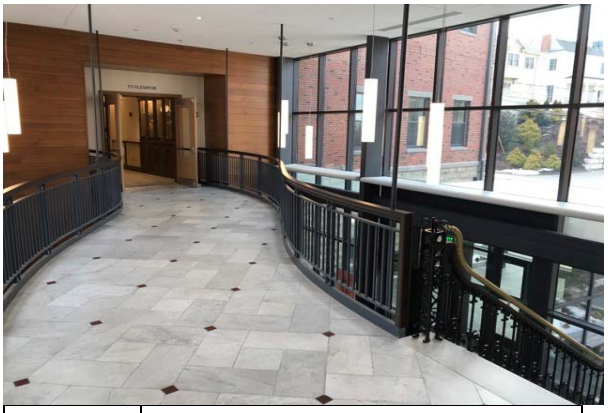
#13	STOREFRONT WINDOW



#14	LANDSCAPE



#15	STRUCTURE



#16	ATRIUM



#17	HALLWAY



#18	MEETING ROOM



#19	OFFICE



#20	KITCHEN



#21	DUCTLESS SPLIT SYSTEM



#22	AIR HANDLER, INTERIOR



#23	CONDENSING UNIT



#24	CHILLER



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	PARKING LOTS, ASPHALT PAVEMENT



#6	FENCES & GATES, VINYL, 6' HIGH



#7	FENCES & GATES, CHAIN LINK, 6' HIGH



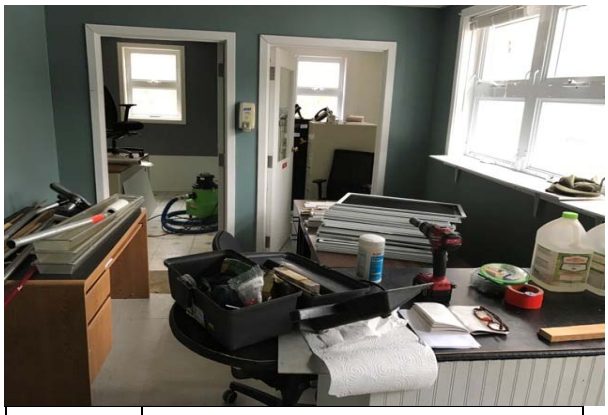
#8	SIGNAGE



#9	STRUCTURE



#10	ANIMAL SHELTER



#11	FOYER



#12	AIR HANDLER



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



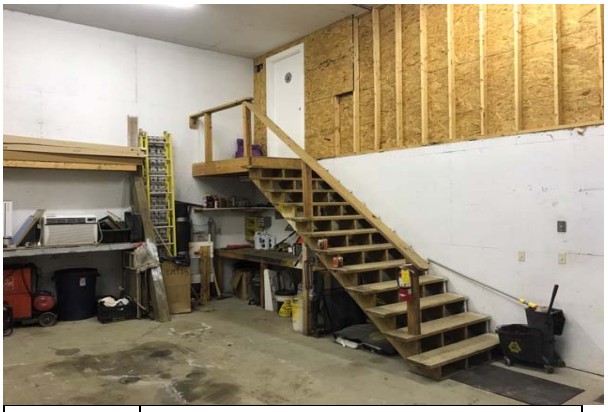
#5	PARKING LOTS, ASPHALT PAVEMENT



#6	STRUCTURE



#7	OFFICE



#8	GARAGE



#9	MEZZANINE



#10	KITCHEN



#11	CARPENTER SHOP



#12	AIR HANDLER, INTERIOR



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	EXTERIOR DOOR



#6	EXTERIOR WALL, FIBER CEMENT SIDING



#7	ROOF



#8	STRUCTURE



#9	FOYER



#10	AIR CONDITIONER, THRU-WALL



#11	AIR HANDLER, INTERIOR



#12	CONDENSING UNIT



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



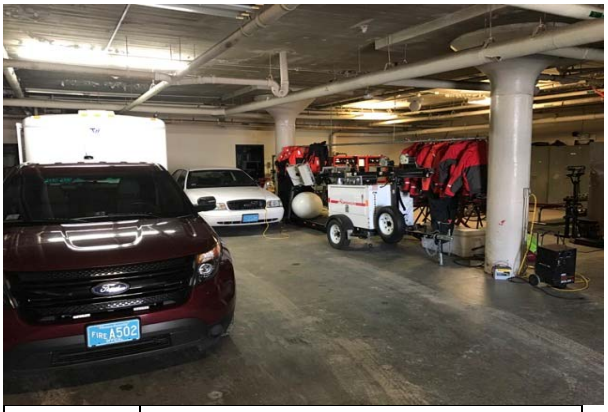
#5	PARKING LOTS, ASPHALT PAVEMENT



#6	FENCES & GATES, CHAIN LINK



#7	CONCRETE COLUMN



#8	BASEMENT



#9	OFFICE



#10	KITCHEN



#11	ROOF, SINGLE-PLY EPDM



#12	BOILER, GAS



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	ROOF, ASPHALT SHINGLE



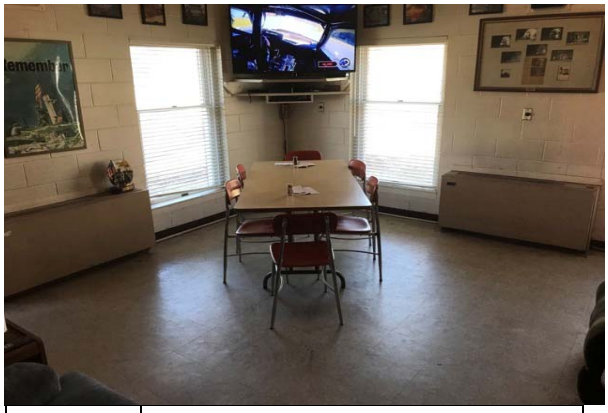
#6	SLEEPING ROOM



#7	ENGINE BAY



#8	KITCHEN



#9	BREAKROOM



#10	DUCTLESS SPLIT SYSTEM



#11	FIRE ALARM CONTROL PANEL



#12	EXHAUST FAN



#1	FRONT ELEVATION



#2	LEFT ELEVATION



#3	REAR ELEVATION



#4	RIGHT ELEVATION



#5	PARKING LOTS, ASPHALT PAVEMENT



#6	WINDOW, ALUMINUM



#7	HALLWAY



#8	KITCHEN



#9	LAUNDRY ROOM



#10	BUNK ROOM



#11	WATER HEATER, GAS



#12	GENERATOR

Appendix B:
Site Plans

Site Plan



emg	**Project Name:** DPW Salt Shed	**Project Number:** 136563.19R000-001.002
	Source: Google Earth	**On-Site Date:** April 9, 2019

Site Plan



emg	**Project Name:** Hedges Pond Great Hall	**Project Number:** 136563.19R000-001.002
	Source: Google Earth	**On-Site Date:** April 9, 2019

Site Plan



emg	**Project Name:** Plymouth Beach Restrooms	**Project Number:** 136563.19R000-001.002
	Source: Google Earth	**On-Site Date:** April 9, 2019

Site Plan



emg	**Project Name:** DPW Annex	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 27, 2019

Site Plan



emg	**Project Name:** DPW Highway Department Building	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 26, 2019

Site Plan



emg	**Project Name:** Fresh Pond Bath House	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 27, 2019

Site Plan



emg	**Project Name:** Harbor Master	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 28, 2019

Site Plan



emg	**Project Name:** Main Library	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 26, 2019

Site Plan



	Project Name: Manomet Library Branch	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 27, 2019

Site Plan



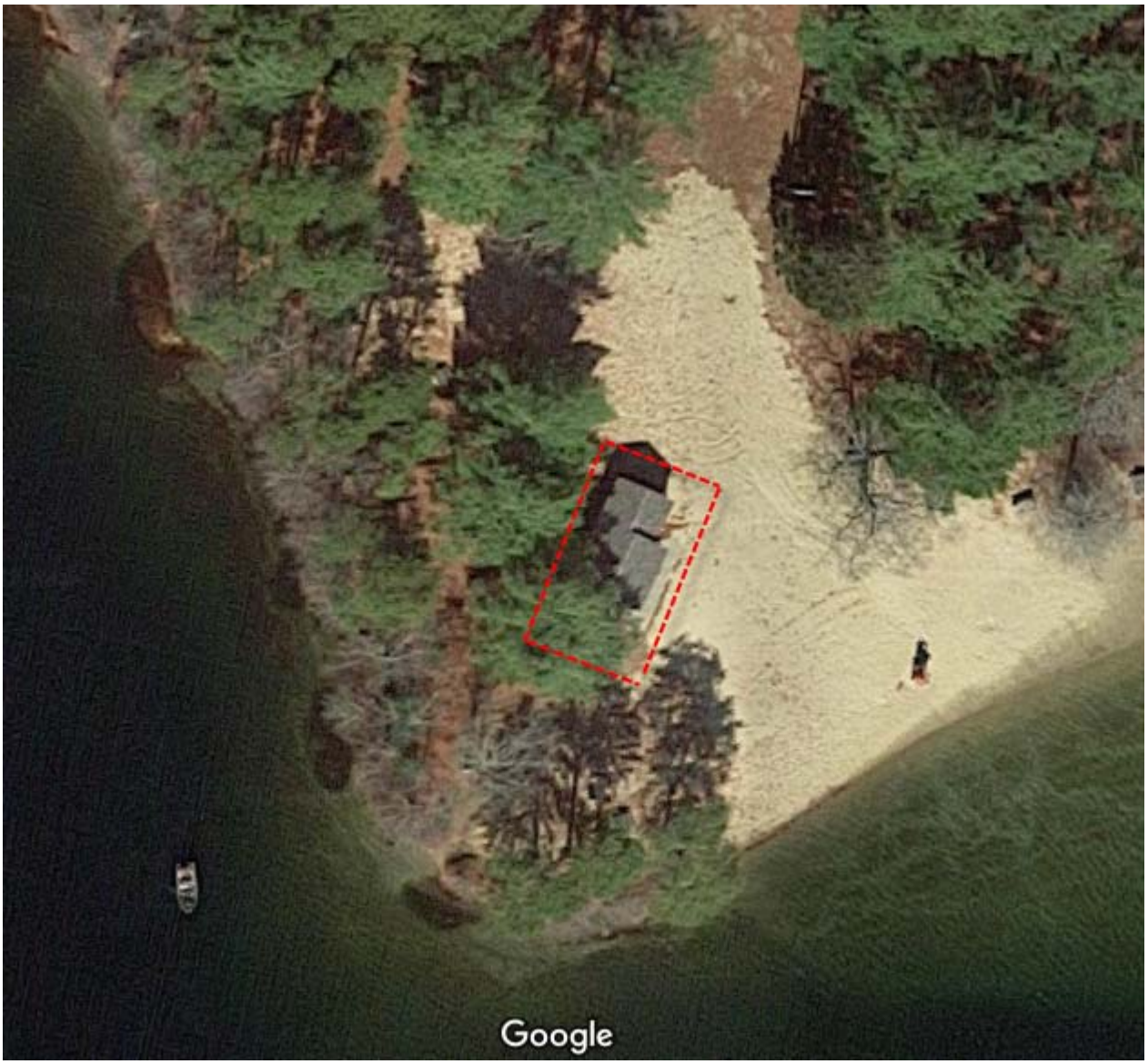
emg	**Project Name:** Manomet Transfer Station	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 27, 2019

Site Plan



emg	**Project Name:** Manomet Youth Center	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 27, 2019

Site Plan



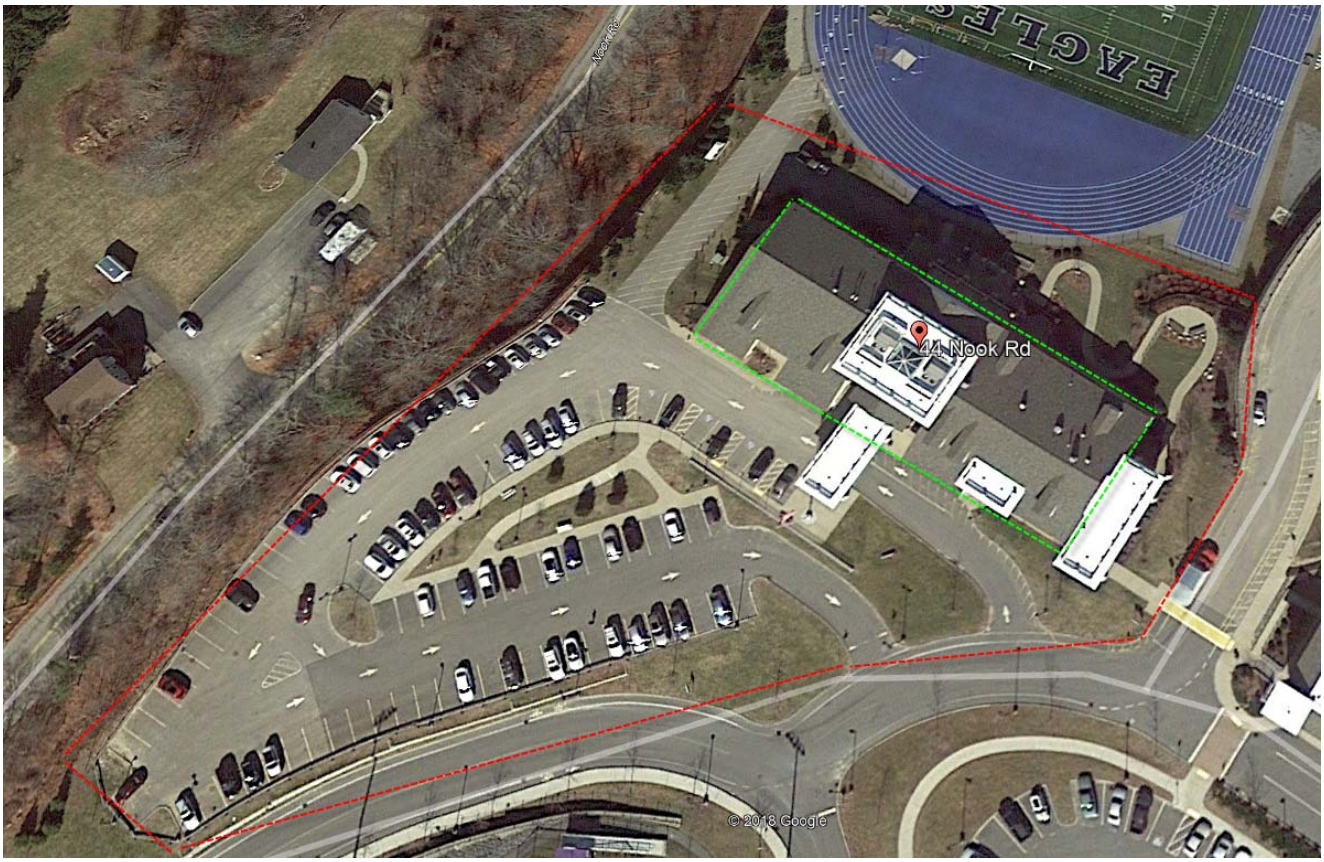
emg	**Project Name:** Morton Park Bath House	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 28, 2019

Site Plan



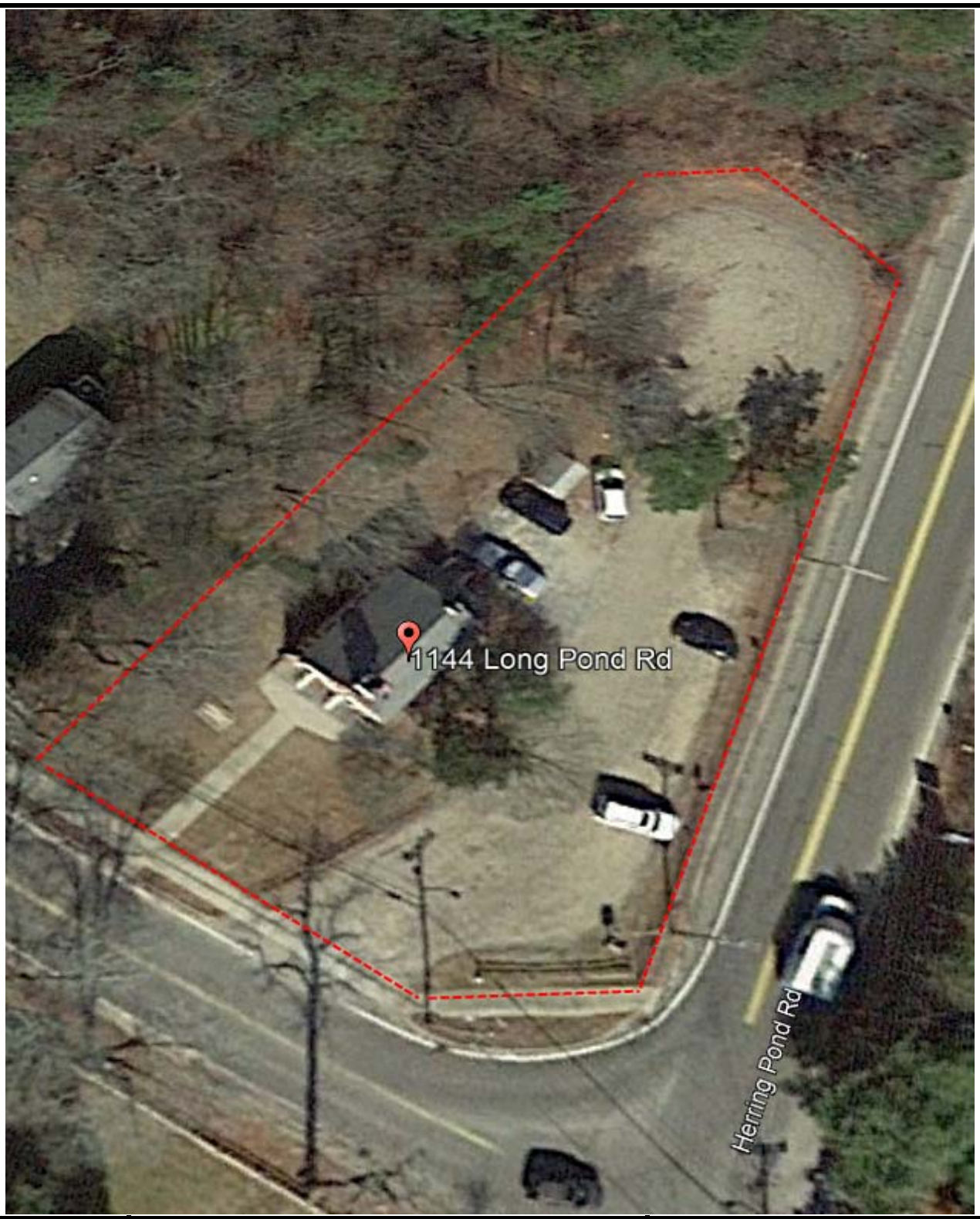
emg	**Project Name:** Nelson Park Restrooms/Concession	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 28, 2019

Site Plan



emg	**Project Name:** Senior Center	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 26, 2019

Site Plan



emg	**Project Name:** Little Red School House	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 27, 2019

Site Plan



emg	**Project Name:** Vine Hills Cemetery Office	**Project Number:** 136563.19R000-001.002
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Site Plan



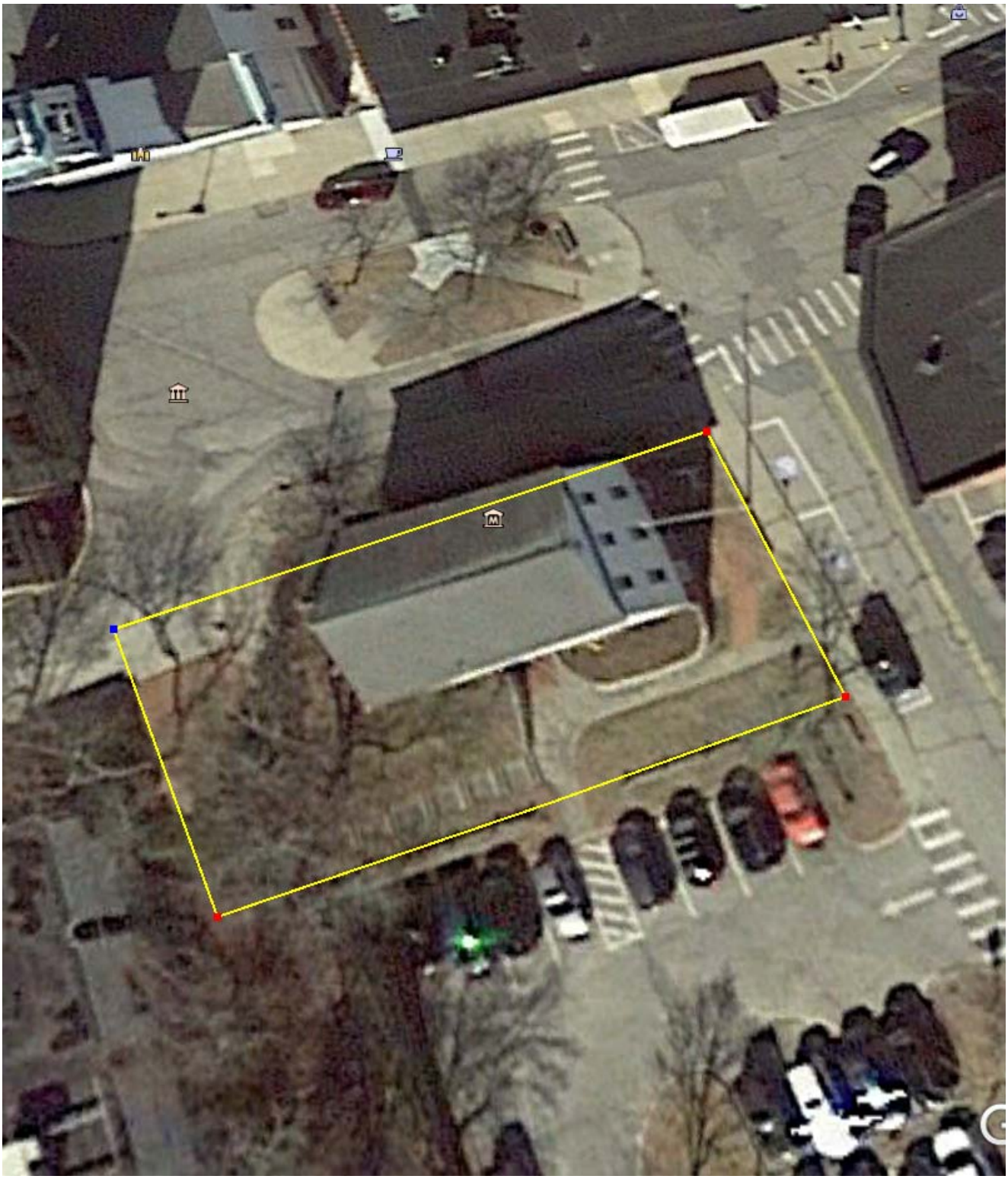
emg	**Project Name:** Visitor's Information Center	**Project Number:** 136563.19R000-001.002
	Source: Google	**On-Site Date:** February 28, 2019

Site Plan



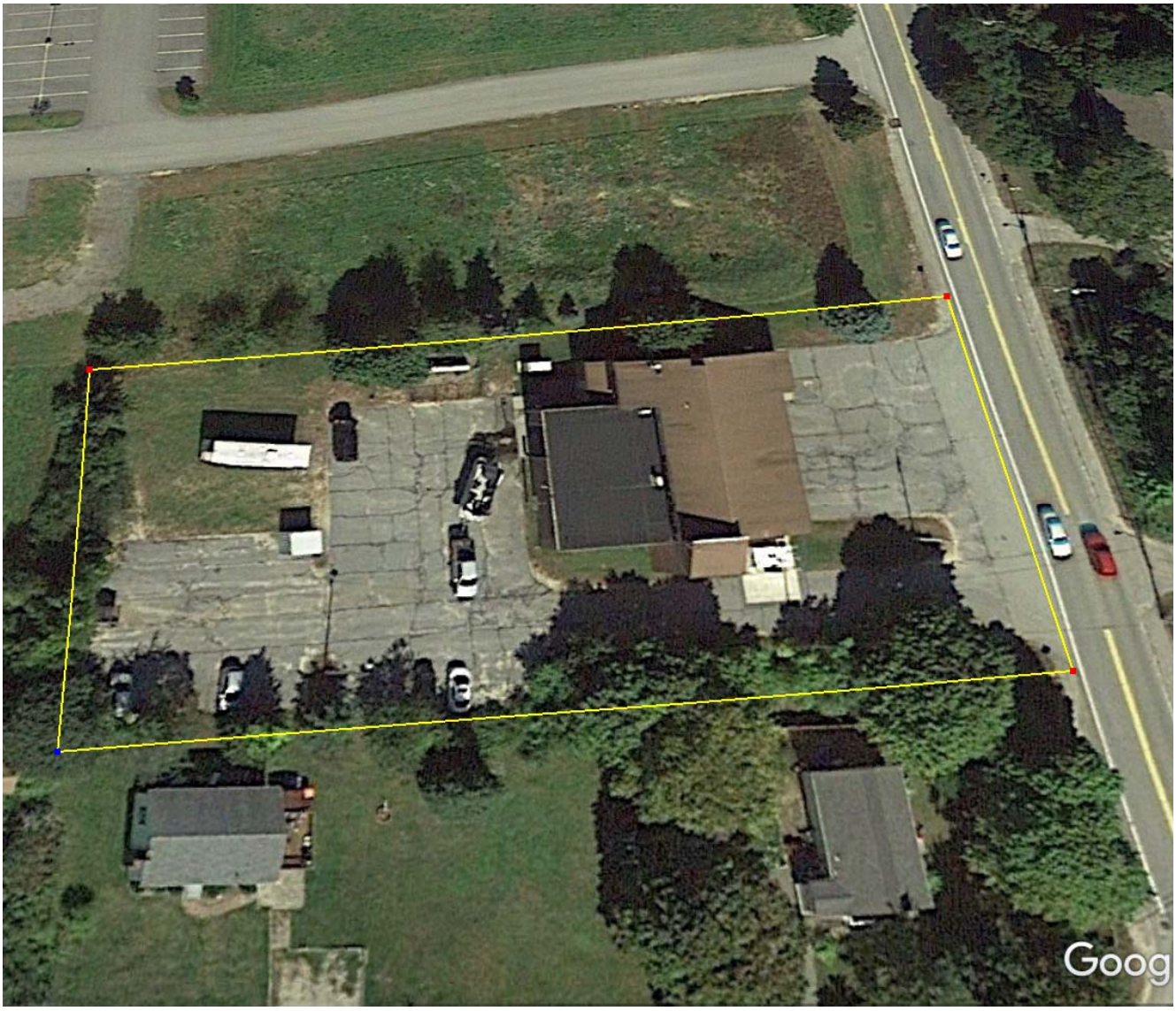
emg	**Project Name:** Fire Station No. 4	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 28, 2019

Site Plan



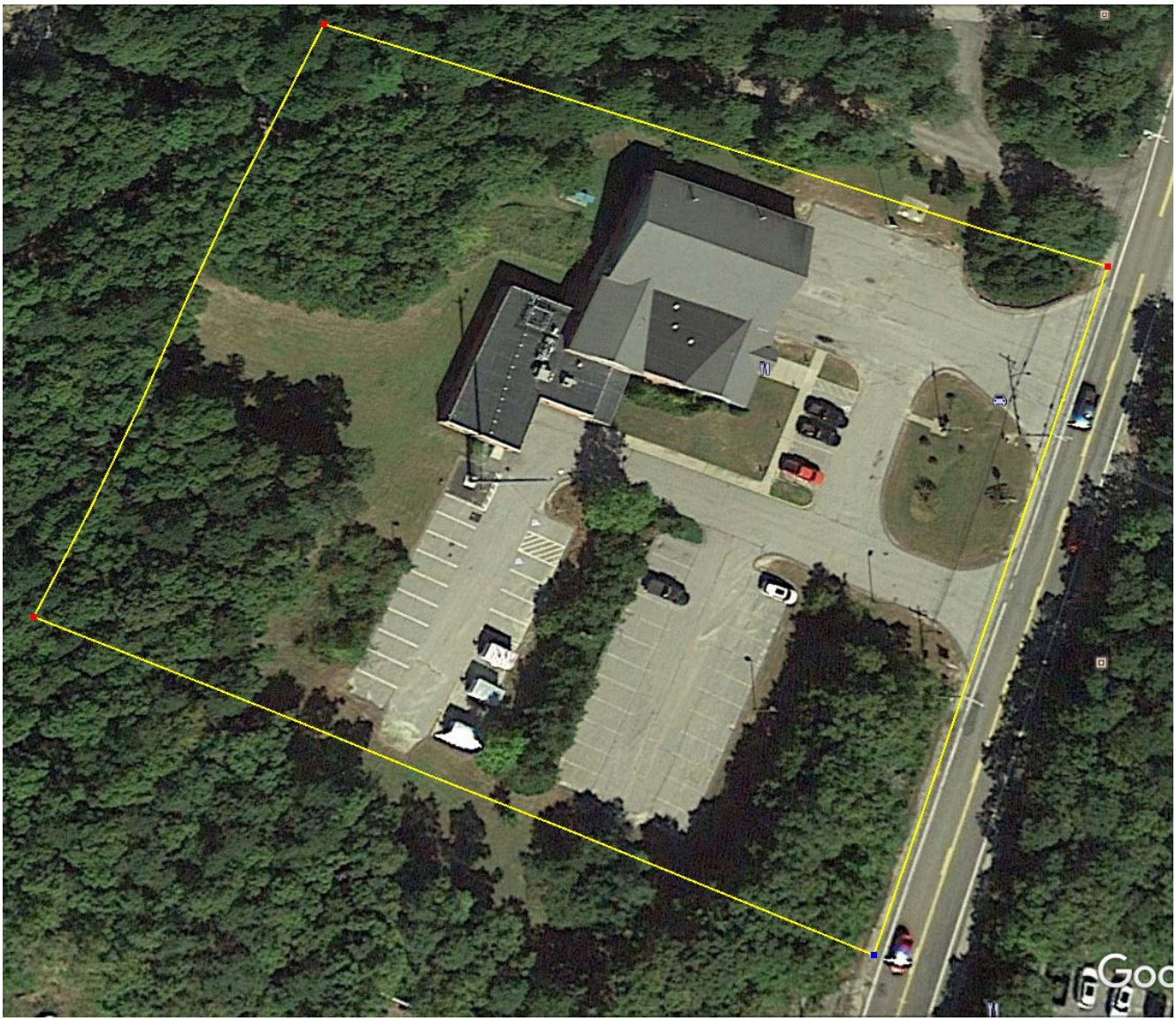
	Project Name: Court House	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 27, 2019

Site Plan



	Project Name: Fire Station No. 5	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 27, 2019

Site Plan



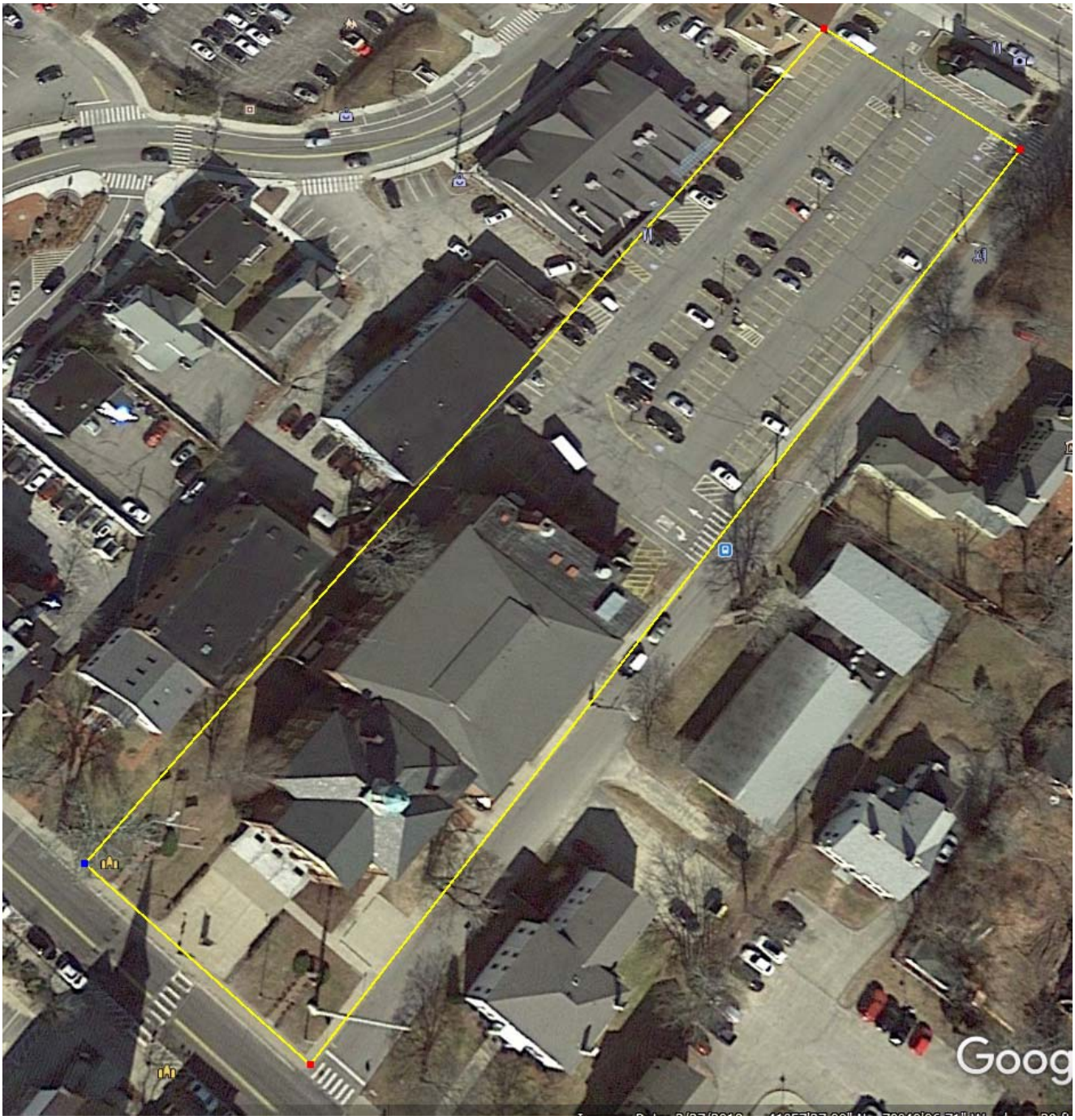
	Project Name: Fire Station No. 6	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 27, 2019

Site Plan



	Project Name: Fire Station No. 7	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 26, 2019

Site Plan



emg	**Project Name:** Memorial Hall	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 26, 2019

Site Plan



	Project Name: Police Station HQ	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 27, 2019

Site Plan



emg	**Project Name:** Town Hall / 1820 Courthouse	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 25, 2019

Site Plan



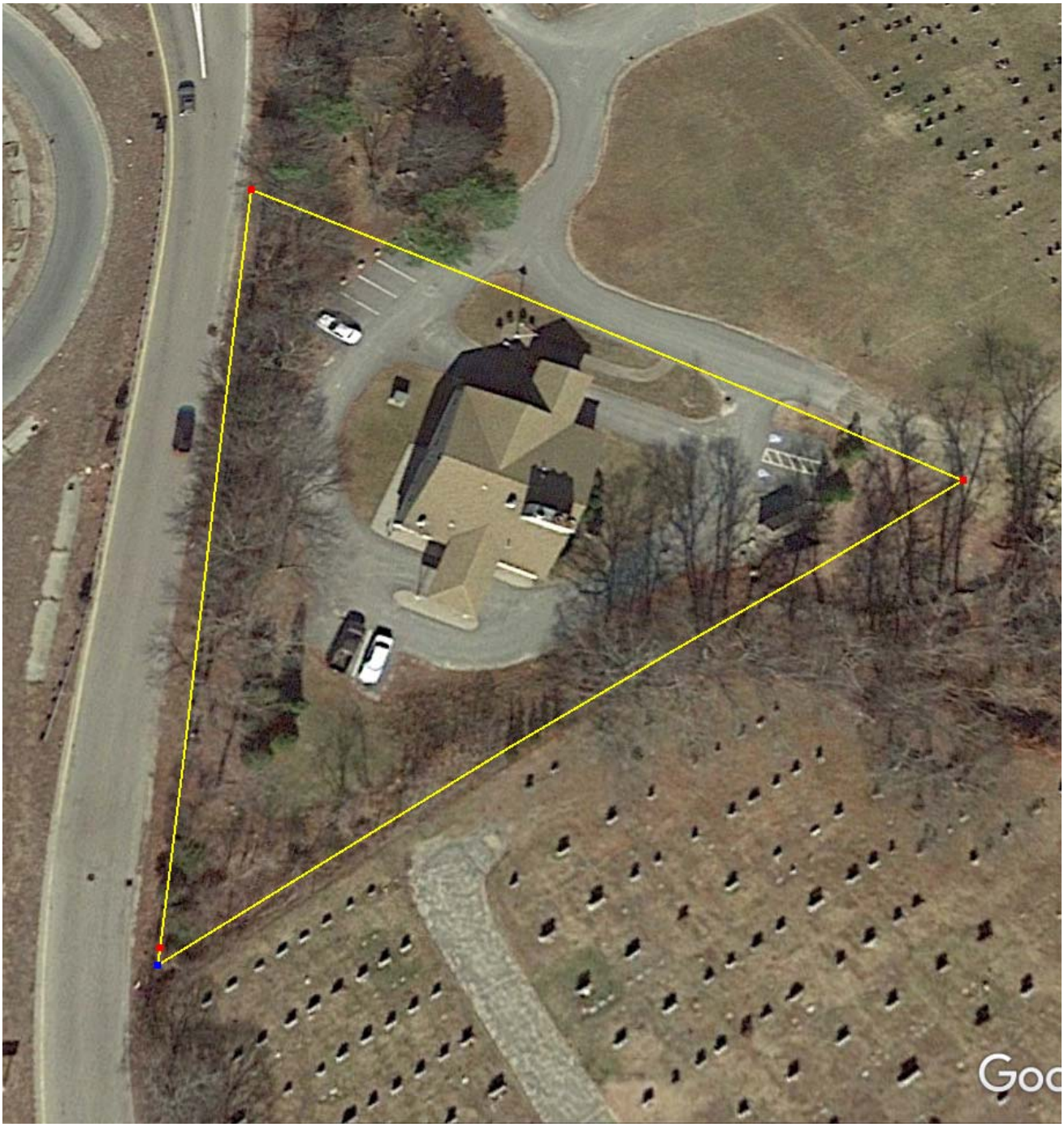
	Project Name: Fire Station No. 2	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 26, 2019

Site Plan



emg	**Project Name:** Cedarville Garage	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 28, 2019

Site Plan



	Project Name: Crematory	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 28, 2019

Site Plan



	Project Name: Fire Station No. 1 HQ	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 26, 2019

Site Plan



	Project Name: Fire Station No. 2	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 26, 2019

Site Plan



	Project Name: Fire Station No. 3	**Project Number:** 136563.19R000-001.002
	Source: Google Map	**On-Site Date:** February 28, 2019

Appendix C:
Pre-Survey Questionnaire

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: DPW Salt Shed

Name of person completing form: Chris Cavacco

Title / Association w/ property: Building Craftsman

Length of time associated w/ property: 5 years

Date Completed: 4/9/2019

Phone Number: 508.989.3045

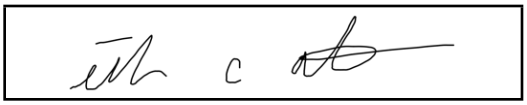
Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year(s) constructed	Constructed	Renovated	Construction date unknown
2	Building size in SF	6,240 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2018	Asphalt shingle
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None reported		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None reported		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None reported		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	QUESTION	RESPONSE	COMMENTS
7	Are there any problems with foundations or structures, like excessive settlement?	○ Yes ◉ No ○ Unk ○ NA	
8	Are there any wall, window, basement or roof leaks?	○ Yes ◉ No ○ Unk ○ NA	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	○ Yes ○ No ○ Unk ◉ NA	
10	Are your elevators unreliable, with frequent service calls?	○ Yes ○ No ○ Unk ◉ NA	
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?	○ Yes ○ No ○ Unk ◉ NA	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	○ Yes ○ No ○ Unk ◉ NA	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	○ Yes ○ No ○ Unk ◉ NA	
14	Is the electrical service outdated, undersized, or otherwise problematic?	○ Yes ◉ No ○ Unk ○ NA	
15	Are there any problems or inadequacies with exterior lighting?	○ Yes ◉ No ○ Unk ○ NA	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	○ Yes ◉ No ○ Unk ○ NA	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	○ Yes ◉ No ○ Unk ○ NA	
18	ADA: Has an accessibility study been performed at the site? If so, when?	○ Yes ○ No ○ Unk ◉ NA	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	○ Yes ○ No ○ Unk ◉ NA	
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?	○ Yes ○ No ○ Unk ◉ NA	



Signature of Assessor



Signature of POC

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Hedges Pond Great Hall
Name of person completing form:	Chris Cavacco
Title / Association w/ property:	Building Crafsman
Length of time associated w/ property:	5 years
Date Completed:	4/9/2019
Phone Number:	508.989.3045
Method of Completion:	INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year(s) constructed	Constructed	Renovated	Construction date not reported
2	Building size in SF	5,205 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None reported		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None reported		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None reported		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	QUESTION	RESPONSE	COMMENTS
7	Are there any problems with foundations or structures, like excessive settlement?	○ Yes ○ No ○ Unk ○ NA	
8	Are there any wall, window, basement or roof leaks?	○ Yes ● No ○ Unk ○ NA	No basement
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	○ Yes ● No ○ Unk ○ NA	
10	Are your elevators unreliable, with frequent service calls?	○ Yes ○ No ○ Unk ● NA	
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?	○ Yes ○ No ● Unk ○ NA	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	○ Yes ○ No ○ Unk ● NA	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	○ Yes ○ No ○ Unk ● NA	
14	Is the electrical service outdated, undersized, or otherwise problematic?	○ Yes ● No ○ Unk ○ NA	
15	Are there any problems or inadequacies with exterior lighting?	○ Yes ● No ○ Unk ○ NA	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	● Yes ○ No ○ Unk ○ NA	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	○ Yes ● No ○ Unk ○ NA	
18	ADA: Has an accessibility study been performed at the site? If so, when?	○ Yes ○ No ● Unk ○ NA	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	○ Yes ○ No ● Unk ○ NA	
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?	○ Yes ○ No ○ Unk ● NA	



Signature of Assessor



Signature of POC

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Plymouth Beach Restrooms

Name of person completing form: Chris Cavacco

Title / Association w/ property: Building Craftsman

Length of time associated w/ property: 5 years

Date Completed: 4/9/2019

Phone Number: 508.989.3045

Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	DATA OVERVIEW	RESPONSE		
1	Year(s) constructed	Constructed	Renovated	Construction date unknown
2	Building size in SF	428 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2018	Insurance covered
		Interiors		
		HVAC		
		Electrical		
		Site Pavement	2018	Parking area
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Exterior painting, 2018		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None reported		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None reported		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	QUESTION	RESPONSE	COMMENTS
7	Are there any problems with foundations or structures, like excessive settlement?	○ Yes ● No ○ Unk ○ NA	
8	Are there any wall, window, basement or roof leaks?	○ Yes ● No ○ Unk ○ NA	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	○ Yes ● No ○ Unk ○ NA	
10	Are your elevators unreliable, with frequent service calls?	○ Yes ○ No ○ Unk ● NA	
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?	○ Yes ● No ○ Unk ○ NA	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	○ Yes ○ No ○ Unk ● NA	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	○ Yes ○ No ○ Unk ● NA	
14	Is the electrical service outdated, undersized, or otherwise problematic?	○ Yes ● No ○ Unk ○ NA	
15	Are there any problems or inadequacies with exterior lighting?	○ Yes ● No ○ Unk ○ NA	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	○ Yes ● No ○ Unk ○ NA	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	○ Yes ● No ○ Unk ○ NA	
18	ADA: Has an accessibility study been performed at the site? If so, when?	○ Yes ○ No ● Unk ○ NA	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	○ Yes ○ No ● Unk ○ NA	
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?	○ Yes ● No ○ Unk ○ NA	



Signature of Assessor



Signature of POC

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: DPW Annex

Name of person completing form: DON

Title / Association with property: Craftsman

Length of time associated w/ property: 27yr

Date Completed: 26 Feb 19

Phone Number:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1988		
2	Building size in SF	16,000		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		New HVAC
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?				X	

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Hwy Dept

Name of person completing form: Don Kearney

Title / Association with property: Craftsman

Length of time associated w/ property: 27 yr

Date Completed: 26 Feb 19

Phone Number: 508-326-5491

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1990		
2	Building size in SF	17,100		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	Office Addition 2003
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Parapet rotted

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	QUESTION	RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Roof Leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?				X	

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Fresh Pond

Name of person completing form: Don Kearney

Title / Association with property: Craftsman

Length of time associated w/ property: 27 yrs

Date Completed: 27 Feb 19

Phone Number: 508-326-5491

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1960's		
2	Building size in SF	785		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		1 yr old
		Interiors		Bathrooms / Floor
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		Ramp

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	NONE
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NONE
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NONE

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?	X				NONE
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Harbor Master

Name of person completing form: Don Kearney

Title / Association with property: Craftsman

Length of time associated w/ property: 27 yrs

Date Completed: 28 Feb 19

Phone Number: 508-326-5491

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1950		
2	Building size in SF	600		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC	2017	Ductless split 2yr
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	Pier
8	Are there any wall, window, basement or roof leaks?	X				WINDOW
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.				X	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility *issues, or associated previous or* pending litigation?				X	

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Little Red School House

Name of person completing form: DON

Title / Association with property: CraftsmaN

Length of time associated w/ property: 27 yr

Date Completed: 27 Feb 19

Phone Number:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1930s		
2	Building size in SF	837		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Windows
		Roof		2yrs
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	Windows ; Roof ; aluminum
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NONE
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NONE

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Town Water + Sewer

Utility Eversource

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Main Library

Name of person completing form: Don Kearney; Dave Galante

Title / Association with property: Craftsman; apprentice

Length of time associated w/ property: 27 yrs; 30 yrs

Date Completed: 25 Feb 19

Phone Number: 508-326-5491

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1991		
2	Building size in SF	68,184		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New roof
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			2 elevators
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?					
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X		—	
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?		X			
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: MANOMET Library

Name of person completing form: DON

Title / Association with property: Craftsman

Length of time associated w/ property: 27 yr

Date Completed: 27 Feb 19

Phone Number:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1950		
2	Building size in SF	2914		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		15 yr
		Roof		15 yr
		Interiors		15 yr
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NONE
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NONE

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Manomet Transfer Station

Name of person completing form: Don

Title / Association with property: Craftsman

Length of time associated w/ property: 27 yrs

Date Completed: 27 Feb 19

Phone Number:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	DATA OVERVIEW	RESPONSE		
1	Year/s constructed	1980's		
2	Building size in SF	216		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
	QUESTION	RESPONSE		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	QUESTION	RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.				X	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?				X	

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Manomet Youth Center

Name of person completing form: Don

Title / Association with property: Craftsman

Length of time associated w/ property: 27 yr

Date Completed: 27 Feb 19

Phone Number:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1935		
2	Building size in SF	6220		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		New Windows
		Roof		20 yrs
		Interiors		Floors / paint
		HVAC		Ductless
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	NONE
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Ramp
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NONE

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Basement
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	X				Closet in Basement
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				month ago
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Morton Park Bathouse

Name of person completing form: DON

Title / Association with property:

Length of time associated w/ property:

Date Completed:

Phone Number:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1960's		
2	Building size in SF	945		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	NONE
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NONE
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NONE

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Nelson Park Concession

Name of person completing form: Dave Galante

Title / Association with property: Craftsman

Length of time associated w/ property: 20 yrs

Date Completed: 28Feb19

Phone Number: 774-269-4181

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1992		
2	Building size in SF	1011		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof	3yr	
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Utility Eversource Town water + sewer

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Senior Center

Name of person completing form: Don Kearney

Title / Association with property: craftsman

Length of time associated w/ property: 27 yrs

Date Completed: 26 Feb 19

Phone Number: 508-326-5491

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	2012		
2	Building size in SF	19,011	2 story	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC Air Handlers		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				INStall issue
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	X				Boiler 1 Flue
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Rear of Building / Landscaping
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Flashing Issues
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				April 30 evaluation
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Stephens Field Concession

Name of person completing form: Don

Title / Association with property: Craftsman

Length of time associated w/ property: 27yr

Date Completed: 28 Feb 19

Phone Number:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1960's		
2	Building size in SF	442		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		1yr
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	Roof
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NONE
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NONE

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				WINDOWS
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				X	NO HVAC
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?		X			
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Vine Hills Cemetary Office

Name of person completing form: Don

Title / Association with property: Craftsman

Length of time associated w/ property: 27 yr

Date Completed: 28 Feb 19

Phone Number:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1890		
2	Building size in SF	2085		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.				X	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?				X	

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Visitor Info Center

Name of person completing form: Don

Title / Association with property: Craftsman

Length of time associated w/ property: 27 yr

Date Completed: 28 Feb 19

Phone Number:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1992		
2	Building size in SF	836		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: FIRESTATION #4

Name of person completing form: KRIS CAVACCO

Title / Association with property: BUILDING CRAFTSMAN

Length of time associated w/ property: 2YRS

Date Completed: 2/28/19

Phone Number: 508-989-3045

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1977 2 stories		
2	Building size in SF	5674		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	none	
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof leaks maybe. Original roof.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Window may leak. Mold issues.		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✓			
8	Are there any wall, window, basement or roof leaks?	✓				Roof and window
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	✓				Poor venting
10	Are your elevators unreliable, with frequent service calls?				✓	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		✓			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		✓			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		✓			Cooling may not be sufficient
14	Is the electrical service outdated, undersized, or otherwise problematic?		✓			
15	Are there any problems or inadequacies with exterior lighting?		✓			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✓			Drain may not work in parking lot
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✓			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		✓			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				✓	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		✓			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: 1749 Court House

Name of person completing form: Tom Nugent

Title / Association with property: BUILDING CRAFTSMAN

Length of time associated w/ property: 2YRS

Date Completed: 2/27/19

Phone Number: 781-953-5880

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1749 USED SEASONALLY. 2 floors plus Basement. Historically Bldg.		
2	Building size in SF	4590		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	None	
		Roof		Asphalt roof. 20 YRS old.
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Needs new roof, gutters, soffits, windows.
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks. FDN wall leaks. Single pane wd windows. May need tuck-pointing. Electric system is outdated. Not ADA accessible.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	✓				FDN Wall leaks
8	Are there any wall, window, basement or roof leaks?	✓				Roof leaks. Replace in 2-3 yrs
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		✓			
10	Are your elevators unreliable, with frequent service calls?				✓	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		✓			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		✓			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		✓			
14	Is the electrical service outdated, undersized, or otherwise problematic?	✓				
15	Are there any problems or inadequacies with exterior lighting?		✓			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	✓				Rear is poor
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✓			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		✓			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				✓	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		✓			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: FIRESTATION #5

Name of person completing form: KRIS CAVACCO

Title / Association with property: BUILDING CRAFTSMAN

Length of time associated w/ property: 2YRS

Date Completed: 2/27/19

Phone Number: 508-989-3045

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1988		
2	Building size in SF	7511		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	NONE	
		Roof		ROOF LEAKS
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof replacement. Everything is original.
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		V			
8	Are there any wall, window, basement or roof leaks?	V				Roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		V			
10	Are your elevators unreliable, with frequent service calls?				V	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		V			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		V			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		V			
14	Is the electrical service outdated, undersized, or otherwise problematic?		V			
15	Are there any problems or inadequacies with exterior lighting?		V			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		V			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		V			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		V			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				V	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		V			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: FIRESTATION #6

Name of person completing form: CHRIS CAVACCO

Title / Association with property: BUILDING CRAFTSMAN

Length of time associated w/ property: 2YRS

Date Completed: 2/27/19

Phone Number: 508-989-3045

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1997 EOC: One story at BSMT LEVEL F.S.: 1 STORY OVER BSMT		
2	Building size in SF	12740 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	none	
		Roof		Original Roof
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	none
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	none

individual thermostat

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		V			
8	Are there any wall, window, basement or roof leaks?		V			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		V			
10	Are your elevators unreliable, with frequent service calls?				V	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		V			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		V			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		V			
14	Is the electrical service outdated, undersized, or otherwise problematic?		V			
15	Are there any problems or inadequacies with exterior lighting?		V			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		V			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		V			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		V			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				V	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		V			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: FIRESTATION #7
Name of person completing form: Tom Nugent
Title / Association with property: BUILDING CRA
Length of time associated w/ property: 3YRS
Date Completed: 2/26/19
Phone Number: 781-953-5880

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1906		
2	Building size in SF	3952		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	None	
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks, Dated plumbing system Wood single pane windows in poor shape		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	QUESTION	RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✓			
8	Are there any wall, window, basement or roof leaks?	✓				Roof leak, slate roof. original
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		✓			
10	Are your elevators unreliable, with frequent service calls?				✓	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		✓			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		✓			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		✓			
14	Is the electrical service outdated, undersized, or otherwise problematic?	✓				Not enough
15	Are there any problems or inadequacies with exterior lighting?		✓			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✓			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✓			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		✓			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				✓	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		✓			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Memorial Hall
Name of person completing form: Sharon Palmerino
Title / Association with property: Maintenance
Length of time associated w/ property: 11 YRS
Date Completed: 2/26/19
Phone Number: 508-747-1620

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1926, 2004 Renovation. 2 stories plus a basement		
2	Building size in SF	27176		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	none	
		Roof	2018	3/4 of ROOF. Slate & Rubber (10 YRS) original
		Interiors	none	
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	Seating repair.
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New chiller to be done this year. Sand floor. Replace ext doors. Cupola needs to be painted.
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Repointing & sealing of brick & mortar entire bldg. Need new ext doors. Need general updating.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✓			
8	Are there any wall, window, basement or roof leaks?	✓				Wall leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		✓			
10	Are your elevators unreliable, with frequent service calls?		✓			One elevator, one wheelchair platform.
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		✓			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		✓			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		✓			
14	Is the electrical service outdated, undersized, or otherwise problematic?		✓			
15	Are there any problems or inadequacies with exterior lighting?		✓			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✓			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✓			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		✓			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				✓	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		✓			

Need chiller

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: POLICE STATION HQ
Name of person completing form: Parker Coady
Title / Association with property: Custodian
Length of time associated w/ property: 2½ YRS
Date Completed: 2/27/19
Phone Number: 508-577-1807

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1995		
2	Building size in SF	28913		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	None	
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof replacement. Leaks
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Sewage pump replacement.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		V			
8	Are there any wall, window, basement or roof leaks?	V				Roof
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		V			
10	Are your elevators unreliable, with frequent service calls?		V			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		V			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		V			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		V			
14	Is the electrical service outdated, undersized, or otherwise problematic?		V			
15	Are there any problems or inadequacies with exterior lighting?		V			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		V			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		V			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		V			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				V	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		V			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: TOWN HALL / 1820 Courthouse
Name of person completing form: KRIS CAVACCO / TOM NUGENT
Title / Association with property: BLDG CRAFTSMAN
Length of time associated w/ property: 2 YRS
Date Completed: 2/25/19
Phone Number: 508-999-3045 / 781-953-5880

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	TOWN HALL: 2017 COURTHOUSE: 1820, 2017 REMODELING		
2	Building size in SF	59553		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2017	
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	REMODELED & NEW CONSTRUCTION		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NONE		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Gutters are leaking, windows are leaking. Flashing may not be enough. May have site drainage issues. Systems need to be commissioned right.		

1820: slate roof
ASPHALT ROOF

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	QUESTION	RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✓			
8	Are there any wall, window, basement or roof leaks?	✓				Windows joint, weather stripping is not good.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		✓			
10	Are your elevators unreliable, with frequent service calls?		✓			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		✓			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		✓			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		✓			
14	Is the electrical service outdated, undersized, or otherwise problematic?		✓			
15	Are there any problems or inadequacies with exterior lighting?		✓			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✓			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✓			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	✓				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?		✓			
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		✓			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: ANIMAL SHELTER

Name of person completing form: KRIS CAVACCO

Title / Association with property: BUILDING CRAFTSMAN

Length of time associated w/ property: 2 YRS

Date Completed: 2/27/19

Phone Number: 508-989-3045

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1975		
2	Building size in SF	2198		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2019	
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof, furnices, int finishes
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Working on mold treatment Remodeling of the interior

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✓			
8	Are there any wall, window, basement or roof leaks?	✓				Roof leaks at spots
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	✓				Mold happened because of poor ventilation
10	Are your elevators unreliable, with frequent service calls?				✓	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		✓			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		✓			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		✓			
14	Is the electrical service outdated, undersized, or otherwise problematic?		✓			
15	Are there any problems or inadequacies with exterior lighting?		✓			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✓			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✓			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		✓			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				✓	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		✓			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Cedarville Garage

Name of person completing form: Kris. CAVACCO

Title / Association with property: BUILDING CRAFTSMAN

Length of time associated w/ property: 2YRS

Date Completed: 2/28/19

Phone Number: 508-989-3045

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1983 Added carpenter workshop in 2014		
2	Building size in SF	7056		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	none	
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New roof 2018 asphalt		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	none		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	none		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✓			
8	Are there any wall, window, basement or roof leaks?		✓			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		✓			
10	Are your elevators unreliable, with frequent service calls?		✓			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		✓			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		✓			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		✓			
14	Is the electrical service outdated, undersized, or otherwise problematic?		✓			
15	Are there any problems or inadequacies with exterior lighting?		✓			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✓			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✓			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		✓			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				✓	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		✓			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Crematory

Name of person completing form: KRIS CAVACCO

Title / Association with property: BUILDING CRAFTSMAN

Length of time associated w/ property: 2YRS

Date Completed: 2/20/19

Phone Number: 508-989-3045

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	2009 One story w/ basement		
2	Building size in SF	3096		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	none	
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof & cement board siding.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✓			
8	Are there any wall, window, basement or roof leaks?		✓			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		✓			
10	Are your elevators unreliable, with frequent service calls?				✓	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		✓			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		✓			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		✓			
14	Is the electrical service outdated, undersized, or otherwise problematic?		✓			
15	Are there any problems or inadequacies with exterior lighting?		✓			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✓			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✓			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		✓			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				✓	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		✓			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: FIRESTATION #1 / HQ

Name of person completing form: KRIS CAVACCO / TOM NUGENT

Title / Association with property: BUILDING CRAFTSMAN

Length of time associated w/ property: 2 YRS

Date Completed: 2/27/19

Phone Number: 508-989-3045 / 781-953-5880

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1978 Basement + 2 stories. Not ADA ACCESSIBLE.		
2	Building size in SF	11009		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	NONE	
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roofs are leaking; original. Windows are poor & original. Paint walls.		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	V				Damages to conc columns. Foundation wall leaks.
8	Are there any wall, window, basement or roof leaks?	V				Roof leaks.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		V			
10	Are your elevators unreliable, with frequent service calls?				V	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	V				
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		V			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		V			
14	Is the electrical service outdated, undersized, or otherwise problematic?		V			
15	Are there any problems or inadequacies with exterior lighting?		V			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		V			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		V			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		V			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?		V			
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		V			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: FIRESTATION #2

Name of person completing form: Tom Nugent

Title / Association with property: BUILDING CRAFTSMAN

Length of time associated w/ property: 3 YRS

Date Completed: 2/26/19

Phone Number: 781-953-5880

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1975		
2	Building size in SF	15521		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	none	
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	ROOF		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof replacement. Window & doors bath. Wood single pane windows		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✓			
8	Are there any wall, window, basement or roof leaks?	✓				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		✓			
10	Are your elevators unreliable, with frequent service calls?				✓	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		✓			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		✓			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		✓			
14	Is the electrical service outdated, undersized, or otherwise problematic?		✓			
15	Are there any problems or inadequacies with exterior lighting?		✓			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✓			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✓			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		✓			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				✓	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		✓			

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: FIRESTATION #3

Name of person completing form: CHRIS CAVACCO

Title / Association with property: BUILDING CRAFTSMAN

Length of time associated w/ property: 2YRS

Date Completed: 2/28/19

Phone Number: 508-989-3045

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	2001	One story, no basement	
2	Building size in SF	4135		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	none	
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	none		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof replacement		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks: rubber & asphalt		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✓			
8	Are there any wall, window, basement or roof leaks?		✓			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		✓			
10	Are your elevators unreliable, with frequent service calls?				✓	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		✓			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		✓			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		✓			
14	Is the electrical service outdated, undersized, or otherwise problematic?		✓			
15	Are there any problems or inadequacies with exterior lighting?		✓			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✓			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✓			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		✓			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				✓	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		✓			

Appendix D:
Replacement Reserves

Replacement Reserves Report

9/10/2019

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
01 - 1749 Court House	B2011	1189146	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	20	0	3080	SF	$12.99	$40,000	$40,000																					**$40,000**
01 - 1749 Court House	B2011	1286825	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	3080	SF	$12.99	$40,000							$40,000															**$40,000**
01 - 1749 Court House	B2011	1189137	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	20	14	6	3080	SF	$51.28	$157,930							$157,930															**$157,930**
01 - 1749 Court House	B2021	1189142	Window, Wood Historical 12 SF, Restore	30	30	0	41	EA	$1,829.27	$75,000	$75,000																					**$75,000**
01 - 1749 Court House	B2032	1189141	Exterior Door, Steel, Replace	25	25	0	2	EA	$1,802.50	$3,605	$3,605																					**$3,605**
01 - 1749 Court House	B3011	1189147	Roof, Asphalt Shingle Premium Grade, Replace with wood shingle	30	30	0	1840	SF	$43.48	$80,000	$80,000																					**$80,000**
01 - 1749 Court House	C1021	1189140	Interior Door, Wood Solid-Core, Replace	20	17	3	8	EA	$2,699.64	$21,597				$21,597																		**$21,597**
01 - 1749 Court House	C1031	1189136	Toilet Partitions, Metal Overhead-Braced, Replace	20	14	6	5	EA	$1,612.45	$8,062							$8,062															**$8,062**
01 - 1749 Court House	C3012	1189134	Interior Wall Finish, Generic Surface, Prep & Paint	8	6	2	9640	SF	$2.75	$26,516			$26,516								$26,516								$26,516			**$79,549**
01 - 1749 Court House	C3021	1189121	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	6	4	510	SF	$16.58	$8,456					$8,456										$8,456							**$16,911**
01 - 1749 Court House	C3024	1189124	Interior Floor Finish, Wood Strip, Replace	30	20	10	3060	SF	$25.65	$78,481											$78,481											**$78,481**
01 - 1749 Court House	C3031	1189139	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	8	2	4590	SF	$4.31	$19,765			$19,765										$19,765									**$39,531**
01 - 1749 Court House	D2011	1189127	Toilet, Flush Tank (Water Closet), Replace	20	14	6	5	EA	$2,001.62	$10,008							$10,008															**$10,008**
01 - 1749 Court House	D2012	1189120	Urinal, Vitreous China, Replace	20	14	6	3	EA	$2,263.96	$6,792							$6,792															**$6,792**
01 - 1749 Court House	D2014	1189143	Sink/Lavatory, Enameled Steel, Replace	20	14	6	6	EA	$1,168.61	$7,012							$7,012															**$7,012**
01 - 1749 Court House	D2021	1189128	Backflow Preventer, 1 INCH, Install	15	15	0	1	EA	$2,420.59	$2,421	$2,421															$2,421						**$4,841**
01 - 1749 Court House	D2029	1189133	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	35	5	4590	SF	$26.39	$121,118						$121,118																**$121,118**
01 - 1749 Court House	D2034	1189150	Sewage Ejector Pump, 1 HP, Replace	15	10	5	2	EA	$5,678.78	$11,358						$11,358														$11,358		**$22,715**
01 - 1749 Court House	D3021	1189125	Boiler, Gas, 520 MBH, Replace	25	20	5	1	EA	$45,226.13	$45,226						$45,226																**$45,226**
01 - 1749 Court House	D3051	1189148	Unit Heater, 50 MBH, Replace	20	17	3	2	EA	$3,604.83	$7,210				$7,210																		**$7,210**
01 - 1749 Court House	D3051	1189144	Radiator, Hydronic Baseboard (per LF), Replace	50	40	10	45	LF	$251.86	$11,334											$11,334											**$11,334**
01 - 1749 Court House	D5019	1189145	Electrical Distribution System, Office Building, Upgrade	40	30	10	4590	SF	$51.69	$237,272											$237,272											**$237,272**
01 - 1749 Court House	D5029	1189126	Lighting System, Interior, Office Building, Upgrade	25	20	5	4590	SF	$17.53	$80,455						$80,455																**$80,455**
01 - 1749 Court House	D5037	1189149	Fire Alarm System, Office Building, Upgrade/Install	20	15	5	4590	SF	$4.48	$20,549						$20,549																**$20,549**
01 - 1749 Court House	D5037	1189123	Fire Alarm Control Panel, Multiplex, Replace	15	10	5	1	EA	$8,127.41	$8,127						$8,127														$8,127		**$16,255**
01 - 1749 Court House	G2031	1189135	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	27	3	350	SF	$64.70	$22,647				$22,647																		**$22,647**
01 - 1749 Court House	G2031	1189138	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	20	5	470	SF	$9.49	$4,458						$4,458																**$4,458**
01 - 1749 Court House	G2042	1189132	Retaining Wall, Brick/Stone (per SF Face), Replace	40	37	3	550	SF	$247.77	$136,273				$136,273																		**$136,273**
01 - 1749 Court House	G2042	1189131	Retaining Wall, Cast-in-place Concrete (per SF Face), Replace	50	40	10	100	SF	$224.78	$22,478											$22,478											**$22,478**
01 - 1749 Court House	G2044	1189130	Signage, Property, Monument/Pylon, Replace/Install	20	14	6	1	EA	$16,317.99	$16,318							$16,318															**$16,318**
01 - 1749 Court House	G2044	1189129	Signage, Property, Monument/Pylon, Replace/Install	20	10	10	1	EA	$16,317.99	$16,318											$16,318											**$16,318**
01 - 1749 Court House	G3021	1192823	Pipe & Fittings, PVC, 6", Replace	40	40	0	45	LF	$156.20	$7,029	$7,029																					**$7,029**
02-Animal Shelter	B2011	1192559	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	950	SF	$5.44	$5,172			$5,172										$5,172									**$10,344**
02-Animal Shelter	B2011	1192551	Exterior Wall, Vinyl Siding, 1-2 Stories, Replace	25	20	5	950	SF	$14.82	$14,075						$14,075																**$14,075**
02-Animal Shelter	B2021	1192560	Window, SF, Replace	30	25	5	17	EA	$1,053.94	$17,917						$17,917																**$17,917**
02-Animal Shelter	B2032	1187973	Exterior Door, Steel, Replace	25	20	5	3	EA	$1,802.38	$5,407						$5,407																**$5,407**
02-Animal Shelter	B3011	1192570	Roof, Asphalt Shingle Premium Grade, Replace	30	28	2	2700	SF	$9.56	$25,814			$25,814																			**$25,814**
02-Animal Shelter	C1021	1192569	Interior Door, Wood Solid-Core, Replace	20	17	3	6	EA	$2,699.64	$16,198				$16,198																		**$16,198**
02-Animal Shelter	C3012	1192577	Interior Wall Finish, Generic Surface, Prep & Paint	8	1	7	4400	SF	$2.75	$12,103								$12,103								$12,103						**$24,206**
02-Animal Shelter	C3024	1192564	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	1050	SF	$9.11	$9,561					$9,561															$9,561		**$19,122**
02-Animal Shelter	C3024	1192552	Interior Floor Finish, Ceramic Tile, Replace	50	40	10	80	SF	$29.90	$2,392											$2,392											**$2,392**
02-Animal Shelter	C3031	1192571	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	8	2	1200	SF	$4.31	$5,167			$5,167										$5,167									**$10,335**
02-Animal Shelter	C3032	1192549	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	18	2	998	SF	$5.90	$5,888			$5,888																			**$5,888**
02-Animal Shelter	D2011	1192561	Toilet, Flush Tank (Water Closet), Replace	20	18	2	1	EA	$2,001.62	$2,002			$2,002																			**$2,002**
02-Animal Shelter	D2014	1192575	Sink/Lavatory, Enameled Steel, Replace	20	17	3	1	EA	$1,168.61	$1,169				$1,169																		**$1,169**
02-Animal Shelter	D2017	1192567	Shower, Fiberglass, Replace	20	17	3	1	EA	$4,931.14	$4,931				$4,931																		**$4,931**
02-Animal Shelter	D2023	1192565	Water Heater, 40 GAL, Replace	15	5	10	1	EA	$5,683.66	$5,684											$5,684											**$5,684**
02-Animal Shelter	D2029	1203078	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	30	10	2198	SF	$26.39	$57,999											$57,999											**$57,999**
02-Animal Shelter	D3032	1192554	Ductless Split System, 2 TON, Replace	15	13	2	1	EA	$8,485.49	$8,485			$8,485															$8,485				**$16,971**
02-Animal Shelter	D3041	1192550	HVAC System Ductwork, Sheet Metal, Replace	30	26	4	2198	SF	$28.46	$62,544					$62,544																	**$62,544**
02-Animal Shelter	D3042	1192555	Exhaust Fan and ERU, 2100 CFM, Replace	15	14	1	1	EA	$40,000.00	$40,000		$40,000															$40,000					**$80,000**
02-Animal Shelter	D3051	1192558	Furnace, Electric, 86 to 100 MBH, Replace	20	17	3	1	EA	$11,210.04	$11,210				$11,210																		**$11,210**
02-Animal Shelter	D3051	1192563	Furnace, Electric, 86 to 100 MBH, Replace	20	15	5	1	EA	$11,210.04	$11,210						$11,210																**$11,210**
02-Animal Shelter	D4019	1195867	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	47	3	2198	SF	$15.18	$33,357				$33,357																		**$33,357**
02-Animal Shelter	D5012	1192553	Distribution Panel, 200 AMP, Replace	30	20	10	1	EA	$14,998.06	$14,998											$14,998											**$14,998**
02-Animal Shelter	D5019	1192548	Electrical Distribution System, Office Building, Upgrade	40	20	20	2198	SF	$51.69	$113,622																				$113,622		**$113,622**
02-Animal Shelter	D5022	1187975	Flood Light, Exterior, 100 W, Replace	20	17	3	6	EA	$1,888.41	$11,330				$11,330																		**$11,330**
02-Animal Shelter	D5029	1192574	Lighting System, Interior, Office Building, Upgrade	25	20	5	2198	SF	$17.53	$38,527						$38,527																**$38,527**
02-Animal Shelter	D5037	1192557	Fire Alarm System, Office Building, Upgrade/Install	20	17	3	2198	SF	$4.48	$9,840				$9,840																		**$9,840**
02-Animal Shelter	D5037	1192562	Fire Alarm Control Panel, Addressable, Replace	15	10	5	1	EA	$38,504.53	$38,505						$38,505														$38,505		**$77,009**
02-Animal Shelter	G2022	1192568	Parking Lots, Asphalt Pavement, Mill & Overlay	25	25	0	5900	SF	$6.22	$36,711	$36,711																					**$36,711**
02-Animal Shelter	G2022	1192576	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	5900	SF	$0.72	$4,253		$4,253					$4,253					$4,253					$4,253					**$17,012**
02-Animal Shelter	G2041	1192572	Fences & Gates, Chain Link, 6' High, Replace	30	25	5	190	LF	$71.21	$13,530						$13,530																**$13,530**
02-Animal Shelter	G2041	1192556	Fences & Gates, Vinyl, 6' High, Replace	20	12	8	40	LF	$117.04	$4,682									$4,682													**$4,682**
02-Animal Shelter	G2044	1192573	Signage, Property, Monument/Pylon, Replace/Install	20	17	3	1	EA	$16,317.99	$16,318				$16,318																		**$16,318**
02-Animal Shelter	Z105X	1193431	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$3,794.00	$3,794	$3,794																					**$3,794**
03-Cedarville Garage	B2011	1189231	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	5600	SF	$5.44	$30,489					$30,489									$30,489								**$60,977**
03-Cedarville Garage	B2011	1189244	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	20	16	4	5600	SF	$5.00	$28,000					$28,000																	**$28,000**
03-Cedarville Garage	B2021	1189247	Window, SF, Replace	30	26	4	3	EA	$1,108.25	$3,325					$3,325																	**$3,325**
03-Cedarville Garage	B2032	1189232	Exterior Door, Wood Solid-Core, Replace	25	24	1	1	EA	$1,000.00	$1,000		$1,000																				**$1,000**
03-Cedarville Garage	B2032	1189240	Exterior Door, Steel, Replace	25	6	19	1	EA	$1,802.38	$1,802																				$1,802		**$1,802**
03-Cedarville Garage	C1021	1189230	Interior Door, Wood Solid-Core, Replace	20	18	2	6	EA	$2,699.64	$16,198			$16,198																			**$16,198**
03-Cedarville Garage	C3012	1189239	Interior Wall Finish, Generic Surface, Prep & Paint	8	6	2	2550	SF	$2.75	$7,014			$7,014								$7,014								$7,014			**$21,042**
03-Cedarville Garage	C3024	1189241	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	13	2	1350	SF	$9.11	$12,293			$12,293															$12,293				**$24,585**
03-Cedarville Garage	C3031	1189236	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	5	5	650	SF	$4.31	$2,799						$2,799										$2,799						**$5,598**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
03-Cedarville Garage	C3032	1189237	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	20	0	50	SF	$5.90	$295	$295																				$295	**$590**
03-Cedarville Garage	C3032	1189245	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	16	4	550	SF	$5.90	$3,245					$3,245																	**$3,245**
03-Cedarville Garage	D2011	1189246	Toilet, Flush Tank (Water Closet), Replace	20	14	6	1	EA	$2,001.62	$2,002							$2,002															**$2,002**
03-Cedarville Garage	D2014	1189227	Sink/Lavatory, Plastic, Replace	20	16	4	1	EA	$1,092.65	$1,093					$1,093																	**$1,093**
03-Cedarville Garage	D2023	1189235	Water Heater, 10 GAL, Replace	15	13	2	1	EA	$1,923.88	$1,924			$1,924															$1,924				**$3,848**
03-Cedarville Garage	D2029	1203079	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	30	10	1800	SF	$26.39	$47,497											$47,497											**$47,497**
03-Cedarville Garage	D3011	1189238	Fuel Storage Tank, 90 GAL, Replace	25	20	5	2	EA	$2,267.18	$4,534						$4,534																**$4,534**
03-Cedarville Garage	D3051	1189233	Furnace, Gas, 51 to 100 MBH, Replace	20	17	3	1	EA	$7,211.35	$7,211				$7,211																		**$7,211**
03-Cedarville Garage	D3051	1189242	Air Conditioner, 1 TON, Replace	10	6	4	3	EA	$3,789.86	$11,370					$11,370										$11,370							**$22,739**
03-Cedarville Garage	D3051	1189234	Unit Heater, 80 MBH, Replace	20	6	14	1	EA	$9,498.24	$9,498															$9,498							**$9,498**
03-Cedarville Garage	D5012	1189248	Distribution Panel, 200 AMP, Replace	30	26	4	1	EA	$14,998.06	$14,998					$14,998																	**$14,998**
03-Cedarville Garage	D5019	1201087	Electrical Distribution System, Office Building, Upgrade	40	30	10	7056	SF	$51.69	$364,748											$364,748											**$364,748**
03-Cedarville Garage	D5029	1189243	Lighting System, Interior, Office Building, Upgrade	25	20	5	2250	SF	$17.53	$39,439						$39,439																**$39,439**
03-Cedarville Garage	E1016	1189226	Commercial Laundry, 100 LB, Replace	10	6	4	1	EA	$28,872.34	$28,872					$28,872										$28,872							**$57,745**
03-Cedarville Garage	G2022	1189229	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	20500	SF	$0.72	$14,778		$14,778					$14,778					$14,778						$14,778				**$59,111**
03-Cedarville Garage	G2022	1189250	Parking Lots, Asphalt Pavement, Mill & Overlay	25	23	2	20500	SF	$6.22	$127,554			$127,554																			**$127,554**
04-Crematory	B2011	1189159	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	2250	SF	$5.44	$12,250				$12,250									$12,250									**$24,500**
04-Crematory	B2021	1189185	Window, SF, Replace	30	11	19	13	EA	$1,053.94	$13,701																				$13,701		**$13,701**
04-Crematory	B2032	1189168	Exterior Door, Steel, Replace	25	11	14	2	EA	$1,802.38	$3,605															$3,605							**$3,605**
04-Crematory	B3011	1189177	Roof, Asphalt Shingle Premium Grade, Replace	30	11	19	4840	SF	$9.56	$46,275																				$46,275		**$46,275**
04-Crematory	C1021	1189181	Interior Door, Wood Solid-Core, Replace	20	11	9	6	EA	$2,699.64	$16,198										$16,198												**$16,198**
04-Crematory	C1021	1189158	Interior Door, Steel, Replace	25	11	14	6	EA	$1,802.38	$10,814															$10,814							**$10,814**
04-Crematory	C3012	1189156	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	6800	SF	$2.75	$18,704				$18,704								$18,704								$18,704		**$56,113**
04-Crematory	C3024	1189166	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	1946	SF	$9.11	$17,719					$17,719															$17,719		**$35,439**
04-Crematory	C3025	1189173	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	1030	SF	$13.77	$14,185					$14,185										$14,185							**$28,371**
04-Crematory	C3031	1189167	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	6	4	3096	SF	$4.31	$13,332					$13,332										$13,332							**$26,664**
04-Crematory	D2011	1189174	Toilet, Flush Tank (Water Closet), Replace	20	11	9	2	EA	$2,001.62	$4,003										$4,003												**$4,003**
04-Crematory	D2014	1189175	Sink/Lavatory, Enameled Steel, Replace	20	11	9	2	EA	$1,168.61	$2,337										$2,337												**$2,337**
04-Crematory	D2018	1189160	Drinking Fountain, Refrigerated, Replace	10	6	4	2	EA	$2,385.50	$4,771					$4,771										$4,771							**$9,542**
04-Crematory	D3032	1189165	Condensing Unit, 3.5 TON, Replace	15	11	4	1	EA	$7,833.23	$7,833					$7,833															$7,833		**$15,666**
04-Crematory	D3032	1189176	Condensing Unit, 2.5 TON, Replace	15	11	4	1	EA	$6,385.98	$6,386					$6,386															$6,386		**$12,772**
04-Crematory	D3032	1189170	Condensing Unit, 3.5 TON, Replace	15	6	9	1	EA	$7,833.23	$7,833										$7,833												**$7,833**
04-Crematory	D3041	1189171	HVAC System Ductwork, Sheet Metal, Replace	30	11	19	3096	SF	$28.46	$88,097																				$88,097		**$88,097**
04-Crematory	D3042	1189179	Exhaust Fan, 801 - 2000 CFM, Replace	15	11	4	1	EA	$5,053.95	$5,054					$5,054															$5,054		**$10,108**
04-Crematory	D3042	1189184	Exhaust Fan, 801 - 2000 CFM, Replace	15	11	4	1	EA	$5,053.95	$5,054					$5,054															$5,054		**$10,108**
04-Crematory	D3051	1189164	Packaged Terminal Air Conditioner (PTAC), 12,001 to 15,000 BTUH, Replace	10	6	4	1	EA	$5,229.97	$5,230					$5,230										$5,230							**$10,460**
04-Crematory	D3051	1189182	Furnace, Gas, 101 to 150 MBH, Replace	20	11	9	1	EA	$10,707.18	$10,707										$10,707												**$10,707**
04-Crematory	D3051	1189161	Furnace, Gas, 101 to 150 MBH, Replace	20	11	9	1	EA	$10,707.18	$10,707										$10,707												**$10,707**
04-Crematory	D4019	1195868	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	47	3	3096	SF	$15.18	$46,985				$46,985																		**$46,985**
04-Crematory	D5012	1189169	Distribution Panel, 400 AMP, Replace	30	11	19	1	EA	$17,998.45	$17,998																				$17,998		**$17,998**
04-Crematory	D5029	1189162	Lighting System, Interior, Office Building, Upgrade	25	11	14	3096	SF	$17.53	$54,268															$54,268							**$54,268**
04-Crematory	D5037	1195869	Fire Alarm System, Office Building, Install	20	17	3	3096	SF	$4.48	$13,861				$13,861																		**$13,861**
04-Crematory	D5092	1189180	Transfer Switch, 225 AMP, Replace	18	11	7	1	EA	$18,379.79	$18,380								$18,380														**$18,380**
04-Crematory	D5092	1189172	Generator, 60 kW, Replace	25	11	14	1	EA	$78,346.67	$78,347															$78,347							**$78,347**
04-Crematory	E1093	1189178	Commercial Kitchen, Walk-In Freezer, Replace	20	11	9	1	EA	$42,335.61	$42,336										$42,336												**$42,336**
04-Crematory	G2022	1189154	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	7070	SF	$0.72	$5,096			$5,096					$5,096						$5,096					$5,096				**$20,386**
04-Crematory	G2022	1189183	Parking Lots, Asphalt Pavement, Mill & Overlay	25	11	14	7070	SF	$6.22	$43,991															$43,991							**$43,991**
05-DPW Annex	B2011	1195764	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	9500	SF	$5.44	$51,722		$51,722										$51,722										**$103,443**
05-DPW Annex	B2021	1195765	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	29	1	8	EA	$1,108.25	$8,866		$8,866																				**$8,866**
05-DPW Annex	B2032	1195767	Exterior Door, Steel, Replace	25	24	1	5	EA	$1,802.38	$9,012		$9,012																				**$9,012**
05-DPW Annex	B2034	1195766	Overhead Door, Steel Roll-Up 288 SF, Replace	35	32	3	6	EA	$10,570.05	$63,420				$63,420																		**$63,420**
05-DPW Annex	B3011	1195677	Roof, Metal, Replace	40	32	8	16000	SF	$23.62	$377,882									$377,882													**$377,882**
05-DPW Annex	C3024	1195829	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	1112	SF	$9.11	$10,125					$10,125															$10,125		**$20,251**
05-DPW Annex	C3025	1195827	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	9	1	392	SF	$13.77	$5,399		$5,399										$5,399										**$10,797**
05-DPW Annex	C3032	1195828	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	16	4	1840	SF	$5.90	$10,855					$10,855																	**$10,855**
05-DPW Annex	D2011	1195779	Toilet, Flush Tank (Water Closet), Replace	20	19	1	6	EA	$2,001.62	$12,010		$12,010																				**$12,010**
05-DPW Annex	D2014	1195781	Sink/Lavatory, Vitreous China, Replace	20	19	1	2	EA	$1,634.28	$3,269		$3,269																				**$3,269**
05-DPW Annex	D2014	1195780	Sink/Lavatory, Plastic, Replace	20	19	1	3	EA	$1,092.65	$3,278		$3,278																				**$3,278**
05-DPW Annex	D2021	1195778	Backflow Preventer, Domestic, 4", Replace	15	13	2	1	EA	$11,384.69	$11,385			$11,385															$11,385				**$22,769**
05-DPW Annex	D2023	1195783	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	11	4	2	EA	$1,923.88	$3,848					$3,848															$3,848		**$7,696**
05-DPW Annex	D2029	1195775	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	32	8	3760	SF	$26.39	$99,216									$99,216													**$99,216**
05-DPW Annex	D2091	1195777	Air Compressor, 2 HP, Replace	20	7	13	1	EA	$12,542.45	$12,542														$12,542								**$12,542**
05-DPW Annex	D3032	1195773	Condensing Unit/Heat Pump, Split System, 3.5 Ton, Replace	15	3	12	1	EA	$7,833.23	$7,833													$7,833									**$7,833**
05-DPW Annex	D3041	1195774	Fan Coil Unit, 3.5 to 5 Ton, Replace	15	3	12	1	EA	$7,776.81	$7,777													$7,777									**$7,777**
05-DPW Annex	D3051	1195772	Unit Heater, Natural Gas, 201 to 300 MBH, Replace	20	16	4	2	EA	$12,796.38	$25,593					$25,593																	**$25,593**
05-DPW Annex	D3051	1195770	Infrared Heater, Gas-Fired Tubular 20' to 80' Length, 40 to 80 MBH, Replace	25	21	4	2	EA	$5,491.82	$10,984					$10,984																	**$10,984**
05-DPW Annex	D3051	1195768	Unit Heater, Natural Gas, 126 to 180 MBH, Replace	20	16	4	2	EA	$11,730.06	$23,460					$23,460																	**$23,460**
05-DPW Annex	D3051	1195771	Unit Heater, Natural Gas, 126 to 180 MBH, Replace	20	16	4	1	EA	$11,730.06	$11,730					$11,730																	**$11,730**
05-DPW Annex	D4019	1195810	Sprinkler Heads (per SF), Replace	20	16	4	16000	SF	$2.52	$40,368					$40,368																	**$40,368**
05-DPW Annex	D5012	1195789	Distribution Panel, 208 Y, 120 V, 400 Amp, Replace	30	26	4	1	EA	$17,998.45	$17,998					$17,998																	**$17,998**
05-DPW Annex	D5012	1195808	Transfer Switch, Automatic (ATS), 600 V, 100 Amp, Replace	18	6	12	1	EA	$14,552.48	$14,552													$14,552									**$14,552**
05-DPW Annex	D5019	1195776	Electrical Distribution System, Office Building, Upgrade	40	32	8	3760	SF	$51.69	$194,367									$194,367													**$194,367**
05-DPW Annex	D5022	1195792	Metal Halide Lighting Fixture, 250 W, Replace	20	16	4	24	EA	$1,419.30	$34,063					$34,063																	**$34,063**
05-DPW Annex	D5022	1195674	Flood Light, Exterior, 100 W, Replace	20	12	8	5	EA	$1,888.41	$9,442									$9,442													**$9,442**
05-DPW Annex	D5029	1195793	Lighting System, Interior, Office Building, Upgrade	25	21	4	3760	SF	$17.53	$65,906					$65,906																	**$65,906**
05-DPW Annex	D5037	1195797	Fire Alarm Control Panel, Multiplex, Replace	15	13	2	1	EA	$8,127.41	$8,127			$8,127															$8,127				**$16,255**
05-DPW Annex	D5037	1195811	Fire Alarm System, Office Building, Install	20	16	4	16000	SF	$4.48	$71,631					$71,631																	**$71,631**
05-DPW Annex	D5092	1195804	Generator, Gas or Gasoline, 35 kW to 60 kW, Replace	25	6	19	1	EA	$78,346.67	$78,347																				$78,347		**$78,347**
05-DPW Annex	E1031	1195817	Garage Door Opener, Belt Drive, 0.5 HP, Replace	15	11	4	6	EA	$984.60	$5,908					$5,908															$5,908		**$11,815**
05-DPW Annex	G2022	1195655	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	44000	SF	$0.72	$31,718		$31,718					$31,718					$31,718						$31,718				**$126,871**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
05-DPW Annex	G2022	1202576	Parking Lots, Asphalt Pavement, Mill & Overlay	25	21	4	44000	SF	$6.22	$273,775					$273,775																		**$273,775**
05-DPW Annex	G2044	1195658	Signage, Property, Monument/Pylon, Replace	20	6	14	1	EA	$16,317.99	$16,318															$16,318							**$16,318**
05-DPW Annex	Z105X	1195838	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$14,227.50	$14,228	$14,228																						**$14,228**
06-DPW Highway Department Building	B2011	1195092	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	10000	SF	$5.44	$54,444		$54,444										$54,444										**$108,888**
06-DPW Highway Department Building	B2016	1195085	Soffit, Metal, Replace	25	25	0	800	SF	$11.19	$8,954	$8,954																					**$8,954**
06-DPW Highway Department Building	B2034	1195097	Overhead Door, Steel Roll-Up 288 SF, Replace	35	30	5	11	EA	$10,570.05	$116,271						$116,271																**$116,271**
06-DPW Highway Department Building	B3011	1195079	Roof, Single-Ply EPDM Membrane, Replace	20	17	3	1000	SF	$19.96	$19,956				$19,956																		**$19,956**
06-DPW Highway Department Building	B3011	1195078	Roof, Metal, Replace	40	30	10	14500	SF	$23.62	$342,456											$342,456											**$342,456**
06-DPW Highway Department Building	B3011	1195080	Roof, Metal, Replace	40	30	10	2500	SF	$23.62	$59,044											$59,044											**$59,044**
06-DPW Highway Department Building	C3012	1195606	Interior Wall Finish, Generic Surface, Prep & Paint	8	7	1	7500	SF	$2.75	$20,630		$20,630								$20,630								$20,630				**$61,890**
06-DPW Highway Department Building	C3024	1195600	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	1	992	SF	$9.11	$9,033		$9,033															$9,033					**$18,066**
06-DPW Highway Department Building	C3025	1195604	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	664	SF	$13.77	$9,145				$9,145										$9,145								**$18,290**
06-DPW Highway Department Building	C3032	1195601	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	3420	SF	$5.90	$20,177				$20,177																		**$20,177**
06-DPW Highway Department Building	D2011	1195583	Toilet, Flush Tank (Water Closet), Replace	20	17	3	6	EA	$2,001.62	$12,010				$12,010																		**$12,010**
06-DPW Highway Department Building	D2012	1195585	Urinal, Vitreous China, Replace	20	17	3	2	EA	$2,263.96	$4,528				$4,528																		**$4,528**
06-DPW Highway Department Building	D2014	1195584	Sink/Lavatory, Vitreous China, Replace	20	17	3	5	EA	$1,634.28	$8,171				$8,171																		**$8,171**
06-DPW Highway Department Building	D2018	1195586	Drinking Fountain, Refrigerated, Replace	10	6	4	1	EA	$2,385.50	$2,385					$2,385										$2,385							**$4,771**
06-DPW Highway Department Building	D2021	1195581	Backflow Preventer, Domestic, 4", Replace	15	11	4	1	EA	$11,384.69	$11,385					$11,385															$11,385		**$22,769**
06-DPW Highway Department Building	D2023	1195578	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	11	4	1	EA	$1,923.88	$1,924					$1,924															$1,924		**$3,848**
06-DPW Highway Department Building	D2023	1195279	Water Heater, Electric, Commercial, 30 to 80 GAL, Replace	15	4	11	1	EA	$13,209.27	$13,209												$13,209										**$13,209**
06-DPW Highway Department Building	D2091	1195615	Air Compressor, 5 HP, Replace	20	16	4	1	EA	$18,310.24	$18,310					$18,310																	**$18,310**
06-DPW Highway Department Building	D3032	1195421	Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	15	15	0	1	EA	$6,788.74	$6,789	$6,789															$6,789						**$13,577**
06-DPW Highway Department Building	D3032	1195418	Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	15	9	6	1	EA	$6,788.74	$6,789							$6,789															**$6,789**
06-DPW Highway Department Building	D3032	1195419	Condensing Unit/Heat Pump, Split System, 2 Ton, Replace	15	7	8	1	EA	$5,922.78	$5,923									$5,923													**$5,923**
06-DPW Highway Department Building	D3032	1195420	Condensing Unit/Heat Pump, Split System, 2 Ton, Replace	15	4	11	1	EA	$5,922.78	$5,923												$5,923										**$5,923**
06-DPW Highway Department Building	D3041	1195579	HVAC System Ductwork, Sheet Metal, Replace	30	17	13	5000	SF	$28.46	$142,275													$142,275									**$142,275**
06-DPW Highway Department Building	D3051	1195276	Furnace, Gas, 51 to 100 MBH, Replace	20	19	1	1	EA	$7,211.35	$7,211		$7,211																				**$7,211**
06-DPW Highway Department Building	D3051	1195277	Furnace, Gas, 51 to 100 MBH, Replace	20	19	1	1	EA	$7,211.35	$7,211		$7,211																				**$7,211**
06-DPW Highway Department Building	D3051	1195282	Furnace, Gas, 51 to 100 MBH, Replace	20	19	1	1	EA	$7,211.35	$7,211		$7,211																				**$7,211**
06-DPW Highway Department Building	D3051	1195281	Unit Heater, Natural Gas, 26 to 55 MBH, Replace	20	17	3	10	EA	$8,122.20	$81,222				$81,222																		**$81,222**
06-DPW Highway Department Building	D3051	1195284	Furnace, Gas, 51 to 100 MBH, Replace	20	4	16	1	EA	$7,211.35	$7,211																	$7,211					**$7,211**
06-DPW Highway Department Building	D3052	1195184	Packaged Unit (RTU), 3.5 Ton, Replace	15	7	8	1	EA	$19,399.96	$19,400									$19,400													**$19,400**
06-DPW Highway Department Building	D4019	1195591	Sprinkler Heads (per SF), Replace	20	17	3	17100	SF	$2.52	$43,143				$43,143																		**$43,143**
06-DPW Highway Department Building	D4031	1195595	Fire Extinguisher, Replace	15	11	4	10	EA	$676.36	$6,764					$6,764															$6,764		**$13,527**
06-DPW Highway Department Building	D5012	1195588	Distribution Panel, 208 Y, 120 V, 800 Amp, Replace	30	17	13	1	EA	$22,809.19	$22,809													$22,809									**$22,809**
06-DPW Highway Department Building	D5022	1195000	Flood Light, Exterior, 100 W, Replace	20	17	3	12	EA	$1,888.41	$22,661				$22,661																		**$22,661**
06-DPW Highway Department Building	D5022	1195589	LED Lighting Fixture, Basic, 20 W, Replace	20	2	18	38	EA	$341.82	$12,989																			$12,989			**$12,989**
06-DPW Highway Department Building	D5029	1195590	Lighting System, Interior, Office Building, Upgrade	25	21	4	5000	SF	$17.53	$87,641					$87,641																	**$87,641**
06-DPW Highway Department Building	D5037	1195592	Fire Alarm Control Panel, Addressable, Replace	15	14	1	1	EA	$38,504.53	$38,505		$38,505															$38,505					**$77,009**
06-DPW Highway Department Building	D5037	1195593	Fire Alarm System, Office Building, Install	20	17	3	17100	SF	$4.48	$76,555				$76,555																		**$76,555**
06-DPW Highway Department Building	D5038	1195011	Vehicle Control Gate w/ Controller, Replace	15	11	4	2	EA	$15,629.44	$31,259					$31,259															$31,259		**$62,518**
06-DPW Highway Department Building	D5092	1195423	Generator enclosure repairs, Diesel, 65 to 125 kW, Repair	25	25	0	1	EA	$15,000.00	$15,000	$15,000																					**$15,000**
06-DPW Highway Department Building	D5092	1286876	Generator, Diesel, 65 to 125 kW, Replace	25	15	10	1	EA	$216,251.00	$216,251											$216,251											**$216,251**
06-DPW Highway Department Building	E1028	1195594	Defibrillator (AED), Cabinet Mounted, Replace	5	4	1	2	EA	$2,673.82	$5,348		$5,348					$5,348					$5,348					$5,348					**$21,391**
06-DPW Highway Department Building	E1031	1195179	Garage Door Opener, Belt Drive, 0.5 HP, Replace	15	11	4	11	EA	$984.60	$10,831					$10,831															$10,831		**$21,661**
06-DPW Highway Department Building	G2022	1194997	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	150000	SF	$0.72	$108,129		$108,129					$108,129					$108,129					$108,129					**$432,516**
06-DPW Highway Department Building	G2022	1202577	Parking Lots, Asphalt Pavement, Mill & Overlay	25	21	4	50000	SF	$6.22	$311,108					$311,108																	**$311,108**
06-DPW Highway Department Building	G2041	1195007	Fences & Gates, Chain Link, 6' High, Replace	30	29	1	150	LF	$71.21	$10,681		$10,681																				**$10,681**
06-DPW Highway Department Building	G2041	1195006	Fences & Gates, Chain Link, 6' High, Replace	30	21	9	1400	LF	$71.21	$99,693										$99,693												**$99,693**
06-DPW Highway Department Building	G2044	1194999	Signage, Property, Monument/Pylon, Replace	20	11	9	1	EA	$16,317.99	$16,318										$16,318												**$16,318**
06-DPW Highway Department Building	G4021	1194998	Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace	20	11	9	16	EA	$6,265.79	$100,253										$100,253												**$100,253**
07-DPW Salt Shed	B2011	1213876	Exterior Wall, Painted Surface, 2+ Stories, Prep & Paint	10	10	0	2800	SF	$4.15	$11,620	$11,620										$11,620										$11,620	**$34,860**
07-DPW Salt Shed	B2011	1213875	Exterior Wall, Painted Surface, 2 Stories, Prep & Paint	10	10	0	3400	SF	$4.15	$14,098	$14,098										$14,098										$14,098	**$42,293**
07-DPW Salt Shed	B3011	1213874	Roof, Asphalt Shingle, Replace	20	2	18	7000	SF	$3.71	$25,951																			$25,951			**$25,951**
08-Fire Station #1 HQ	B2011	1203081	Exterior Wall, Concrete, 1-2 Stories, Repair	0	0	0	50	SF	$49.34	$2,467	$2,467																					**$2,467**
08-Fire Station #1 HQ	B2011	1189482	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	25	23	2	1440	SF	$78.31	$112,764			$112,764																			**$112,764**
08-Fire Station #1 HQ	B2011	1189456	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	1550	SF	$5.44	$8,439					$8,439										$8,439							**$16,878**
08-Fire Station #1 HQ	B2021	1189483	Window, SF, Replace	30	29	1	16	EA	$1,651.24	$26,420		$26,420																				**$26,420**
08-Fire Station #1 HQ	B2023	1189491	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	28	2	1050	SF	$91.06	$95,609			$95,609																			**$95,609**
08-Fire Station #1 HQ	B2032	1189464	Exterior Door, Steel, Replace	25	21	4	6	EA	$1,802.38	$10,814					$10,814																	**$10,814**
08-Fire Station #1 HQ	B2034	1201094	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	31	4	5	EA	$7,636.45	$38,182					$38,182																	**$38,182**
08-Fire Station #1 HQ	B3011	1189461	Roof, Single-Ply EPDM Membrane, Replace	20	20	0	7500	SF	$19.96	$149,673	$149,673																				$149,673	**$299,347**
08-Fire Station #1 HQ	B3021	1189469	Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace	30	30	0	2	EA	$2,290.06	$4,580	$4,580																					**$4,580**
08-Fire Station #1 HQ	C1021	1189500	Interior Door, Steel, Replace	25	20	5	12	EA	$1,802.38	$21,629						$21,629																**$21,629**
08-Fire Station #1 HQ	C1031	1189490	Toilet Partitions, Metal Overhead-Braced, Replace	20	16	4	3	EA	$1,612.45	$4,837					$4,837																	**$4,837**
08-Fire Station #1 HQ	C3012	1189484	Interior Wall Finish, Generic Surface, Prep & Paint	8	6	2	23500	SF	$2.75	$64,640			$64,640								$64,640								$64,640			**$193,921**
08-Fire Station #1 HQ	C3024	1189496	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	850	SF	$9.11	$7,740				$7,740																$7,740		**$15,480**
08-Fire Station #1 HQ	C3024	1189487	Interior Floor Finish, Ceramic Tile, Replace	50	40	10	1850	SF	$29.90	$55,309											$55,309											**$55,309**
08-Fire Station #1 HQ	C3025	1189474	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	2150	SF	$13.77	$29,610			$29,610										$29,610									**$59,221**
08-Fire Station #1 HQ	C3031	1189498	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	9	1	11009	SF	$4.31	$47,407		$47,407										$47,407										**$94,814**
08-Fire Station #1 HQ	D2011	1189470	Toilet, Flush Tank (Water Closet), Replace	20	17	3	3	EA	$2,001.62	$6,005				$6,005																		**$6,005**
08-Fire Station #1 HQ	D2012	1189505	Urinal, Vitreous China, Replace	20	17	3	3	EA	$2,263.96	$6,792				$6,792																		**$6,792**
08-Fire Station #1 HQ	D2014	1189497	Sink/Lavatory, Enameled Steel, Replace	20	17	3	6	EA	$1,168.61	$7,012				$7,012																		**$7,012**
08-Fire Station #1 HQ	D2018	1189475	Drinking Fountain, Refrigerated, Replace	10	8	2	1	EA	$2,385.50	$2,385			$2,385										$2,385									**$4,771**
08-Fire Station #1 HQ	D2021	1189472	Backflow Preventer, 2 INCH, Replace	15	15	0	1	EA	$4,938.21	$4,938	$4,938															$4,938						**$9,876**
08-Fire Station #1 HQ	D2023	1189471	Water Heater, 40 GAL, Replace	10	7	3	1	EA	$4,456.96	$4,457				$4,457										$4,457								**$8,914**
08-Fire Station #1 HQ	D2029	1189481	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	30	10	11009	SF	$26.39	$290,497											$290,497											**$290,497**
08-Fire Station #1 HQ	D2043	1189478	Sump Pump, 3 HP, Replace	15	13	2	2	EA	$3,913.15	$7,826			$7,826																$7,826			**$15,653**
08-Fire Station #1 HQ	D3032	1189465	Ductless Split System, Multi Zone (per 1 to 2 Ton Fan Coil Unit), Replace	15	14	1	2	EA	$6,788.83	$13,578		$13,578															$13,578					**$27,155**
08-Fire Station #1 HQ	D3032	1189458	Ductless Split System, Single Zone, 2.5 Ton, Replace	15	14	1	1	EA	$12,476.82	$12,477		$12,477															$12,477					**$24,954**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
08-Fire Station #1 HQ	D3032	1189479	Ductless Split System, 3 TON, Replace	15	13	2	1	EA	$12,476.82	$12,477			$12,477															$12,477					**$24,954**
08-Fire Station #1 HQ	D3032	1189480	Ductless Split System, 1.5 TON, Replace	15	11	4	1	EA	$8,485.49	$8,485					$8,485															$8,485		**$16,971**
08-Fire Station #1 HQ	D3032	1189467	Ductless Split System, 2 TON, Replace	15	9	6	1	EA	$8,485.49	$8,485							$8,485															**$8,485**
08-Fire Station #1 HQ	D3032	1189502	Ductless Split System, 2 TON, Replace	15	9	6	1	EA	$8,485.49	$8,485							$8,485															**$8,485**
08-Fire Station #1 HQ	D3032	1189477	Ductless Split System, 2 TON, Replace	15	9	6	1	EA	$8,485.49	$8,485							$8,485															**$8,485**
08-Fire Station #1 HQ	D3032	1189457	Ductless Split System, 2 TON, Replace	15	7	8	1	EA	$8,485.49	$8,485									$8,485													**$8,485**
08-Fire Station #1 HQ	D3032	1189492	Ductless Split System, 1.5 TON, Replace	15	6	9	1	EA	$8,485.49	$8,485										$8,485												**$8,485**
08-Fire Station #1 HQ	D3042	1189494	Exhaust Fan, 800 CFM, Replace	15	12	3	3	EA	$3,835.49	$11,506				$11,506															$11,506			**$23,013**
08-Fire Station #1 HQ	D3051	1189460	Unit Heater, 60 MBH, Replace	20	17	3	1	EA	$3,604.83	$3,605				$3,605																		**$3,605**
08-Fire Station #1 HQ	D3051	1189466	Unit Heater, 60 MBH, Replace	20	17	3	1	EA	$3,604.83	$3,605				$3,605																		**$3,605**
08-Fire Station #1 HQ	D3051	1189463	Radiator, Hydronic Baseboard (per LF), Replace	50	40	10	65	LF	$251.86	$16,371											$16,371											**$16,371**
08-Fire Station #1 HQ	D4019	1193470	Sprinkler System, Full Retrofit, Office (per SF), Install	50	47	3	11009	SF	$15.18	$167,073				$167,073																		**$167,073**
08-Fire Station #1 HQ	D5012	1189459	Transfer Switch, 150 AMP, Replace	18	15	3	1	EA	$16,083.39	$16,083				$16,083																		**$16,083**
08-Fire Station #1 HQ	D5012	1189489	Switchboard, 2000 AMP, Replace	30	20	10	1	EA	$55,780.07	$55,780											$55,780											**$55,780**
08-Fire Station #1 HQ	D5019	1201089	Electrical Distribution System, Office Building, Upgrade	40	30	10	11009	SF	$51.69	$569,091											$569,091											**$569,091**
08-Fire Station #1 HQ	D5029	1189476	Lighting System, Interior, Office Building, Upgrade	25	20	5	11009	SF	$17.53	$192,969						$192,969																**$192,969**
08-Fire Station #1 HQ	D5037	1189468	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	1	EA	$8,127.41	$8,127					$8,127															$8,127		**$16,255**
08-Fire Station #1 HQ	D5037	1189493	Fire Alarm System, Office Building, Upgrade/Install	20	12	8	11009	SF	$4.48	$49,286									$49,286													**$49,286**
08-Fire Station #1 HQ	D5092	1189504	Generator, 125 kW, Replace	25	20	5	1	EA	$216,250.83	$216,251						$216,251																**$216,251**
08-Fire Station #1 HQ	E1016	1189488	Commercial Laundry, 100 LB, Replace	10	8	2	1	EA	$28,872.34	$28,872			$28,872										$28,872									**$57,745**
08-Fire Station #1 HQ	E1093	1189462	Commercial Kitchen, Icemaker, Freestanding, Replace	15	8	7	1	EA	$11,606.89	$11,607								$11,607														**$11,607**
08-Fire Station #1 HQ	G2022	1189485	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	16200	SF	$0.72	$11,678		$11,678					$11,678					$11,678					$11,678					**$46,712**
08-Fire Station #1 HQ	G2022	1189495	Parking Lots, Asphalt Pavement, Cut & Patch	25	24	1	100	SF	$9.41	$941		$941																				**$941**
08-Fire Station #1 HQ	G2022	1189455	Parking Lots, Asphalt Pavement, Mill & Overlay	25	20	5	16200	SF	$6.22	$100,799						$100,799																**$100,799**
08-Fire Station #1 HQ	G2031	1189486	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	23	7	450	SF	$17.07	$7,683								$7,683														**$7,683**
08-Fire Station #1 HQ	G2041	1189499	Fences & Gates, Chain Link, 6' High, Replace	30	29	1	620	LF	$71.21	$44,150		$44,150																				**$44,150**
08-Fire Station #1 HQ	G2044	1189501	Signage, Property, Monument/Pylon, Replace/Install	20	12	8	1	EA	$16,317.99	$16,318									$16,318													**$16,318**
08-Fire Station #1 HQ	Z105X	1193472	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$14,227.50	$14,228	$14,228																					**$14,228**
09-Fire Station #2	B2011	1189519	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	25	23	2	850	SF	$78.31	$66,562			$66,562																			**$66,562**
09-Fire Station #2	B2021	1189531	Window, Wood 24 SF, 1-2 Stories, Replace	30	29	1	12	EA	$2,081.01	$24,972		$24,972																				**$24,972**
09-Fire Station #2	B2031	1189526	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	25	5	4	EA	$3,996.16	$15,985						$15,985																**$15,985**
09-Fire Station #2	B2032	1189538	Exterior Door, Steel, Replace	25	23	2	3	EA	$1,802.38	$5,407			$5,407																			**$5,407**
09-Fire Station #2	B2034	1201095	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	30	5	9	EA	$7,636.45	$68,728						$68,728																**$68,728**
09-Fire Station #2	B3011	1189509	Roof, Asphalt Shingle Premium Grade, Replace	30	30	0	12150	SF	$9.56	$116,165	$116,165																					**$116,165**
09-Fire Station #2	C1021	1189534	Interior Door, Wood Solid-Core, Replace	20	14	6	11	EA	$2,699.64	$29,696							$29,696															**$29,696**
09-Fire Station #2	C1021	1189533	Interior Door, Steel, Replace	25	14	11	4	EA	$1,802.38	$7,210												$7,210										**$7,210**
09-Fire Station #2	C3012	1189510	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	28100	SF	$2.75	$77,293				$77,293								$77,293								$77,293		**$231,880**
09-Fire Station #2	C3012	1189530	Interior Wall Finish, Ceramic Tile, Replace	25	20	5	380	SF	$31.40	$11,930						$11,930																**$11,930**
09-Fire Station #2	C3024	1189542	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	5174	SF	$9.11	$47,112					$47,112															$47,112		**$94,225**
09-Fire Station #2	C3024	1189546	Interior Floor Finish, Ceramic Tile, Replace	50	40	10	10347	SF	$29.90	$309,341											$309,341											**$309,341**
09-Fire Station #2	C3031	1189523	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	7	3	15521	SF	$4.31	$66,836				$66,836										$66,836								**$133,673**
09-Fire Station #2	D2011	1189527	Toilet, Tankless (Water Closet), Replace	20	14	6	6	EA	$1,599.11	$9,595							$9,595															**$9,595**
09-Fire Station #2	D2012	1189544	Urinal, Vitreous China, Replace	20	14	6	2	EA	$2,263.96	$4,528							$4,528															**$4,528**
09-Fire Station #2	D2014	1189535	Sink/Lavatory, Enameled Steel, Replace	20	14	6	6	EA	$1,168.61	$7,012							$7,012															**$7,012**
09-Fire Station #2	D2018	1189539	Drinking Fountain, Refrigerated, Replace	10	4	6	2	EA	$2,385.50	$4,771							$4,771										$4,771					**$9,542**
09-Fire Station #2	D2021	1189541	Backflow Preventer, 2 INCH, Replace	15	8	7	1	EA	$4,938.21	$4,938								$4,938														**$4,938**
09-Fire Station #2	D2023	1189529	Water Heater, 50 GAL, Replace	15	4	11	1	EA	$3,298.69	$3,299												$3,299										**$3,299**
09-Fire Station #2	D2029	1189537	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	30	10	15521	SF	$26.39	$409,557											$409,557											**$409,557**
09-Fire Station #2	D3032	1189518	Ductless Split System, 1.5 TON, Replace	15	13	2	1	EA	$8,485.49	$8,485			$8,485															$8,485					**$16,971**
09-Fire Station #2	D3032	1189520	Ductless Split System, 0.75 TON, Replace	15	13	2	1	EA	$6,110.65	$6,111			$6,111															$6,111					**$12,221**
09-Fire Station #2	D3032	1189522	Ductless Split System, 2 TON, Replace	15	11	4	1	EA	$8,485.49	$8,485					$8,485															$8,485			**$16,971**
09-Fire Station #2	D3032	1189515	Ductless Split System, 2 TON, Replace	15	10	5	1	EA	$8,485.49	$8,485						$8,485															$8,485		**$16,971**
09-Fire Station #2	D3041	1189517	HVAC System Ductwork, Sheet Metal, Replace	30	25	5	15521	SF	$28.46	$441,650						$441,650																**$441,650**
09-Fire Station #2	D3042	1189536	Exhaust Fan, 6000 CFM, Replace	15	11	4	1	EA	$10,566.37	$10,566					$10,566															$10,566		**$21,133**
09-Fire Station #2	D3049	1189511	HVAC System Hydronic Piping, 2-Pipe, Replace	30	26	4	15521	SF	$12.33	$191,382					$191,382																	**$191,382**
09-Fire Station #2	D3051	1189540	Unit Heater, 50 MBH, Replace	20	17	3	10	EA	$3,604.83	$36,048				$36,048																		**$36,048**
09-Fire Station #2	D3051	1189521	Unit Heater, 90 MBH, Replace	20	16	4	5	EA	$4,034.77	$20,174					$20,174																	**$20,174**
09-Fire Station #2	D4019	1195864	Sprinkler System, Full Retrofit, Office (per SF), Install	50	47	3	15521	SF	$15.18	$235,547				$235,547																		**$235,547**
09-Fire Station #2	D5012	1189512	Building/Main Switchgear, 400 AMP, Replace	30	26	4	1	EA	$276,584.25	$276,584					$276,584																	**$276,584**
09-Fire Station #2	D5012	1189545	Transfer Switch, 150 AMP, Replace	18	10	8	1	EA	$16,083.39	$16,083									$16,083													**$16,083**
09-Fire Station #2	D5019	1201090	Electrical Distribution System, Office Building, Upgrade	40	30	10	15521	SF	$51.69	$802,331											$802,331											**$802,331**
09-Fire Station #2	D5022	1193474	Flood Light, Exterior, 100 W, Replace	20	14	6	15	EA	$1,888.41	$28,326							$28,326															**$28,326**
09-Fire Station #2	D5029	1189508	Lighting System, Interior, Office Building, Upgrade	25	20	5	15521	SF	$17.53	$272,056						$272,056																**$272,056**
09-Fire Station #2	D5037	1189506	Fire Alarm System, Office Building, Upgrade/Install	20	14	6	15521	SF	$4.48	$69,486							$69,486															**$69,486**
09-Fire Station #2	D5037	1189513	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	$38,504.53	$38,505								$38,505														**$38,505**
09-Fire Station #2	D5092	1189507	Generator, 125 kW, Replace	25	20	5	1	EA	$136,450.64	$136,451						$136,451																**$136,451**
09-Fire Station #2	G2022	1189514	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	18800	SF	$0.72	$13,552		$13,552					$13,552					$13,552					$13,552					**$54,209**
09-Fire Station #2	G2022	1189532	Parking Lots, Asphalt Pavement, Mill & Overlay	25	20	5	18800	SF	$6.22	$116,977						$116,977																**$116,977**
09-Fire Station #2	G2031	1189528	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	20	10	650	SF	$17.07	$11,097											$11,097											**$11,097**
09-Fire Station #2	G2042	1189524	Retaining Wall, Cast-in-place Concrete (per SF Face), Replace	50	40	10	200	SF	$224.78	$44,955											$44,955											**$44,955**
10-Fire Station #3	B2011	1193542	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	1550	SF	$5.44	$8,439		$8,439										$8,439										**$16,878**
10-Fire Station #3	B2011	1189585	Exterior Wall, Vinyl Siding, 1-2 Stories, Replace	25	19	6	1650	SF	$14.82	$24,446							$24,446															**$24,446**
10-Fire Station #3	B2011	1193541	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	20	13	7	1550	SF	$51.28	$79,478								$79,478														**$79,478**
10-Fire Station #3	B2021	1189590	Window, SF, Replace	30	19	11	4	EA	$1,651.24	$6,605												$6,605										**$6,605**
10-Fire Station #3	B2021	1189607	Window, SF, Replace	30	19	11	10	EA	$1,108.25	$11,082												$11,082										**$11,082**
10-Fire Station #3	B2031	1189591	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	19	11	1	EA	$3,996.16	$3,996												$3,996										**$3,996**
10-Fire Station #3	B2032	1189623	Exterior Door, Steel, Replace	25	19	6	5	EA	$1,802.38	$9,012							$9,012															**$9,012**
10-Fire Station #3	B2034	1201096	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	19	16	3	EA	$7,636.45	$22,909																	$22,909					**$22,909**
10-Fire Station #3	B3011	1193485	Roof, Single-Ply EPDM Membrane, Repair	0	0	0	250	SF	$42.87	$10,718	$10,718																					**$10,718**
10-Fire Station #3	B3011	1189602	Roof, Single-Ply EPDM Membrane, Replace	20	16	4	1700	SF	$19.96	$33,926					$33,926																	**$33,926**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
10-Fire Station #3	B3011	1189604	Roof, Asphalt Shingle Premium Grade, Replace	30	19	11	9180	SF	$9.56	$87,769												$87,769										**$87,769**
10-Fire Station #3	C1021	1189619	Interior Door, Wood Solid-Core, Replace	20	15	5	3	EA	$2,699.64	$8,099						$8,099																**$8,099**
10-Fire Station #3	C1021	1189612	Interior Door, Steel, Replace	25	19	6	6	EA	$1,802.38	$10,814							$10,814															**$10,814**
10-Fire Station #3	C3012	1189621	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	8300	SF	$2.75	$22,830				$22,830								$22,830								$22,830		**$68,491**
10-Fire Station #3	C3024	1189586	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	550	SF	$9.11	$5,008						$5,008															$5,008	**$10,016**
10-Fire Station #3	C3025	1189610	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	680	SF	$13.77	$9,365			$9,365										$9,365									**$18,730**
10-Fire Station #3	C3031	1189589	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	7	3	4135	SF	$4.31	$17,806				$17,806										$17,806								**$35,612**
10-Fire Station #3	D2011	1189587	Toilet, Tankless (Water Closet), Replace	20	16	4	3	EA	$1,599.11	$4,797					$4,797																	**$4,797**
10-Fire Station #3	D2012	1189630	Urinal, Vitreous China, Replace	20	16	4	1	EA	$2,263.96	$2,264					$2,264																	**$2,264**
10-Fire Station #3	D2014	1189594	Sink/Lavatory, Enameled Steel, Replace	20	16	4	5	EA	$1,168.61	$5,843					$5,843																	**$5,843**
10-Fire Station #3	D2017	1189606	Shower, Fiberglass, Replace	20	16	4	2	EA	$4,931.14	$9,862					$9,862																	**$9,862**
10-Fire Station #3	D2018	1189625	Drinking Fountain, Refrigerated, Replace	10	7	3	1	EA	$2,385.50	$2,385				$2,385										$2,385								**$4,771**
10-Fire Station #3	D2021	1189611	Backflow Preventer, 1 INCH, Replace	15	11	4	1	EA	$2,420.59	$2,421					$2,421															$2,421		**$4,841**
10-Fire Station #3	D2023	1189595	Water Heater, 80 GAL, Replace	15	1	14	1	EA	$20,295.66	$20,296															$20,296							**$20,296**
10-Fire Station #3	D2091	1189588	Air Compressor, 25 HP, Replace	20	16	4	1	EA	$70,940.08	$70,940					$70,940																	**$70,940**
10-Fire Station #3	D3011	1189613	Fuel Storage Tank, 250 GAL, Replace	25	19	6	1	EA	$4,483.60	$4,484							$4,484															**$4,484**
10-Fire Station #3	D3032	1189605	Condensing Unit, 3 TON, Replace	15	12	3	1	EA	$6,788.74	$6,789				$6,789															$6,789			**$13,577**
10-Fire Station #3	D3032	1189614	Condensing Unit, 4 TON, Replace	15	12	3	1	EA	$8,763.80	$8,764				$8,764															$8,764			**$17,528**
10-Fire Station #3	D3041	1189601	HVAC System Ductwork, Sheet Metal, Replace	30	19	11	4135	SF	$28.46	$117,661												$117,661										**$117,661**
10-Fire Station #3	D3042	1189622	Exhaust Fan, 1600 CFM, Replace	15	11	4	1	EA	$5,053.95	$5,054					$5,054															$5,054		**$10,108**
10-Fire Station #3	D3042	1189620	Exhaust Fan, 900 CFM, Replace	15	11	4	1	EA	$5,053.95	$5,054					$5,054															$5,054		**$10,108**
10-Fire Station #3	D3051	1189624	Furnace, Gas, 51 to 100 MBH, Replace	20	16	4	1	EA	$7,211.35	$7,211					$7,211																	**$7,211**
10-Fire Station #3	D3051	1189584	Unit Heater, 130 MBH, Replace	20	16	4	2	EA	$11,730.06	$23,460					$23,460																	**$23,460**
10-Fire Station #3	D3051	1189609	Furnace, Gas, 51 to 100 MBH, Replace	20	16	4	1	EA	$7,211.35	$7,211					$7,211																	**$7,211**
10-Fire Station #3	D3051	1189597	Unit Heater, 10 kW, Replace	20	16	4	4	EA	$3,745.38	$14,982					$14,982																	**$14,982**
10-Fire Station #3	D4011	1189600	Backflow Preventer, 6 INCH, Replace	20	16	4	1	EA	$18,074.77	$18,075					$18,075																	**$18,075**
10-Fire Station #3	D4019	1189592	Sprinkler Heads (per SF), , Replace	20	16	4	4135	SF	$2.52	$10,433					$10,433																	**$10,433**
10-Fire Station #3	D5012	1189598	Transfer Switch, 100 AMP, Replace	18	14	4	1	EA	$14,552.48	$14,552					$14,552																	**$14,552**
10-Fire Station #3	D5012	1189615	Distribution Panel, 600 AMP, Replace	30	19	11	1	EA	$22,809.19	$22,809												$22,809										**$22,809**
10-Fire Station #3	D5037	1189608	Fire Alarm System, Office Building, Upgrade/Install	20	16	4	4135	SF	$4.48	$18,512					$18,512																	**$18,512**
10-Fire Station #3	D5037	1189596	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	$38,504.53	$38,505					$38,505															$38,505		**$77,009**
10-Fire Station #3	D5092	1189603	Generator, 135 kW, Replace	25	19	6	1	EA	$247,222.81	$247,223							$247,223															**$247,223**
10-Fire Station #3	E1016	1189618	Commercial Laundry, 90 LB, Replace	10	6	4	1	EA	$28,872.34	$28,872					$28,872										$28,872							**$57,745**
10-Fire Station #3	E1016	1189599	Commercial Laundry, 100 LB, Replace	15	8	7	1	EA	$10,471.44	$10,471								$10,471														**$10,471**
10-Fire Station #3	G2022	1189616	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	16300	SF	$0.72	$11,750		$11,750					$11,750					$11,750					$11,750					**$47,000**
10-Fire Station #3	G2022	1189628	Parking Lots, Asphalt Pavement, Mill & Overlay	25	23	2	16300	SF	$6.22	$101,421			$101,421																			**$101,421**
10-Fire Station #3	G2031	1189627	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	19	11	450	SF	$17.07	$7,683												$7,683										**$7,683**
10-Fire Station #3	G4021	1189617	Pole Light, 135 - 1000 WATT, Replace	10	6	4	3	EA	$4,262.37	$12,787					$12,787										$12,787							**$25,574**
11-Fire Station #4	B2011	1191133	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	25	20	5	1250	SF	$78.31	$97,885						$97,885																**$97,885**
11-Fire Station #4	B2021	1191138	Window, SF, Replace	30	28	2	13	EA	$2,081.01	$27,053			$27,053																			**$27,053**
11-Fire Station #4	B2031	1191148	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	20	10	1	EA	$3,996.16	$3,996											$3,996											**$3,996**
11-Fire Station #4	B2032	1191130	Exterior Door, Steel, Replace	25	20	5	3	EA	$1,802.38	$5,407						$5,407																**$5,407**
11-Fire Station #4	B2034	1201098	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	25	10	2	EA	$7,636.45	$15,273											$15,273											**$15,273**
11-Fire Station #4	B3011	1191128	Roof, Asphalt Shingle Premium Grade, Replace	30	29	1	4300	SF	$9.56	$41,112		$41,112																				**$41,112**
11-Fire Station #4	C1021	1191137	Interior Door, Steel, Replace	25	20	5	6	EA	$1,802.38	$10,814						$10,814																**$10,814**
11-Fire Station #4	C1021	1191144	Interior Door, Wood Solid-Core, Replace	20	15	5	4	EA	$2,699.64	$10,799						$10,799																**$10,799**
11-Fire Station #4	C1031	1191141	Toilet Partitions, Metal Overhead-Braced, Replace	20	17	3	1	EA	$1,612.45	$1,612				$1,612																		**$1,612**
11-Fire Station #4	C3012	1191126	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	11350	SF	$2.75	$31,220				$31,220								$31,220								$31,220		**$93,660**
11-Fire Station #4	C3012	1191154	Interior Wall Finish, Ceramic Tile, Replace	25	15	10	550	SF	$31.40	$17,267											$17,267											**$17,267**
11-Fire Station #4	C3024	1191131	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	1050	SF	$9.11	$9,561				$9,561															$9,561			**$19,122**
11-Fire Station #4	C3024	1191109	Interior Floor Finish, Ceramic Tile, Replace	50	40	10	1250	SF	$29.90	$37,371											$37,371											**$37,371**
11-Fire Station #4	C3031	1191119	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	5	5	2837	SF	$4.31	$12,217						$12,217										$12,217						**$24,433**
11-Fire Station #4	C3032	1191120	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	20	0	100	SF	$5.90	$590	$590																				$590	**$1,180**
11-Fire Station #4	C3032	1191113	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	16	4	2737	SF	$5.90	$16,147					$16,147																	**$16,147**
11-Fire Station #4	D2011	1191145	Toilet, Flush Tank (Water Closet), Replace	20	17	3	1	EA	$2,001.62	$2,002				$2,002																		**$2,002**
11-Fire Station #4	D2012	1191142	Urinal, Vitreous China, Replace	20	16	4	1	EA	$2,263.96	$2,264					$2,264																	**$2,264**
11-Fire Station #4	D2014	1191140	Sink/Lavatory, Enameled Steel, Replace	20	16	4	2	EA	$1,168.61	$2,337					$2,337																	**$2,337**
11-Fire Station #4	D2017	1191125	Shower, Fiberglass, Replace	20	15	5	1	EA	$4,931.14	$4,931						$4,931																**$4,931**
11-Fire Station #4	D2018	1191136	Drinking Fountain, Refrigerated, Replace	10	6	4	1	EA	$2,385.50	$2,385					$2,385										$2,385							**$4,771**
11-Fire Station #4	D2023	1191147	Water Softener, 10 GAL, Replace	15	12	3	1	EA	$5,364.22	$5,364				$5,364															$5,364			**$10,728**
11-Fire Station #4	D2023	1191151	Water Heater, 40 GAL, Replace	10	7	3	1	EA	$4,456.96	$4,457				$4,457										$4,457								**$8,914**
11-Fire Station #4	D2023	1191115	Water Storage Tank, 80 GAL, Replace	20	14	6	2	EA	$4,060.64	$8,121							$8,121															**$8,121**
11-Fire Station #4	D2023	1191111	Water Storage Tank, 82 GAL, Replace	20	2	18	2	EA	$4,060.64	$8,121																			$8,121			**$8,121**
11-Fire Station #4	D2029	1191143	Plumbing System, Domestic Supply, Replace	40	35	5	5674	SF	$11.08	$62,859						$62,859																**$62,859**
11-Fire Station #4	D2091	1191118	Air Compressor, 25 HP, Replace	20	17	3	1	EA	$70,940.08	$70,940				$70,940																		**$70,940**
11-Fire Station #4	D3021	1191112	Boiler, 232 MBH, Replace	25	20	5	1	EA	$27,274.16	$27,274						$27,274																**$27,274**
11-Fire Station #4	D3032	1191149	Ductless Split System, 1 TON, Replace	15	12	3	1	EA	$6,110.65	$6,111				$6,111															$6,111			**$12,221**
11-Fire Station #4	D3032	1191121	Ductless Split System, 1 TON, Replace	15	12	3	1	EA	$6,110.65	$6,111				$6,111															$6,111			**$12,221**
11-Fire Station #4	D3032	1191146	Ductless Split System, 1 TON, Replace	15	12	3	1	EA	$6,110.65	$6,111				$6,111															$6,111			**$12,221**
11-Fire Station #4	D3042	1191123	Exhaust Fan, 2200 CFM, Replace	15	8	7	1	EA	$5,829.06	$5,829								$5,829														**$5,829**
11-Fire Station #4	D3049	1191110	HVAC System Hydronic Piping, 2-Pipe, Replace	30	25	5	5674	SF	$12.33	$69,963						$69,963																**$69,963**
11-Fire Station #4	D3051	1191150	Unit Heater, 50 MBH, Replace	20	17	3	4	EA	$3,604.83	$14,419				$14,419																		**$14,419**
11-Fire Station #4	D3051	1191132	Unit Heater, 50 MBH, Replace	20	17	3	6	EA	$3,604.83	$21,629				$21,629																		**$21,629**
11-Fire Station #4	D4019	1195865	Sprinkler System, Full Retrofit, Office (per SF), Install	50	47	3	5674	SF	$15.18	$86,109				$86,109																		**$86,109**
11-Fire Station #4	D5012	1191134	Transfer Switch, 150 AMP, Replace	18	14	4	1	EA	$16,083.39	$16,083					$16,083																	**$16,083**
11-Fire Station #4	D5012	1191152	Distribution Panel, 400 AMP, Replace	30	26	4	2	EA	$17,998.45	$35,997					$35,997																	**$35,997**
11-Fire Station #4	D5019	1191114	Electrical Distribution System, Office Building, Upgrade	40	30	10	5674	SF	$51.69	$293,308											$293,308											**$293,308**
11-Fire Station #4	D5029	1191117	Lighting System, Interior, Office Building, Upgrade	25	20	5	5674	SF	$17.53	$99,455						$99,455																**$99,455**
11-Fire Station #4	D5037	1191135	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	1	EA	$8,127.41	$8,127					$8,127															$8,127		**$16,255**
11-Fire Station #4	D5037	1191127	Fire Alarm System, Office Building, Upgrade/Install	20	10	10	5674	SF	$4.48	$25,402											$25,402											**$25,402**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
11-Fire Station #4	D5092	1191153	Generator, 125 kW, Replace	25	20	5	1	EA	$216,250.83	$216,251						$216,251																**$216,251**
11-Fire Station #4	E1016	1191116	Commercial Laundry, 100 LB, Replace	10	5	5	1	EA	$28,872.34	$28,872						$28,872										$28,872						**$57,745**
11-Fire Station #4	G2022	1191139	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	6950	SF	$0.72	$5,010		$5,010					$5,010					$5,010					$5,010					**$20,040**
11-Fire Station #4	G2022	1191107	Parking Lots, Asphalt Pavement, Mill & Overlay	25	20	5	6950	SF	$6.22	$43,244						$43,244																**$43,244**
11-Fire Station #4	G2031	1191108	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	20	5	750	SF	$9.49	$7,114						$7,114																**$7,114**
11-Fire Station #4	G2042	1191129	Retaining Wall, Cast-in-place Concrete (per SF Face), Replace	50	40	10	330	SF	$224.78	$74,176											$74,176											**$74,176**
11-Fire Station #4	G4021	1191124	Pole Light, 70 - 150 WATT, Replace	10	6	4	5	EA	$4,262.37	$21,312					$21,312										$21,312							**$42,624**
12-Fire Station #5	B2011	1191550	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1150	SF	$5.44	$6,261				$6,261									$6,261									**$12,522**
12-Fire Station #5	B2011	1191563	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	20	17	3	350	SF	$51.28	$17,947				$17,947																		**$17,947**
12-Fire Station #5	B2011	1191570	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	25	20	5	1250	SF	$78.31	$97,885						$97,885																**$97,885**
12-Fire Station #5	B2021	1191534	Window, SF, Replace	30	26	4	16	EA	$1,108.25	$17,732					$17,732																	**$17,732**
12-Fire Station #5	B2023	1191579	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	26	4	185	SF	$91.06	$16,845					$16,845																	**$16,845**
12-Fire Station #5	B2031	1191574	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	25	5	1	EA	$3,996.16	$3,996						$3,996																**$3,996**
12-Fire Station #5	B2032	1191576	Exterior Door, Steel, Replace	25	22	3	3	EA	$1,802.38	$5,407				$5,407																		**$5,407**
12-Fire Station #5	B2034	1201099	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	30	5	4	EA	$7,636.45	$30,546						$30,546																**$30,546**
12-Fire Station #5	B3011	1191564	Roof, Single-Ply EPDM Membrane, Replace	20	19	1	1955	SF	$19.96	$39,015		$39,015																				**$39,015**
12-Fire Station #5	B3011	1191562	Roof, Asphalt Shingle Premium Grade, Replace	30	29	1	4370	SF	$9.56	$41,781		$41,781																				**$41,781**
12-Fire Station #5	C1021	1191557	Interior Door, Wood Solid-Core, Replace	20	15	5	15	EA	$2,699.64	$40,495						$40,495																**$40,495**
12-Fire Station #5	C1021	1191554	Interior Door, Steel, Replace	25	19	6	12	EA	$1,802.38	$21,629							$21,629															**$21,629**
12-Fire Station #5	C1031	1191540	Toilet Partitions, Metal Overhead-Braced, Replace	20	14	6	1	EA	$1,612.45	$1,612							$1,612															**$1,612**
12-Fire Station #5	C3012	1191561	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	15000	SF	$2.75	$41,260				$41,260								$41,260								$41,260		**$123,779**
12-Fire Station #5	C3024	1191532	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	15	0	1250	SF	$9.11	$11,382	$11,382															$11,382						**$22,764**
12-Fire Station #5	C3024	1191536	Interior Floor Finish, Ceramic Tile, Replace	50	32	18	1306	SF	$29.90	$39,045																			$39,045			**$39,045**
12-Fire Station #5	C3025	1191538	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	1200	SF	$13.77	$16,527			$16,527										$16,527									**$33,053**
12-Fire Station #5	C3031	1191572	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	10	0	100	SF	$4.31	$431	$431										$431									$431		**$1,292**
12-Fire Station #5	C3031	1191547	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	7	3	3700	SF	$4.31	$15,933				$15,933										$15,933								**$31,866**
12-Fire Station #5	C3032	1191556	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	20	0	200	SF	$5.90	$1,180	$1,180																				$1,180	**$2,360**
12-Fire Station #5	C3032	1191542	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	14	6	3500	SF	$5.90	$20,649							$20,649															**$20,649**
12-Fire Station #5	D2011	1191580	Toilet, Tankless (Water Closet), Replace	20	14	6	3	EA	$1,599.11	$4,797							$4,797															**$4,797**
12-Fire Station #5	D2012	1191546	Urinal, Vitreous China, Replace	20	15	5	1	EA	$2,263.96	$2,264						$2,264																**$2,264**
12-Fire Station #5	D2014	1191577	Sink/Lavatory, Enameled Steel, Replace	20	15	5	4	EA	$1,168.61	$4,674						$4,674																**$4,674**
12-Fire Station #5	D2018	1191553	Drinking Fountain, Refrigerated, Replace	10	5	5	2	EA	$2,385.50	$4,771						$4,771										$4,771						**$9,542**
12-Fire Station #5	D2021	1191581	Backflow Preventer, 2 INCH, Replace	15	11	4	1	EA	$4,938.21	$4,938					$4,938															$4,938		**$9,876**
12-Fire Station #5	D2023	1191566	Water Heater, 81 GAL, Replace	15	11	4	1	EA	$7,681.56	$7,682					$7,682															$7,682		**$15,363**
12-Fire Station #5	D2029	1191568	Plumbing System, Domestic Supply, Replace	40	30	10	7511	SF	$11.08	$83,210											$83,210											**$83,210**
12-Fire Station #5	D2091	1191531	Air Compressor, 25 HP, Replace	20	14	6	1	EA	$70,940.08	$70,940							$70,940															**$70,940**
12-Fire Station #5	D3011	1191578	Fuel Storage Tank, 250 GAL, Replace	25	20	5	1	EA	$4,483.60	$4,484						$4,484																**$4,484**
12-Fire Station #5	D3021	1191555	Boiler, 396 MBH, Replace	25	20	5	1	EA	$45,226.13	$45,226						$45,226																**$45,226**
12-Fire Station #5	D3032	1191552	Ductless Split System, 3 TON, Replace	15	13	2	1	EA	$12,476.82	$12,477			$12,477																$12,477			**$24,954**
12-Fire Station #5	D3032	1191551	Ductless Split System, 2 TON, Replace	15	11	4	1	EA	$8,485.49	$8,485					$8,485															$8,485		**$16,971**
12-Fire Station #5	D3032	1191569	Ductless Split System, 1.5 TON, Replace	15	11	4	1	EA	$8,485.49	$8,485					$8,485															$8,485		**$16,971**
12-Fire Station #5	D3042	1191548	Exhaust Fan, 3000 CFM, Replace	15	11	4	1	EA	$5,829.06	$5,829					$5,829															$5,829		**$11,658**
12-Fire Station #5	D3049	1191559	HVAC System Hydronic Piping, 2-Pipe, Replace	30	25	5	7511	SF	$12.33	$92,614						$92,614																**$92,614**
12-Fire Station #5	D3051	1191567	Unit Heater, 59 MBH, Replace	20	14	6	6	EA	$3,604.83	$21,629							$21,629															**$21,629**
12-Fire Station #5	D3051	1191582	Radiator, Hydronic Baseboard (per LF), Replace	50	32	18	54	LF	$251.86	$13,601																			$13,601			**$13,601**
12-Fire Station #5	D4011	1191560	Backflow Preventer, 4 INCH, Replace	20	14	6	1	EA	$11,384.69	$11,385							$11,385															**$11,385**
12-Fire Station #5	D4019	1191565	Sprinkler Heads (per SF), , Replace	20	14	6	7511	SF	$2.52	$18,950							$18,950															**$18,950**
12-Fire Station #5	D5012	1191544	Distribution Panel, 400 AMP, Replace	30	27	3	1	EA	$17,998.45	$17,998				$17,998																		**$17,998**
12-Fire Station #5	D5012	1191545	Transfer Switch, 150 AMP, Replace	18	8	10	1	EA	$16,083.39	$16,083											$16,083											**$16,083**
12-Fire Station #5	D5019	1191571	Electrical Distribution System, Office Building, Upgrade	40	30	10	7511	SF	$51.69	$388,268											$388,268											**$388,268**
12-Fire Station #5	D5037	1191533	Fire Alarm System, Office Building, Upgrade/Install	20	14	6	7511	SF	$4.48	$33,626							$33,626															**$33,626**
12-Fire Station #5	D5037	1191535	Fire Alarm Control Panel, Multiplex, Replace	15	8	7	1	EA	$8,127.41	$8,127								$8,127														**$8,127**
12-Fire Station #5	D5092	1191558	Generator, 50 kW, Replace	25	8	17	1	EA	$118,603.23	$118,603																		$118,603				**$118,603**
12-Fire Station #5	E1016	1191537	Commercial Laundry, 40 LB, Replace	10	7	3	1	EA	$12,064.92	$12,065				$12,065										$12,065								**$24,130**
12-Fire Station #5	G2022	1191573	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	20230	SF	$6.22	$125,874		$125,874																				**$125,874**
12-Fire Station #5	G2022	1191575	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	21230	SF	$0.72	$15,304		$15,304					$15,304					$15,304					$15,304					**$61,215**
12-Fire Station #5	G2031	1191539	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	25	5	215	SF	$17.07	$3,671						$3,671																**$3,671**
12-Fire Station #5	G2041	1191549	Fences & Gates, Chain Link, 4' High, Replace	30	29	1	98	LF	$57.88	$5,672		$5,672																				**$5,672**
12-Fire Station #5	G4021	1191543	Pole Light, 135 - 1000 WATT, Replace	10	6	4	1	EA	$4,262.37	$4,262					$4,262										$4,262							**$8,525**
13-Fire Station #6	B2021	1191906	Window, SF, Replace	30	20	10	3	EA	$1,651.24	$4,954											$4,954											**$4,954**
13-Fire Station #6	B2021	1191914	Window, SF, Replace	30	10	20	15	EA	$1,108.25	$16,624																					$16,624	**$16,624**
13-Fire Station #6	B2031	1191882	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	23	7	2	EA	$3,996.16	$7,992								$7,992														**$7,992**
13-Fire Station #6	B2032	1191894	Exterior Door, Steel, Replace	25	10	15	5	EA	$1,802.38	$9,012																$9,012						**$9,012**
13-Fire Station #6	B2034	1201100	Overhead Door, Steel Insulated Roll-Up 144 SF, Replace	35	23	12	4	EA	$5,514.79	$22,059													$22,059									**$22,059**
13-Fire Station #6	B3011	1191877	Roof, Single-Ply EPDM Membrane, Replace	20	17	3	1390	SF	$19.96	$27,739				$27,739																		**$27,739**
13-Fire Station #6	B3011	1191912	Roof, Asphalt Shingle Premium Grade, Replace	30	23	7	9660	SF	$9.56	$92,358								$92,358														**$92,358**
13-Fire Station #6	B3011	1191905	Roof, Single-Ply EPDM Membrane, Replace	20	10	10	3795	SF	$19.96	$75,735											$75,735											**$75,735**
13-Fire Station #6	C1021	1191881	Interior Door, Wood Solid-Core, Replace	20	10	10	21	EA	$2,699.64	$56,692											$56,692											**$56,692**
13-Fire Station #6	C1031	1191909	Toilet Partitions, Metal Overhead-Braced, Replace	20	14	6	5	EA	$1,612.45	$8,062							$8,062															**$8,062**
13-Fire Station #6	C3012	1191875	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	25480	SF	$2.75	$70,087				$70,087								$70,087								$70,087		**$210,260**
13-Fire Station #6	C3024	1191910	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	6850	SF	$9.11	$62,373						$62,373															$62,373	**$124,747**
13-Fire Station #6	C3025	1191872	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	1500	SF	$13.77	$20,658			$20,658										$20,658									**$41,317**
13-Fire Station #6	C3031	1191874	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	8	2	6100	SF	$4.31	$26,268			$26,268										$26,268									**$52,536**
13-Fire Station #6	C3032	1191911	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	20	0	125	SF	$5.90	$737	$737																				$737	**$1,475**
13-Fire Station #6	C3032	1191866	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	14	6	6500	SF	$5.90	$38,348							$38,348															**$38,348**
13-Fire Station #6	D2011	1191867	Toilet, Flush Tank (Water Closet), Replace	20	14	6	7	EA	$2,001.62	$14,011							$14,011															**$14,011**
13-Fire Station #6	D2012	1191870	Urinal, Vitreous China, Replace	20	14	6	2	EA	$2,263.96	$4,528							$4,528															**$4,528**
13-Fire Station #6	D2014	1191898	Sink/Lavatory, Enameled Steel, Replace	20	14	6	7	EA	$1,168.61	$8,180							$8,180															**$8,180**
13-Fire Station #6	D2017	1191917	Shower, Fiberglass, Replace	20	10	10	3	EA	$4,931.14	$14,793											$14,793											**$14,793**
13-Fire Station #6	D2018	1191886	Drinking Fountain, Refrigerated, Replace	10	8	2	2	EA	$2,385.50	$4,771			$4,771										$4,771									**$9,542**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
13-Fire Station #6	D2021	1191895	Backflow Preventer, 2 INCH, Replace	15	11	4	1	EA	$4,938.21	$4,938					$4,938															$4,938		**$9,876**
13-Fire Station #6	D2023	1191865	Water Heater, 75 GAL, Replace	15	10	5	1	EA	$20,295.66	$20,296						$20,296															$20,296	**$40,591**
13-Fire Station #6	D2029	1191897	Plumbing System, Domestic Supply, Replace	40	23	17	12740	SF	$11.08	$141,140																		$141,140				**$141,140**
13-Fire Station #6	D2091	1191873	Air Compressor, 25 HP, Replace	20	14	6	1	EA	$70,940.08	$70,940							$70,940															**$70,940**
13-Fire Station #6	D3032	1191871	Split System HVAC, Interior & Exterior Component Pairing, 3 Ton, Replace	15	13	2	1	EA	$11,382.00	$11,382			$11,382															$11,382				**$22,764**
13-Fire Station #6	D3032	1191908	Condensing Unit, 5 TON, Replace	15	13	2	1	EA	$12,216.32	$12,216			$12,216															$12,216				**$24,433**
13-Fire Station #6	D3032	1191902	Condensing Unit, 3 TON, Replace	15	13	2	1	EA	$6,788.74	$6,789			$6,789															$6,789				**$13,577**
13-Fire Station #6	D3032	1191916	Ductless Split System, 1.5 TON, Replace	15	10	5	1	EA	$8,485.49	$8,485						$8,485														$8,485		**$16,971**
13-Fire Station #6	D3032	1191890	Split System HVAC, Interior & Exterior Component Pairing, 3.5 Ton, Replace	15	5	10	1	EA	$13,658.40	$13,658											$13,658											**$13,658**
13-Fire Station #6	D3041	1191885	Air Handler, 1600 CFM, Replace	20	17	3	1	EA	$17,858.28	$17,858				$17,858																		**$17,858**
13-Fire Station #6	D3041	1191904	HVAC System Ductwork, Sheet Metal, Replace	30	20	10	12740	SF	$28.46	$362,517											$362,517											**$362,517**
13-Fire Station #6	D3042	1191879	Exhaust Fan, 1200 CFM, Replace	15	11	4	1	EA	$5,053.95	$5,054					$5,054															$5,054		**$10,108**
13-Fire Station #6	D3042	1191876	Exhaust Fan, 3000 CFM, Replace	15	11	4	1	EA	$5,829.06	$5,829					$5,829															$5,829		**$11,658**
13-Fire Station #6	D3051	1191889	Unit Heater, 80 MBH, Replace	20	17	3	2	EA	$9,498.24	$18,996				$18,996																		**$18,996**
13-Fire Station #6	D3051	1191899	Furnace, Gas, 51 to 100 MBH, Replace	20	14	6	1	EA	$7,211.35	$7,211							$7,211															**$7,211**
13-Fire Station #6	D3052	1191869	Packaged Unit (RTU), 2 Ton, Replace	15	9	6	1	EA	$13,767.88	$13,768							$13,768															**$13,768**
13-Fire Station #6	D3052	1191903	Packaged Unit (RTU), 8.5 Ton, Replace	15	8	7	1	EA	$35,197.77	$35,198								$35,198														**$35,198**
13-Fire Station #6	D4011	1191893	Backflow Preventer, 4 INCH, Replace	20	15	5	1	EA	$11,384.69	$11,385						$11,385																**$11,385**
13-Fire Station #6	D4019	1191907	Sprinkler Heads (per SF), , Replace	20	15	5	12740	SF	$2.52	$32,143						$32,143																**$32,143**
13-Fire Station #6	D5012	1191896	Distribution Panel, 400 AMP, Replace	30	23	7	1	EA	$17,998.45	$17,998								$17,998														**$17,998**
13-Fire Station #6	D5019	1191887	Electrical Distribution System, Office Building, Upgrade	40	23	17	12740	SF	$51.69	$658,572																		$658,572				**$658,572**
13-Fire Station #6	D5037	1191888	Fire Alarm System, Office Building, Upgrade/Install	20	15	5	12740	SF	$4.48	$57,036						$57,036																**$57,036**
13-Fire Station #6	D5037	1191892	Fire Alarm Control Panel, Multiplex, Replace	15	8	7	1	EA	$8,127.41	$8,127								$8,127														**$8,127**
13-Fire Station #6	D5092	1191915	Uninterruptible Power Supply (UPS), 80 kVA, Replace	15	8	7	1	EA	$174,537.51	$174,538								$174,538														**$174,538**
13-Fire Station #6	D5092	1191880	Transfer Switch, 225 AMP, Replace	18	9	9	1	EA	$18,379.79	$18,380										$18,380												**$18,380**
13-Fire Station #6	D5092	1191883	Transfer Switch, 150 AMP, Replace	18	9	9	1	EA	$18,379.79	$18,380										$18,380												**$18,380**
13-Fire Station #6	D5092	1191868	Generator, 100 kW, Replace	25	9	16	1	EA	$216,250.83	$216,251																	$216,251					**$216,251**
13-Fire Station #6	E1016	1191900	Commercial Laundry, 120 LB, Replace	10	6	4	1	EA	$28,872.34	$28,872					$28,872										$28,872							**$57,745**
13-Fire Station #6	G2022	1191864	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	32250	SF	$0.72	$23,248			$23,248					$23,248					$23,248					$23,248				**$92,991**
13-Fire Station #6	G2022	1191878	Parking Lots, Asphalt Pavement, Mill & Overlay	25	15	10	32250	SF	$6.22	$200,665											$200,665											**$200,665**
13-Fire Station #6	G2031	1191901	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	20	10	560	SF	$17.07	$9,561											$9,561											**$9,561**
13-Fire Station #6	G4021	1191913	Pole Light, 80 - 100 WATT, Replace/Install	20	13	7	4	EA	$5,161.74	$20,647								$20,647														**$20,647**
14-Fire Station #7	B2011	1192218	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	25	23	2	850	SF	$78.31	$66,562			$66,562																			**$66,562**
14-Fire Station #7	B2011	1192197	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	950	SF	$5.44	$5,172			$5,172										$5,172									**$10,344**
14-Fire Station #7	B2021	1192191	Window, SF, Replace	30	29	1	33	EA	$1,365.57	$45,064		$45,064																				**$45,064**
14-Fire Station #7	B2032	1192215	Exterior Door, Steel, Replace	25	20	5	1	EA	$1,802.38	$1,802						$1,802																**$1,802**
14-Fire Station #7	B2034	1201101	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	20	15	2	EA	$7,636.45	$15,273																$15,273						**$15,273**
14-Fire Station #7	B3011	1192199	Roof, Asphalt Shingle Premium Grade, Replace	30	30	0	3355	SF	$9.56	$32,077	$32,077																					**$32,077**
14-Fire Station #7	C1021	1192205	Interior Door, Wood Solid-Core, Replace	20	18	2	8	EA	$2,699.64	$21,597			$21,597																			**$21,597**
14-Fire Station #7	C1021	1192220	Interior Door, Steel, Replace	25	21	4	3	EA	$1,802.38	$5,407					$5,407																	**$5,407**
14-Fire Station #7	C3012	1192212	Interior Wall Finish, Generic Surface, Prep & Paint	8	8	0	200	SF	$2.75	$550	$550								$550								$550					**$1,650**
14-Fire Station #7	C3012	1192196	Interior Wall Finish, Generic Surface, Prep & Paint	8	6	2	7900	SF	$2.75	$21,730			$21,730								$21,730								$21,730			**$65,190**
14-Fire Station #7	C3021	1192189	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	10	0	250	SF	$16.58	$4,145	$4,145										$4,145										$4,145	**$12,435**
14-Fire Station #7	C3021	1192219	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	9	1	2250	SF	$16.58	$37,305		$37,305										$37,305										**$74,609**
14-Fire Station #7	C3024	1192202	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	1	80	SF	$9.11	$728		$728																$728				**$1,457**
14-Fire Station #7	C3024	1192198	Interior Floor Finish, Wood Strip, Replace	30	27	3	1372	SF	$25.65	$35,188				$35,188																		**$35,188**
14-Fire Station #7	C3031	1192210	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	8	2	3952	SF	$4.31	$17,018			$17,018										$17,018									**$34,036**
14-Fire Station #7	D2011	1192206	Toilet, Flush Tank (Water Closet), Replace	20	14	6	3	EA	$2,001.62	$6,005							$6,005															**$6,005**
14-Fire Station #7	D2012	1192213	Urinal, Vitreous China, Replace	20	14	6	2	EA	$2,263.96	$4,528							$4,528															**$4,528**
14-Fire Station #7	D2014	1192208	Sink/Lavatory, Enameled Steel, Replace	20	15	5	2	EA	$1,168.61	$2,337						$2,337																**$2,337**
14-Fire Station #7	D2023	1192190	Water Heater, 50 GAL, Replace	10	7	3	1	EA	$4,456.96	$4,457				$4,457										$4,457								**$8,914**
14-Fire Station #7	D2029	1192203	Plumbing System, Domestic Supply, Replace	40	38	2	3952	SF	$11.08	$43,782			$43,782																			**$43,782**
14-Fire Station #7	D3021	1192192	Boiler, 500 MBH, Replace	25	17	8	1	EA	$45,226.13	$45,226									$45,226													**$45,226**
14-Fire Station #7	D3042	1192201	Exhaust Fan, 2500 CFM, Replace	15	11	4	1	EA	$5,829.06	$5,829					$5,829															$5,829		**$11,658**
14-Fire Station #7	D3049	1192194	HVAC System Hydronic Piping, 2-Pipe, Replace	30	26	4	3952	SF	$12.33	$48,730					$48,730																	**$48,730**
14-Fire Station #7	D3051	1192195	Radiator, Hydronic Baseboard (per LF), Replace	50	47	3	54	LF	$251.86	$13,601				$13,601																		**$13,601**
14-Fire Station #7	D3051	1192209	Air Conditioner, 1 TON, Replace	10	6	4	3	EA	$3,789.86	$11,370					$11,370										$11,370							**$22,739**
14-Fire Station #7	D3051	1192188	Unit Heater, 90 MBH, Replace	20	15	5	2	EA	$4,034.77	$8,070						$8,070																**$8,070**
14-Fire Station #7	D4019	1192193	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	49	1	3952	SF	$15.18	$59,976		$59,976																				**$59,976**
14-Fire Station #7	D4019	1195866	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	47	3	3952	SF	$15.18	$59,976				$59,976																		**$59,976**
14-Fire Station #7	D5012	1192187	Transfer Switch, 200 AMP, Replace	18	10	8	1	EA	$17,614.31	$17,614									$17,614													**$17,614**
14-Fire Station #7	D5012	1192217	Distribution Panel, 400 AMP, Replace	30	20	10	1	EA	$17,998.45	$17,998											$17,998											**$17,998**
14-Fire Station #7	D5019	1201092	Electrical Distribution System, Office Building, Upgrade	40	30	10	3952	SF	$51.69	$204,292											$204,292											**$204,292**
14-Fire Station #7	D5037	1192200	Fire Alarm System, Office Building, Upgrade/Install	20	17	3	3952	SF	$4.48	$17,693				$17,693																		**$17,693**
14-Fire Station #7	D5092	1192216	Generator, 30 kW, Replace	25	20	5	1	EA	$80,314.56	$80,315						$80,315																**$80,315**
14-Fire Station #7	E1016	1192207	Commercial Laundry, 100 LB, Replace	10	6	4	1	EA	$28,872.34	$28,872					$28,872										$28,872							**$57,745**
14-Fire Station #7	G2022	1192211	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	3300	SF	$0.72	$2,379		$2,379					$2,379					$2,379					$2,379					**$9,515**
14-Fire Station #7	G2022	1192214	Parking Lots, Asphalt Pavement, Mill & Overlay	25	20	5	3300	SF	$6.22	$20,533						$20,533																**$20,533**
15-Fresh Pond Bath House	B2011	1196294	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	1180	SF	$5.44	$6,424					$6,424										$6,424							**$12,849**
15-Fresh Pond Bath House	C1021	1196306	Interior Door, Wood Hollow-Core, Replace	20	2	18	3	EA	$1,131.60	$3,395																			$3,395			**$3,395**
15-Fresh Pond Bath House	D2011	1196301	Toilet, Flush Tank (Water Closet), Replace	20	6	14	2	EA	$2,001.62	$4,003															$4,003							**$4,003**
15-Fresh Pond Bath House	D2014	1196302	Sink/Lavatory, Vitreous China, Replace	20	6	14	2	EA	$1,634.28	$3,269															$3,269							**$3,269**
15-Fresh Pond Bath House	D2023	1196300	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	6	9	1	EA	$1,923.88	$1,924										$1,924												**$1,924**
15-Fresh Pond Bath House	D3042	1196299	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	2	13	2	EA	$1,688.14	$3,376													$3,376									**$3,376**
15-Fresh Pond Bath House	D5022	1196281	Flood Light, Exterior, 100 W, Replace	20	20	0	4	EA	$1,888.41	$7,554	$7,554																				$7,554	**$15,107**
15-Fresh Pond Bath House	D5022	1196304	LED Lighting Fixture, Basic, 15 W, Replace	20	2	18	8	EA	$341.82	$2,735																			$2,735			**$2,735**
15-Fresh Pond Bath House	G2022	1202081	Parking Lots, Asphalt Pavement, Seal & Stripe	5	5	0	14000	SF	$0.72	$10,092	$10,092					$10,092					$10,092					$10,092					$10,092	**$50,460**
15-Fresh Pond Bath House	G2022	1196270	Parking Lots, Asphalt Pavement, Mill & Overlay	25	21	4	14000	SF	$6.22	$87,110					$87,110																	**$87,110**
15-Fresh Pond Bath House	G2047	1196284	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	1	EA	$4,192.37	$4,192					$4,192																	**$4,192**
15-Fresh Pond Bath House	Z105X	1196277	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$14,227.50	$14,228	$14,228																					**$14,228**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
16-Harbor Master	B2011	1197216	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	20	19	* 1	1250	SF	$12.69	$15,864																				$15,864		**$15,864**
16-Harbor Master	B2021	1197217	Window, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories, Replace	30	21	* 9	14	EA	$1,053.94	$14,755																				$14,755		**$14,755**
16-Harbor Master	B2032	1197218	Exterior Door, Wood Solid-Core, Replace	25	16	* 9	2	EA	$2,699.64	$5,399																				$5,399		**$5,399**
16-Harbor Master	B3011	1197215	Roof, Asphalt Shingle Premium Grade, Replace	30	21	* 9	300	SF	$9.56	$2,868																				$2,868		**$2,868**
16-Harbor Master	C3025	1197230	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	10	* 0	420	SF	$13.77	$5,784																				$5,784		**$5,784**
16-Harbor Master	C3027	1197229	Interior Floor Finish, Flooring w/ Laminate, Replace	30	3	* 27	140	SF	$10.84	$1,518																				$1,518		**$1,518**
16-Harbor Master	C3031	1197231	Interior Ceiling Finish, Gypsum Board/Plaster, Replace	50	50	* 0	300	SF	$13.53	$4,058																				$4,058		**$4,058**
16-Harbor Master	D2014	1197223	Sink/Lavatory, Plastic, Replace	20	16	* 4	1	EA	$1,092.65	$1,093																				$1,093		**$1,093**
16-Harbor Master	D3032	1197219	Ductless Split System, Multi Zone (per 1 to 2 Ton Fan Coil Unit), Replace	15	5	* 10	2	EA	$6,788.83	$13,578																				$13,578		**$13,578**
16-Harbor Master	D3051	1197222	Baseboard Heater, Electric, 6', 1500 Watts, Replace	25	16	* 9	1	EA	$454.48	$454																				$454		**$454**
16-Harbor Master	D3051	1197221	Wall Heater, Electric Fan, Replace	20	16	* 4	1	EA	$1,826.41	$1,826																				$1,826		**$1,826**
16-Harbor Master	D3051	1197220	Baseboard Heater, Electric, 6', 1500 Watts, Replace	25	16	* 9	1	EA	$454.48	$454																				$454		**$454**
16-Harbor Master	D4031	1197228	Fire Extinguisher, Replace	15	11	* 4	3	EA	$676.36	$2,029																				$2,029		**$2,029**
16-Harbor Master	D5012	1197224	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	21	* 9	1	EA	$9,636.63	$9,637																				$9,637		**$9,637**
16-Harbor Master	D5019	1197225	Electrical Distribution System, Office Building, Upgrade	40	31	* 9	600	SF	$51.69	$31,016																				$31,016		**$31,016**
16-Harbor Master	D5022	1197214	Flood Light, Exterior, 100 W, Replace	20	3	* 17	2	EA	$1,888.41	$3,777																				$3,777		**$3,777**
16-Harbor Master	D5029	1197226	Lighting System, Interior, Office Building, Upgrade	25	21	* 4	600	SF	$17.53	$10,517																				$10,517		**$10,517**
16-Harbor Master	E1028	1197227	Defibrillator (AED), Cabinet Mounted, Replace	5	4	* 1	1	EA	$2,673.82	$2,674																				$2,674		**$2,674**
17-Hedges Pond Great Hall	B1022	1213968	Roof Structure, Pitched, Wood Rafter, Plywood Deck, Replace	50	50	0	150	SF	$21.38	$3,206	$3,206																					**$3,206**
17-Hedges Pond Great Hall	B2011	1213974	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	10	0	3800	SF	$3.11	$11,825	$11,825									$11,825											$11,825	**$35,475**
17-Hedges Pond Great Hall	B2032	1213963	Exterior Door, Wood Solid-Core, Replace	25	25	0	8	EA	$1,542.65	$12,341	$12,341																					**$12,341**
17-Hedges Pond Great Hall	B3011	1213973	Roof, Asphalt Shingle Premium Grade, Replace	30	30	0	7000	SF	$5.46	$38,244	$38,244																					**$38,244**
17-Hedges Pond Great Hall	C3024	1213971	Interior Floor Finish, Wood Strip, Replace	30	30	0	200	SF	$14.66	$2,931	$2,931																					**$2,931**
17-Hedges Pond Great Hall	C3024	1213954	Interior Floor Finish, Wood Strip, Sand & Refinish	10	10	0	4500	SF	$3.99	$17,951	$17,951									$17,951											$17,951	**$53,853**
17-Hedges Pond Great Hall	D2011	1213976	Toilet, Flush Tank (Water Closet), Replace	20	20	0	2	EA	$1,143.78	$2,288	$2,288																				$2,288	**$4,575**
17-Hedges Pond Great Hall	D2014	1213967	Sink/Lavatory, Vitreous China, Replace	20	15	5	2	EA	$933.88	$1,868						$1,868																**$1,868**
17-Hedges Pond Great Hall	D2014	1213958	Sink, Pot, Multi-compartment, Replace	30	20	10	10	EA	$1,368.55	$13,686										$13,686												**$13,686**
17-Hedges Pond Great Hall	D3042	1213956	Exhaust Fan, 1501 - 2000 CFM, Replace	15	15	0	1	EA	$2,216.91	$2,217	$2,217															$2,217						**$4,434**
17-Hedges Pond Great Hall	D3042	1213972	Exhaust Fan, 2001 - 3500 CFM, Replace	15	9	6	1	EA	$3,330.89	$3,331							$3,331															**$3,331**
17-Hedges Pond Great Hall	D5012	1232105	Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	30	30	0	1	EA	$8,618.88	$8,619	$8,619																					**$8,619**
17-Hedges Pond Great Hall	D5019	1232104	Electrical Distribution System, Office Building, Upgrade	40	40	0	5205	SF	$29.54	$153,750	$153,750																					**$153,750**
17-Hedges Pond Great Hall	D5022	1213961	Flood Light, Exterior, 100 W, Replace	20	20	0	3	EA	$1,079.09	$3,237	$3,237																				$3,237	**$6,475**
17-Hedges Pond Great Hall	D5022	1213964	Flood Light, Exterior, 100 W, Replace	20	16	4	2	EA	$1,079.09	$2,158					$2,158																	**$2,158**
17-Hedges Pond Great Hall	D5029	1213957	Lighting System, Interior, Multi-Family, Upgrade	25	25	0	5205	SF	$5.13	$26,688	$26,688																					**$26,688**
17-Hedges Pond Great Hall	D5092	1213959	Exit Lighting Fixture, w/ Battery, Replace	10	10	0	3	EA	$454.14	$1,362	$1,362										$1,362										$1,362	**$4,087**
17-Hedges Pond Great Hall	D5092	1213962	Emergency Lighting Pack, 2 Light w/ Battery, Replace	10	6	4	4	EA	$1,331.01	$5,324					$5,324										$5,324						**$10,648**
17-Hedges Pond Great Hall	E1093	1213969	Commercial Kitchen, Convection Oven, Single, Replace	10	10	0	1	EA	$5,504.14	$5,504	$5,504										$5,504										$5,504	**$16,512**
17-Hedges Pond Great Hall	E1093	1213975	Commercial Kitchen, Range/Oven, 8-Burner, Replace	15	15	0	1	EA	$7,271.47	$7,271	$7,271															$7,271						**$14,543**
17-Hedges Pond Great Hall	E1093	1213965	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	11	4	1	EA	$6,215.07	$6,215					$6,215															$6,215		**$12,430**
17-Hedges Pond Great Hall	E1093	1213955	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	11	4	1	EA	$4,510.20	$4,510					$4,510															$4,510		**$9,020**
17-Hedges Pond Great Hall	E1093	1213970	Commercial Kitchen, Exhaust Hood, Replace	15	10	5	1	EA	$8,207.74	$8,208						$8,208															$8,208	**$16,415**
17-Hedges Pond Great Hall	E1093	1213952	Commercial Kitchen, Walk-In Refrigerator, Replace	20	10	10	1	EA	$13,284.42	$13,284											$13,284											**$13,284**
17-Hedges Pond Great Hall	G2022	1213953	Parking Lots, Asphalt Pavement, Seal & Stripe	5	5	0	1000	SF	$0.41	$412	$412					$412					$412					$412					$412	**$2,060**
17-Hedges Pond Great Hall	G2022	1213966	Parking Lots, Asphalt Pavement, Mill & Overlay	25	15	10	1000	SF	$3.56	$3,556											$3,556											**$3,556**
17-Hedges Pond Great Hall	G4021	1213960	Pole Light, 135 - 1000 WATT, Replace	10	8	2	1	EA	$2,435.64	$2,436			$2,436										$2,436									**$4,871**
18-Little Red School House	B1012	1196764	Structural Flooring/Decking, Wood, Replace	20	16	4	100	SF	$19.22	$1,922					$1,922																	**$1,922**
18-Little Red School House	B2011	1196785	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	1250	SF	$5.44	$6,805		$6,805										$6,805										**$13,611**
18-Little Red School House	C3012	1196816	Interior Wall Finish, Generic Surface, Prep & Paint	8	7	1	1250	SF	$2.75	$3,438		$3,438								$3,438									$3,438			**$10,315**
18-Little Red School House	C3024	1196815	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	1	200	SF	$9.11	$1,821		$1,821																$1,821				**$3,642**
18-Little Red School House	C3024	1196812	Interior Floor Finish, Wood Strip, Refinish	10	9	1	720	SF	$6.98	$5,026		$5,026										$5,026										**$10,053**
18-Little Red School House	D2011	1196797	Toilet, Flush Tank (Water Closet), Replace	20	11	9	2	EA	$2,001.62	$4,003										$4,003											**$4,003**
18-Little Red School House	D2012	1196799	Urinal, Vitreous China, Replace	20	11	9	1	EA	$2,263.96	$2,264										$2,264											**$2,264**
18-Little Red School House	D2014	1196798	Sink/Lavatory, Vitreous China, Replace	20	11	9	2	EA	$1,634.28	$3,269										$3,269											**$3,269**
18-Little Red School House	D2023	1196794	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	6	9	1	EA	$3,298.69	$3,299										$3,299											**$3,299**
18-Little Red School House	D2023	1196795	Booster Pump w/ Surge Tank, High Efficiency, 7.5 HP, Replace	20	11	9	1	EA	$22,550.21	$22,550										$22,550											**$22,550**
18-Little Red School House	D2029	1196796	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	31	9	837	SF	$26.39	$22,086										$22,086											**$22,086**
18-Little Red School House	D3041	1196793	HVAC System Ductwork, Sheet Metal, Replace	30	16	14	837	SF	$28.46	$23,817															$23,817							**$23,817**
18-Little Red School House	D3051	1196792	Furnace, Gas, 51 to 100 MBH, Replace	20	4	16	1	EA	$7,211.35	$7,211																	$7,211					**$7,211**
18-Little Red School House	D4031	1196809	Fire Extinguisher, Replace	15	11	4	3	EA	$676.36	$2,029					$2,029															$2,029		**$4,058**
18-Little Red School House	D5012	1196800	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	16	14	1	EA	$9,636.63	$9,637															$9,637							**$9,637**
18-Little Red School House	D5019	1196801	Electrical Distribution System, Office Building, Upgrade	40	21	19	837	SF	$51.69	$43,267																				$43,267		**$43,267**
18-Little Red School House	D5022	1196763	Flood Light, Exterior, 100 W, Replace	20	6	14	4	EA	$1,888.41	$7,554															$7,554							**$7,554**
18-Little Red School House	D5029	1196802	Lighting System, Interior, Office Building, Upgrade	25	16	9	837	SF	$17.53	$14,671										$14,671											**$14,671**
18-Little Red School House	D5037	1196807	Fire Alarm System, Office Building, Install	20	11	9	837	SF	$4.48	$3,747										$3,747											**$3,747**
18-Little Red School House	D5037	1196806	Fire Alarm Control Panel, Multiplex, Replace	15	6	9	1	EA	$8,127.41	$8,127										$8,127											**$8,127**
18-Little Red School House	E1028	1196811	Defibrillator (AED), Cabinet Mounted, Replace	5	5	0	1	EA	$2,673.82	$2,674	$2,674					$2,674					$2,674					$2,674					$2,674	**$13,369**
18-Little Red School House	G2022	1196761	Parking Lots, Asphalt Pavement, Seal & Stripe	5	5	0	1000	SF	$0.72	$721	$721					$721					$721					$721					$721	**$3,604**
18-Little Red School House	G2022	1196760	Parking Lots, Asphalt Pavement, Mill & Overlay	25	25	0	1000	SF	$6.22	$6,222	$6,222																					**$6,222**
18-Little Red School House	G2022	1196759	Parking Lots, Aggregate/Gravel, Repair	15	15	0	10000	SF	$2.33	$23,333	$23,333															$23,333						**$46,666**
18-Little Red School House	G2041	1196766	Fences & Gates, Chain Link, 6' High, Replace	30	11	19	235	LF	$71.21	$16,734																				$16,734		**$16,734**
18-Little Red School House	G2044	1196767	Signage, Property, Monument/Pylon, Replace	20	20	0	1	EA	$16,317.99	$16,318	$16,318																				$16,318	**$32,636**
19-Main Library	B101X	1192924	Structural Frame, Wood, Replace	50	49	1	1000	SF	$58.09	$58,086		$58,086																				**$58,086**
19-Main Library	B2011	1192946	Exterior Wall, Insulated Finishing System (EIFS), 1-2 Stories, Refinish	10	9	1	6000	SF	$7.91	$47,463		$47,463										$47,463										**$94,926**
19-Main Library	B2021	1193486	Window, Steel Fixed 24 SF, 1-2 Stories, Replace	30	26	4	90	EA	$2,487.42	$223,868					$223,868																	**$223,868**
19-Main Library	B2031	1192948	Exterior Door, Fully-Glazed Wood Solid-Core, Replace	25	21	4	10	EA	$3,760.44	$37,604					$37,604																	**$37,604**
19-Main Library	B2032	1192949	Exterior Door, Steel Insulated, Replace	25	21	4	5	EA	$2,992.57	$14,963					$14,963																	**$14,963**
19-Main Library	B3011	1192935	Roof, Metal, Replace	40	29	11	20300	SF	$23.62	$479,438												$479,438										**$479,438**
19-Main Library	C1021	1193483	Interior Door, Wood Solid-Core, Replace	20	11	9	38	EA	$2,699.64	$102,586										$102,586											**$102,586**
19-Main Library	C3012	1193484	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	7	1	102000	SF	$2.69	$274,761		$274,761								$274,761									$274,761			**$824,284**
19-Main Library	C3012	1193479	Interior Wall Finish, Ceramic Tile, Replace	25	11	14	1481	SF	$31.40	$46,497															$46,497							**$46,497**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
19-Main Library	C3024	1193481	Interior Floor Finish, Wood Strip, Replace	30	29	1	1048	SF	$25.65	$26,879		$26,879																				**$26,879**
19-Main Library	C3024	1193475	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	7164	SF	$9.11	$65,233					$65,233															$65,233		**$130,465**
19-Main Library	C3025	1193477	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	9	1	25408	SF	$13.77	$349,925		$349,925										$349,925										**$699,849**
19-Main Library	C3031	1193482	Interior Ceiling Finish, Gypsum Board/Plaster, Repair	0	0	0	500	SF	$13.89	$6,943	$6,943																					**$6,943**
19-Main Library	C3032	1193476	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	11	9	16642	SF	$5.90	$98,182										$98,182												**$98,182**
19-Main Library	D1011	1193204	Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors, Renovate	30	26	4	1	EA	$206,382.98	$206,383					$206,383																	**$206,383**
19-Main Library	D1011	1193203	Elevator Controls, Automatic, 1 or 2 Car Cluster	20	16	4	1	EA	$21,905.13	$21,905					$21,905																	**$21,905**
19-Main Library	D1011	1193205	Elevator, Hydraulic, 3000 to 4000 LB, 2 Floors, Renovate	30	26	4	1	EA	$225,914.49	$225,914					$225,914																	**$225,914**
19-Main Library	D1011	1193202	Elevator Controls, Automatic, 1 or 2 Car Cluster	20	16	4	1	EA	$21,905.13	$21,905					$21,905																	**$21,905**
19-Main Library	D2011	1193448	Toilet, Tankless (Water Closet), Replace	20	11	9	11	EA	$1,599.11	$17,590										$17,590												**$17,590**
19-Main Library	D2012	1193450	Urinal, Vitreous China, Replace	20	11	9	2	EA	$2,263.96	$4,528										$4,528												**$4,528**
19-Main Library	D2014	1193449	Sink/Lavatory, Vitreous China, Replace	20	11	9	13	EA	$1,634.28	$21,246										$21,246												**$21,246**
19-Main Library	D2018	1193447	Drinking Fountain, Refrigerated, Replace	10	9	1	1	EA	$2,385.50	$2,385		$2,385										$2,385										**$4,771**
19-Main Library	D2021	1193437	Backflow Preventer, Domestic, 6", Replace	15	15	0	1	EA	$18,074.77	$18,075	$18,075															$18,075						**$36,150**
19-Main Library	D2021	1193438	Backflow Preventer, Domestic, 2", Replace	15	11	4	1	EA	$4,938.21	$4,938					$4,938															$4,938		**$9,876**
19-Main Library	D2021	1193439	Backflow Preventer, Domestic, 1", Replace	15	11	4	1	EA	$2,420.59	$2,421					$2,421															$2,421		**$4,841**
19-Main Library	D2021	1193378	Backflow Preventer, Domestic, 1", Replace	15	11	4	1	EA	$2,420.59	$2,421					$2,421															$2,421		**$4,841**
19-Main Library	D2023	1193446	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	11	4	9	EA	$1,923.88	$17,315					$17,315															$17,315		**$34,630**
19-Main Library	D2029	1193445	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	29	11	68184	SF	$26.39	$1,799,190												$1,799,190										**$1,799,190**
19-Main Library	D2091	1193436	Air Compressor, 5 HP, Replace	20	16	4	1	EA	$18,310.24	$18,310					$18,310																	**$18,310**
19-Main Library	D3021	1193377	Boiler, Gas, 2,501 to 4,200 MBH, Replace	25	21	4	1	EA	$229,357.07	$229,357					$229,357																	**$229,357**
19-Main Library	D3042	1193198	Exhaust Fan, Roof Mounted, 1,001 to 1,500 CFM, Replace	15	11	4	1	EA	$3,657.30	$3,657					$3,657															$3,657		**$7,315**
19-Main Library	D3042	1193199	Exhaust Fan, Roof Mounted, 1,001 to 1,500 CFM, Replace	15	11	4	1	EA	$3,657.30	$3,657					$3,657															$3,657		**$7,315**
19-Main Library	D3044	1193432	Distribution Pump, Heating Water, 7.5 HP, Replace	20	12	8	1	EA	$11,453.12	$11,453									$11,453													**$11,453**
19-Main Library	D3044	1193433	Distribution Pump, Heating Water, 7.5 HP, Replace	20	12	8	1	EA	$11,453.12	$11,453									$11,453													**$11,453**
19-Main Library	D3051	1193444	Unit Heater, Natural Gas, 26 to 55 MBH, Replace	20	11	9	1	EA	$8,122.20	$8,122										$8,122												**$8,122**
19-Main Library	D3051	1193443	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	11	9	1	EA	$2,877.37	$2,877										$2,877												**$2,877**
19-Main Library	D3051	1193442	Unit Heater, Electric, 3 to 6 kW, Replace	20	11	9	1	EA	$3,303.76	$3,304										$3,304												**$3,304**
19-Main Library	D3051	1193440	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	11	9	1	EA	$2,877.37	$2,877										$2,877												**$2,877**
19-Main Library	D3051	1193441	Unit Heater, Electric, 3 to 6 kW, Replace	20	11	9	1	EA	$3,303.76	$3,304										$3,304												**$3,304**
19-Main Library	D3052	1193338	Air Conditioner, Computer Room, Air-Cooled, 3 to 3.5 Ton, Replace	20	28	0	1	EA	$42,841.13	$42,841	$42,841																				$42,841	**$85,682**
19-Main Library	D3068	1193379	HVAC Controls, Building Automation System (BAS), Upgrade	20	16	4	68184	SF	$10.17	$693,289					$693,289																	**$693,289**
19-Main Library	D4019	1193197	Sprinkler Heads (per SF), Replace	20	19	1	68184	SF	$2.52	$172,029		$172,029																				**$172,029**
19-Main Library	D4031	1193461	Fire Extinguisher, Replace	15	11	4	17	EA	$676.36	$11,498					$11,498															$11,498		**$22,996**
19-Main Library	D5012	1193435	Variable Frequency Drive (VFD), 7.5 HP Motor, Replace	20	12	8	1	EA	$10,695.84	$10,696									$10,696													**$10,696**
19-Main Library	D5012	1193434	Variable Frequency Drive (VFD), 7.5 HP Motor, Replace	20	12	8	1	EA	$10,695.84	$10,696									$10,696													**$10,696**
19-Main Library	D5012	1193452	Secondary Transformer, Dry, 30 kVA, Replace	30	21	9	1	EA	$11,545.82	$11,546										$11,546												**$11,546**
19-Main Library	D5012	1193459	Switchboard, 1,000 Amp, Replace	30	21	9	1	EA	$50,065.00	$50,065										$50,065												**$50,065**
19-Main Library	D5012	1193457	Secondary Transformer, Dry, 45 kVA, Replace	30	21	9	1	EA	$13,009.49	$13,009										$13,009												**$13,009**
19-Main Library	D5012	1193455	Secondary Transformer, Dry, 45 kVA, Replace	30	21	9	1	EA	$13,009.49	$13,009										$13,009												**$13,009**
19-Main Library	D5012	1193454	Secondary Transformer, Dry, 30 kVA, Replace	30	21	9	1	EA	$11,545.82	$11,546										$11,546												**$11,546**
19-Main Library	D5012	1193458	Secondary Transformer, Dry, 15 kVA, Replace	30	21	9	1	EA	$10,348.04	$10,348										$10,348												**$10,348**
19-Main Library	D5012	1193453	Secondary Transformer, Dry, 45 kVA, Replace	30	21	9	1	EA	$13,009.49	$13,009										$13,009												**$13,009**
19-Main Library	D5012	1193456	Secondary Transformer, Dry, 30 kVA, Replace	30	21	9	1	EA	$11,545.82	$11,546										$11,546												**$11,546**
19-Main Library	D5019	1193451	Electrical Distribution System, Office Building, Upgrade	40	29	11	68184	SF	$51.69	$3,524,653												$3,524,653										**$3,524,653**
19-Main Library	D5029	1193460	Lighting System, Interior, Office Building, Upgrade	25	24	1	68184	SF	$17.53	$1,195,148		$1,195,148																				**$1,195,148**
19-Main Library	D5037	1193464	Annunciator Alarm Panel, Replace	15	11	4	1	EA	$2,747.46	$2,747					$2,747															$2,747		**$5,495**
19-Main Library	D5037	1193463	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	$38,504.53	$38,505					$38,505															$38,505		**$77,009**
19-Main Library	D5037	1193465	Fire Alarm System, Office Building, Install	20	11	9	68184	SF	$4.48	$305,254										$305,254												**$305,254**
19-Main Library	D5092	1193467	Emergency/Exit Combo LED, Replace	10	6	4	20	EA	$1,304.21	$26,084					$26,084										$26,084							**$52,168**
19-Main Library	E1028	1193462	Defibrillator (AED), Cabinet Mounted, Replace	5	4	1	1	EA	$2,673.82	$2,674		$2,674					$2,674					$2,674					$2,674					**$10,695**
19-Main Library	G2022	1192818	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	60000	SF	$0.72	$43,252		$43,252					$43,252					$43,252					$43,252					**$173,006**
19-Main Library	G2022	1192817	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	60000	SF	$6.22	$373,330		$373,330																				**$373,330**
19-Main Library	G2041	1192922	Fences & Gates, Vinyl, 6' High, Replace	20	19	1	250	LF	$117.04	$29,261		$29,261																				**$29,261**
19-Main Library	G2044	1192851	Signage, Property, Monument/Pylon, Replace	20	19	1	1	EA	$16,317.99	$16,318		$16,318																				**$16,318**
19-Main Library	G4021	1192919	Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace	20	16	4	12	EA	$6,265.79	$75,189					$75,189																	**$75,189**
20-Manomet Library Branch	B2021	1197081	Window, Vinyl-Clad Double-Glazed 24 SF, 1-2 Stories, Replace	30	16	14	2	EA	$1,542.64	$3,085															$3,085							**$3,085**
20-Manomet Library Branch	B2021	1197080	Window, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories, Replace	30	16	14	29	EA	$1,053.94	$30,564															$30,564							**$30,564**
20-Manomet Library Branch	B2031	1197083	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	16	14	5	EA	$3,996.16	$19,981															$19,981							**$19,981**
20-Manomet Library Branch	B2032	1197084	Exterior Door, Steel w/ Safety Glass, Replace	25	16	9	2	EA	$2,566.11	$5,132										$5,132												**$5,132**
20-Manomet Library Branch	B3011	1197028	Roof, Asphalt Shingle Premium Grade, Replace	30	16	14	3350	SF	$9.56	$32,029															$32,029							**$32,029**
20-Manomet Library Branch	C3012	1197126	Interior Wall Finish, Generic Surface, Prep & Paint	8	7	1	4300	SF	$2.75	$11,828		$11,828								$11,828									$11,828			**$35,483**
20-Manomet Library Branch	C3025	1197121	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	9	1	2120	SF	$13.77	$29,197		$29,197										$29,197										**$58,394**
20-Manomet Library Branch	D2011	1197106	Toilet, Flush Tank (Water Closet), Replace	20	11	9	3	EA	$2,001.62	$6,005										$6,005												**$6,005**
20-Manomet Library Branch	D2014	1197107	Sink/Lavatory, Vitreous China, Replace	20	11	9	3	EA	$1,634.28	$4,903										$4,903												**$4,903**
20-Manomet Library Branch	D2018	1197105	Drinking Fountain, Refrigerated, Replace	10	6	4	1	EA	$2,385.50	$2,385					$2,385										$2,385							**$4,771**
20-Manomet Library Branch	D2023	1197104	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	10	5	1	EA	$1,923.88	$1,924						$1,924															$1,924	**$3,848**
20-Manomet Library Branch	D3032	1197088	Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	15	14	1	1	EA	$6,788.74	$6,789		$6,789															$6,789					**$13,577**
20-Manomet Library Branch	D3032	1197086	Condensing Unit/Heat Pump, Split System, 3.5 Ton, Replace	15	14	1	1	EA	$7,833.23	$7,833		$7,833															$7,833					**$15,666**
20-Manomet Library Branch	D3041	1197089	HVAC System Ductwork, Sheet Metal, Replace	30	16	14	2914	SF	$10.84	$31,588															$31,588							**$31,588**
20-Manomet Library Branch	D3051	1197085	Furnace, Gas, 51 to 100 MBH, Replace	20	17	3	1	EA	$7,211.35	$7,211				$7,211																		**$7,211**
20-Manomet Library Branch	D3051	1197087	Furnace, Gas, 51 to 100 MBH, Replace	20	17	3	1	EA	$7,211.35	$7,211				$7,211																		**$7,211**
20-Manomet Library Branch	D4019	1197112	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	47	3	2914	SF	$15.18	$44,223				$44,223																		**$44,223**
20-Manomet Library Branch	D4031	1197115	Fire Extinguisher, Replace	15	11	4	4	EA	$676.36	$2,705					$2,705															$2,705		**$5,411**
20-Manomet Library Branch	D5012	1197109	Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	16	14	1	EA	$14,998.06	$14,998															$14,998							**$14,998**
20-Manomet Library Branch	D5022	1197026	Metal Halide Lighting Fixture, 250 W, Replace	20	11	9	3	EA	$1,419.30	$4,258										$4,258												**$4,258**
20-Manomet Library Branch	D5022	1197025	Flood Light, Exterior, 100 W, Replace	20	11	9	1	EA	$1,888.41	$1,888										$1,888												**$1,888**
20-Manomet Library Branch	D5029	1197111	Lighting System, Interior, Office Building, Upgrade	25	16	9	2914	SF	$17.53	$51,077										$51,077												**$51,077**
20-Manomet Library Branch	D5037	1197113	Fire Alarm Control Panel, Multiplex, Replace	15	14	1	1	EA	$8,127.41	$8,127		$8,127															$8,127					**$16,255**
20-Manomet Library Branch	D5037	1197114	Fire Alarm System, Office Building, Install	20	19	1	2914	SF	$4.48	$13,046		$13,046																				**$13,046**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
20-Manomet Library Branch	E1028	1197116	Defibrillator (AED), Cabinet Mounted, Replace	5	4	1	1	EA	$2,673.82	$2,674		$2,674					$2,674					$2,674					$2,674					**$10,695**
20-Manomet Library Branch	G2022	1197004	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	12000	SF	$0.72	$8,650		$8,650					$8,650					$8,650					$8,650					**$34,601**
20-Manomet Library Branch	G2022	1202816	Parking Lots, Asphalt Pavement, Mill & Overlay	25	21	4	12000	SF	$6.22	$74,666					$74,666																	**$74,666**
20-Manomet Library Branch	G2044	1197027	Signage, Property, Monument/Pylon, Replace	20	6	14	1	EA	$16,317.99	$16,318															$16,318							**$16,318**
21-Manomet Transfer Station	B1015	1195896	Exterior Stairs, Wood, Replace	15	13	2	30	SF	$70.06	$2,102			$2,102															$2,102				**$4,203**
21-Manomet Transfer Station	B2011	1195893	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	600	SF	$5.44	$3,267		$3,267										$3,267										**$6,533**
21-Manomet Transfer Station	B2021	1195897	Window, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories, Replace	30	21	9	6	EA	$1,053.94	$6,324										$6,324												**$6,324**
21-Manomet Transfer Station	B2032	1195898	Exterior Door, Fiberglass, Replace	25	16	9	1	EA	$1,518.23	$1,518										$1,518												**$1,518**
21-Manomet Transfer Station	B3011	1195894	Roof, Asphalt Shingle Premium Grade, Replace	30	26	4	240	SF	$9.56	$2,295					$2,295																	**$2,295**
21-Manomet Transfer Station	C3012	1195907	Interior Wall Finish, Generic Surface, Prep & Paint	8	7	1	300	SF	$2.75	$825		$825								$825								$825				**$2,476**
21-Manomet Transfer Station	C3024	1195906	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	1	216	SF	$9.11	$1,967		$1,967															$1,967					**$3,934**
21-Manomet Transfer Station	D3051	1195899	Baseboard Heater, Electric, 3', 750 Watts, Replace	25	25	0	1	EA	$323.65	$324	$324																					**$324**
21-Manomet Transfer Station	D3051	1195900	Baseboard Heater, Electric, 4', 1000 Watts, Replace	25	21	4	2	EA	$358.08	$716					$716																	**$716**
21-Manomet Transfer Station	D4031	1195908	Fire Extinguisher, Replace	15	11	4	1	EA	$676.36	$676					$676															$676		**$1,353**
21-Manomet Transfer Station	D5012	1195901	Distribution Panel, 480 Y, 277 V, 400 Amp, Replace	30	16	14	1	EA	$21,250.23	$21,250															$21,250							**$21,250**
21-Manomet Transfer Station	D5012	1195904	Secondary Transformer, Dry, 15 kVA, Replace	30	16	14	1	EA	$10,348.04	$10,348															$10,348							**$10,348**
21-Manomet Transfer Station	D5019	1195905	Electrical Distribution System, Office Building, Upgrade	40	31	9	216	SF	$51.69	$11,166										$11,166												**$11,166**
21-Manomet Transfer Station	D5022	1195887	Metal Halide Lighting Fixture, Wall Mount, 150 W, Replace	20	11	9	2	EA	$1,287.06	$2,574										$2,574												**$2,574**
21-Manomet Transfer Station	D5029	1195902	Lighting System, Interior, Office Building, Upgrade	25	21	4	216	SF	$17.53	$3,786					$3,786																	**$3,786**
21-Manomet Transfer Station	E1092	1195884	Dumpster, Metal, Replace	20	11	9	20	EA	$4,742.50	$94,850										$94,850												**$94,850**
21-Manomet Transfer Station	G2012	1195850	Roadways, Asphalt Pavement, Seal & Stripe	5	4	1	100000	SF	$0.72	$72,086		$72,086					$72,086					$72,086					$72,086					**$288,344**
21-Manomet Transfer Station	G2041	1195891	Fences & Gates, Chain Link Swing Gate, Electric, Replace	20	11	9	3	EA	$20,473.75	$61,421										$61,421												**$61,421**
21-Manomet Transfer Station	G2041	1195889	Fences & Gates, Wood Board, Replace	30	21	9	6000	SF	$11.59	$69,544										$69,544												**$69,544**
21-Manomet Transfer Station	G2041	1195892	Fences & Gates, Chain Link Swing Gate, Large Manual, Replace	20	11	9	1	EA	$2,977.32	$2,977										$2,977												**$2,977**
21-Manomet Transfer Station	G2044	1195890	Signage, Property, Monument/Pylon, Replace	20	16	4	1	EA	$16,317.99	$16,318					$16,318																	**$16,318**
22-Manomet Youth Center	B2011	1196063	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	10	0	2000	SF	$5.44	$10,889	$10,889										$10,889									$10,889		**$32,666**
22-Manomet Youth Center	B2011	1196057	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	20	19	1	2500	SF	$12.69	$31,727		$31,727																				**$31,727**
22-Manomet Youth Center	B2021	1196073	Window, Wood 12 SF, 1-2 Stories, Replace	30	30	0	2	EA	$1,365.57	$2,731	$2,731																					**$2,731**
22-Manomet Youth Center	B2032	1196077	Exterior Door, Steel, Replace	25	11	14	4	EA	$1,802.38	$7,210															$7,210							**$7,210**
22-Manomet Youth Center	B3011	1196058	Roof, Asphalt Shingle Premium Grade, Replace	30	21	9	3500	SF	$9.56	$33,463										$33,463												**$33,463**
22-Manomet Youth Center	C3012	1196140	Interior Wall Finish, Generic Surface, Prep & Paint	8	2	6	9300	SF	$2.75	$25,581							$25,581								$25,581							**$51,162**
22-Manomet Youth Center	C3021	1196164	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	2	8	2016	SF	$16.58	$33,425									$33,425										$33,425			**$66,850**
22-Manomet Youth Center	C3024	1196163	Interior Floor Finish, Wood Parquetry, Refinish	10	3	7	1512	SF	$8.59	$12,993								$12,993										$12,993				**$25,986**
22-Manomet Youth Center	D2011	1196166	Toilet, Flush Tank (Water Closet), Replace	20	11	9	2	EA	$2,001.62	$4,003										$4,003												**$4,003**
22-Manomet Youth Center	D2014	1196167	Sink/Lavatory, Vitreous China, Replace	20	11	9	2	EA	$1,634.28	$3,269										$3,269												**$3,269**
22-Manomet Youth Center	D2018	1196168	Drinking Fountain, Refrigerated, Replace	10	6	4	1	EA	$2,385.50	$2,385					$2,385										$2,385							**$4,771**
22-Manomet Youth Center	D2023	1196125	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	10	2	8	1	EA	$4,456.96	$4,457									$4,457										$4,457			**$8,914**
22-Manomet Youth Center	D2029	1196191	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	31	9	6220	SF	$73.87	$459,466										$459,466												**$459,466**
22-Manomet Youth Center	D3011	1196113	Fuel Storage Tank, 101 to 275 GAL, Replace	25	21	4	1	EA	$4,483.60	$4,484					$4,484																	**$4,484**
22-Manomet Youth Center	D3021	1196111	Boiler, Oil, 251 to 300 MBH, Replace	22	21	1	1	EA	$34,350.40	$34,350		$34,350																				**$34,350**
22-Manomet Youth Center	D3032	1196089	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	7	8	1	EA	$8,485.49	$8,485									$8,485													**$8,485**
22-Manomet Youth Center	D3032	1196090	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	5	10	1	EA	$8,485.49	$8,485											$8,485												**$8,485**
22-Manomet Youth Center	D3032	1196092	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	5	10	1	EA	$8,485.49	$8,485											$8,485												**$8,485**
22-Manomet Youth Center	D3032	1196102	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	5	10	1	EA	$8,485.49	$8,485											$8,485												**$8,485**
22-Manomet Youth Center	D3032	1196117	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	5	10	1	EA	$8,485.49	$8,485											$8,485												**$8,485**
22-Manomet Youth Center	D3051	1196110	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	11	9	2	EA	$2,877.37	$5,755										$5,755												**$5,755**
22-Manomet Youth Center	D3051	1196114	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	11	9	2	EA	$2,877.37	$5,755										$5,755												**$5,755**
22-Manomet Youth Center	D4031	1196189	Fire Extinguisher, Replace	15	11	4	3	EA	$676.36	$2,029					$2,029															$2,029		**$4,058**
22-Manomet Youth Center	D5022	1195934	Flood Light, Exterior, 100 W, Replace	20	6	14	5	EA	$1,888.41	$9,442															$9,442							**$9,442**
22-Manomet Youth Center	D5037	1196199	Fire Alarm System, School, Install	20	16	4	6220	SF	$5.94	$36,932					$36,932																	**$36,932**
22-Manomet Youth Center	D5037	1196202	Fire Alarm Control Panel, Multiplex, Replace	15	11	4	1	EA	$8,127.41	$8,127					$8,127															$8,127		**$16,255**
22-Manomet Youth Center	G2022	1195921	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	8000	SF	$0.72	$5,767		$5,767					$5,767					$5,767					$5,767					**$23,068**
22-Manomet Youth Center	G2022	1195920	Parking Lots, Asphalt Pavement, Mill & Overlay	25	16	9	8000	SF	$6.22	$49,777										$49,777												**$49,777**
22-Manomet Youth Center	G2044	1195932	Signage, Property, Monument/Pylon, Replace	20	3	17	1	EA	$16,317.99	$16,318																		$16,318				**$16,318**
22-Manomet Youth Center	Z105X	1196205	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$14,227.50	$14,228	$14,228																					**$14,228**
22-Manomet Youth Center	Z109X	1195926	ADA, Site, Ramp, Wood, Up to 48" Wide, Replace	0	0	0	145	LF	$1,365.84	$198,047	$198,047																					**$198,047**
23-Memorial Hall	B1015	1188567	Exterior Stairs, Concrete, Repair	0	0	0	450	SF	$7.36	$3,312	$3,312																					**$3,312**
23-Memorial Hall	B2011	1188538	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	10	0	500	SF	$5.44	$2,722	$2,722										$2,722									$2,722		**$8,167**
23-Memorial Hall	B2011	1188580	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	25	25	0	5700	SF	$78.31	$446,357	$446,357																					**$446,357**
23-Memorial Hall	B2011	1188602	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	5260	SF	$5.44	$28,637			$28,637										$28,637									**$57,275**
23-Memorial Hall	B2011	1188555	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	20	15	5	650	SF	$51.28	$33,329						$33,329																**$33,329**
23-Memorial Hall	B2021	1188557	Window, SF, Restore	30	29	1	114	EA	$6,260.10	$713,651		$713,651																				**$713,651**
23-Memorial Hall	B2031	1188578	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	28	2	2	EA	$3,996.16	$7,992			$7,992																			**$7,992**
23-Memorial Hall	B2032	1203082	Exterior Door, Steel Insulated, Replace	25	25	0	8	EA	$2,992.57	$23,941	$23,941																					**$23,941**
23-Memorial Hall	B3011	1188605	Roof, Slate, Replace	50	45	5	2800	SF	$123.31	$345,254						$345,254																**$345,254**
23-Memorial Hall	B3011	1188552	Roof, Single-Ply EPDM Membrane, Replace	20	10	10	2900	SF	$19.96	$57,874											$57,874											**$57,874**
23-Memorial Hall	C1021	1188579	Interior Door, Wood Solid-Core, Replace	20	13	7	98	EA	$2,699.64	$264,565								$264,565														**$264,565**
23-Memorial Hall	C1031	1188571	Toilet Partitions, Metal Overhead-Braced, Replace	20	14	6	35	EA	$1,612.45	$56,436							$56,436															**$56,436**
23-Memorial Hall	C3012	1188559	Interior Wall Finish, Generic Surface, Prep & Paint	8	8	0	850	SF	$2.75	$2,338	$2,338								$2,338								$2,338					**$7,014**
23-Memorial Hall	C3012	1188596	Interior Wall Finish, Generic Surface, Prep & Paint	8	6	2	46200	SF	$2.75	$127,080			$127,080								$127,080								$127,080			**$381,240**
23-Memorial Hall	C3024	1195083	Interior Floor Finish, Maple Sports Floor, Refinish	10	9	1	19500	SF	$8.59	$167,571		$167,571										$167,571										**$335,143**
23-Memorial Hall	C3024	1188576	Interior Floor Finish, Wood Strip, Replace	30	20	10	19500	SF	$25.65	$500,125											$500,125										**$500,125**
23-Memorial Hall	C3024	1188536	Interior Floor Finish, Ceramic Tile, Replace	50	40	10	620	SF	$29.90	$18,536											$18,536										**$18,536**
23-Memorial Hall	C3025	1188562	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	9	1	7056	SF	$13.77	$97,177		$97,177										$97,177										**$194,354**
23-Memorial Hall	C3031	1188549	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	9	1	22076	SF	$4.31	$95,063		$95,063										$95,063										**$190,127**
23-Memorial Hall	C3032	1188560	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	18	2	5100	SF	$5.90	$30,088			$30,088																			**$30,088**
23-Memorial Hall	D1011	1188598	Elevator, 2700 LB, Renovate	30	20	10	1	EA	$428,391.16	$428,391											$428,391											**$428,391**
23-Memorial Hall	D1011	1188545	Elevator Controls, 1 Car Cluster, Modernize	20	10	10	1	EA	$21,905.13	$21,905											$21,905											**$21,905**
23-Memorial Hall	D1013	1188593	Wheelchair Lift, , Renovate	25	20	5	1	EA	$31,590.34	$31,590						$31,590																**$31,590**
23-Memorial Hall	D2011	1188554	Toilet, Tankless (Water Closet), Replace	20	14	6	41	EA	$1,599.11	$65,564							$65,564															**$65,564**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
23-Memorial Hall	D2012	1188594	Urinal, Vitreous China, Replace	20	14	6	9	EA	$2,263.96	$20,376							$20,376															**$20,376**
23-Memorial Hall	D2014	1188566	Sink/Lavatory, Enameled Steel, Replace	20	14	6	20	EA	$1,168.61	$23,372							$23,372															**$23,372**
23-Memorial Hall	D2018	1188583	Drinking Fountain, Vitreous China, Replace	15	8	7	4	EA	$3,678.26	$14,713								$14,713														**$14,713**
23-Memorial Hall	D2021	1188572	Backflow Preventer, 2 INCH, Replace	15	7	8	1	EA	$4,938.21	$4,938									$4,938													**$4,938**
23-Memorial Hall	D2023	1188591	Water Heater, 85 GAL, Replace	15	10	5	1	EA	$14,392.01	$14,392						$14,392															$14,392	**$28,784**
23-Memorial Hall	D2023	1188533	Water Heater, 40 GAL, Replace	15	5	10	1	EA	$13,209.27	$13,209											$13,209											**$13,209**
23-Memorial Hall	D2023	1188574	Water Heater, 80 GAL, Replace	15	4	11	1	EA	$13,209.27	$13,209												$13,209										**$13,209**
23-Memorial Hall	D2029	1188563	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	30	10	27176	SF	$26.39	$717,100											$717,100											**$717,100**
23-Memorial Hall	D3021	1188575	Boiler, Gas, 2,501 to 4,200 MBH, Replace	25	20	5	1	EA	$229,357.07	$229,357						$229,357																**$229,357**
23-Memorial Hall	D3021	1188601	Boiler, Gas, 2,501 to 4,200 MBH, Replace	25	19	6	1	EA	$229,357.07	$229,357							$229,357															**$229,357**
23-Memorial Hall	D3022	1188586	Expansion Tank, 180 GAL, Replace	25	20	5	1	EA	$8,909.81	$8,910						$8,910																**$8,910**
23-Memorial Hall	D3022	1188584	Expansion Tank, 200 GAL, Replace	25	17	8	1	EA	$8,909.81	$8,910									$8,910													**$8,910**
23-Memorial Hall	D3032	1188564	Ductless Split System, 3 TON, Replace	15	2	13	1	EA	$12,476.82	$12,477														$12,477								**$12,477**
23-Memorial Hall	D3041	1188543	Air Handler, 20000 CFM, Replace	30	20	10	1	EA	$103,997.92	$103,998											$103,998											**$103,998**
23-Memorial Hall	D3041	1188592	Air Handler, 5000 CFM, Replace	30	20	10	1	EA	$33,097.45	$33,097											$33,097											**$33,097**
23-Memorial Hall	D3041	1188540	HVAC System Ductwork, Sheet Metal, Replace	30	20	10	27176	SF	$28.46	$773,293											$773,293											**$773,293**
23-Memorial Hall	D3042	1188597	Exhaust Fan, 3000 CFM, Replace	15	12	3	1	EA	$5,829.06	$5,829				$5,829															$5,829			**$11,658**
23-Memorial Hall	D3042	1188565	Exhaust Fan, 3000 CFM, Replace	15	12	3	1	EA	$5,829.06	$5,829				$5,829															$5,829			**$11,658**
23-Memorial Hall	D3044	1188546	Distribution Pump, 7.5 HP, Replace	20	17	3	1	EA	$11,453.12	$11,453				$11,453																		**$11,453**
23-Memorial Hall	D3044	1188599	Distribution Pump, 20 HP, Replace	20	16	4	1	EA	$23,569.54	$23,570					$23,570																	**$23,570**
23-Memorial Hall	D3044	1188548	Distribution Pump, 7.5 HP, Replace	20	16	4	1	EA	$11,453.12	$11,453					$11,453																	**$11,453**
23-Memorial Hall	D3044	1188603	Distribution Pump, 20 HP, Replace	20	15	5	1	EA	$23,569.54	$23,570						$23,570																**$23,570**
23-Memorial Hall	D3049	1188535	HVAC System Hydronic Piping, 2-Pipe, Replace	30	27	3	27176	SF	$12.33	$335,094				$335,094																		**$335,094**
23-Memorial Hall	D3051	1188582	Unit Heater, 30 MBH, Replace	20	17	3	1	EA	$2,877.37	$2,877				$2,877																		**$2,877**
23-Memorial Hall	D3051	1188585	Radiator, Cast Iron, Replace	50	40	10	25	EA	$1,285.41	$32,135											$32,135											**$32,135**
23-Memorial Hall	D3068	1188604	HVAC Controls, Building Automation System (BAS), Upgrade	20	17	3	27176	SF	$10.17	$276,323				$276,323																		**$276,323**
23-Memorial Hall	D4011	1188561	Backflow Preventer, 8 INCH, Replace	20	16	4	1	EA	$24,764.86	$24,765					$24,765																	**$24,765**
23-Memorial Hall	D4019	1188569	Sprinkler Heads (per SF), , Replace	20	16	4	27176	SF	$2.52	$68,565					$68,565																	**$68,565**
23-Memorial Hall	D4091	1188577	Fire Suppression System, Kitchen (CO2), Replace	15	15	0	1	LF	$8,436.15	$8,436	$8,436															$8,436						**$16,872**
23-Memorial Hall	D5012	1188589	Distribution Panel, 600 AMP, Replace	30	25	5	1	EA	$22,809.19	$22,809						$22,809																**$22,809**
23-Memorial Hall	D5012	1188570	Secondary Transformer, 45 kVA, Replace	30	25	5	1	EA	$13,009.49	$13,009						$13,009																**$13,009**
23-Memorial Hall	D5012	1188600	Secondary Transformer, 50 kVA, Replace	30	25	5	1	EA	$13,009.49	$13,009						$13,009																**$13,009**
23-Memorial Hall	D5012	1188573	Secondary Transformer, 113 kVA, Replace	30	25	5	1	EA	$22,612.33	$22,612						$22,612																**$22,612**
23-Memorial Hall	D5012	1188595	Transfer Switch, Automatic (ATS), 600 V, 150 Amp, Replace	18	12	6	1	EA	$16,083.39	$16,083							$16,083															**$16,083**
23-Memorial Hall	D5019	1188539	Electrical Distribution System, Office Building, Upgrade	40	30	10	27176	SF	$51.69	$1,404,816											$1,404,816											**$1,404,816**
23-Memorial Hall	D5029	1188530	Lighting System, Interior, Office Building, Upgrade	25	20	5	27176	SF	$17.53	$476,349						$476,349																**$476,349**
23-Memorial Hall	D5037	1188568	Fire Alarm Control Panel, Addressable, Replace	15	12	3	1	EA	$38,504.53	$38,505				$38,505															$38,505			**$77,009**
23-Memorial Hall	D5037	1188588	Fire Alarm System, Office Building, Upgrade/Install	20	14	6	27176	SF	$4.48	$121,665							$121,665															**$121,665**
23-Memorial Hall	D5092	1188537	Generator, 60 kW, Replace	25	20	5	1	EA	$78,346.67	$78,347						$78,347																**$78,347**
23-Memorial Hall	E1093	1188553	Commercial Kitchen, Exhaust Hood, Replace	15	15	0	1	EA	$14,363.55	$14,364	$14,364															$14,364						**$28,727**
23-Memorial Hall	E1093	1188531	Commercial Kitchen, Freezer, 3-Door Reach-In, Replace	15	10	5	1	EA	$11,746.22	$11,746						$11,746															$11,746	**$23,492**
23-Memorial Hall	E1093	1188551	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle, Replace	15	10	5	1	EA	$17,619.34	$17,619						$17,619															$17,619	**$35,239**
23-Memorial Hall	G2022	1188534	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	47700	SF	$6.22	$296,797		$296,797																				**$296,797**
23-Memorial Hall	G2022	1188556	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	47700	SF	$0.72	$34,385		$34,385					$34,385					$34,385					$34,385					**$137,540**
23-Memorial Hall	G2022	1188532	Parking Lots, Concrete Pavement, Replace	30	20	10	1900	SF	$15.18	$28,834											$28,834											**$28,834**
23-Memorial Hall	G2031	1188581	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	30	0	120	SF	$17.07	$2,049	$2,049																					**$2,049**
23-Memorial Hall	G2031	1188544	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	20	10	500	SF	$17.07	$8,537											$8,537											**$8,537**
23-Memorial Hall	G2041	1188550	Fences & Gates, Wrought Iron, 4' High, Replace	30	27	3	50	LF	$68.42	$3,421				$3,421																		**$3,421**
23-Memorial Hall	G2044	1188587	Signage, Property, Monument/Pylon, Replace/Install	20	10	10	2	EA	$16,317.99	$32,636											$32,636											**$32,636**
23-Memorial Hall	G4021	1188541	Pole Light, 80 - 100 WATT, Replace/Install	20	10	10	7	EA	$5,161.74	$36,132											$36,132											**$36,132**
23-Memorial Hall	P000X	1195004	Engineer, HVAC System, Controls Re-Balance, Evaluate/Report	0	0	0	1	EA	$10,840.00	$10,840	$10,840																					**$10,840**
24-Morton Park Bathhouse	B2011	1197489	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	1400	SF	$5.44	$7,622		$7,622										$7,622										**$15,244**
24-Morton Park Bathhouse	B2021	1197490	Window, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories, Replace	30	30	0	16	EA	$1,053.94	$16,863	$16,863																					**$16,863**
24-Morton Park Bathhouse	B2032	1203076	Exterior Door, Steel, Replace	25	21	4	2	EA	$1,802.38	$3,605					$3,605																	**$3,605**
24-Morton Park Bathhouse	C1031	1197495	Toilet Partitions, Metal Overhead-Braced, Replace	20	16	4	4	EA	$1,612.45	$6,450					$6,450																	**$6,450**
24-Morton Park Bathhouse	C3012	1197499	Interior Wall Finish, Generic Surface, Prep & Paint	8	7	1	1400	SF	$2.75	$3,851		$3,851								$3,851								$3,851				**$11,553**
24-Morton Park Bathhouse	C3021	1202082	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	10	0	700	SF	$16.58	$11,606	$11,606										$11,606										$11,606	**$34,818**
24-Morton Park Bathhouse	C3031	1197500	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	9	1	700	SF	$3.68	$2,576		$2,576										$2,576										**$5,152**
24-Morton Park Bathhouse	D2011	1197491	Toilet, Tankless (Water Closet), Replace	20	11	9	4	EA	$1,599.11	$6,396										$6,396											**$6,396**
24-Morton Park Bathhouse	D2014	1197492	Sink/Lavatory, Vitreous China, Replace	20	11	9	2	EA	$1,634.28	$3,269										$3,269											**$3,269**
24-Morton Park Bathhouse	D2023	1197496	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	14	1	1	EA	$1,923.88	$1,924		$1,924															$1,924					**$3,848**
24-Morton Park Bathhouse	D2029	1197494	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	36	4	945	SF	$26.39	$24,936					$24,936																	**$24,936**
24-Morton Park Bathhouse	D5012	1197497	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	26	4	1	EA	$9,636.63	$9,637					$9,637																	**$9,637**
24-Morton Park Bathhouse	D5019	1197498	Electrical Distribution System, Office Building, Upgrade	40	36	4	945	SF	$51.69	$48,850					$48,850																	**$48,850**
24-Morton Park Bathhouse	D5029	1197502	Lighting System, Interior, Office Building, Upgrade	25	21	4	945	SF	$17.53	$16,564					$16,564																	**$16,564**
24-Morton Park Bathhouse	Z105X	1197493	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$14,227.50	$14,228	$14,228																					**$14,228**
25-Nelson Park Restrooms/Concession	B2011	1197332	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	1200	SF	$5.44	$6,533					$6,533										$6,533							**$13,067**
25-Nelson Park Restrooms/Concession	B2021	1197333	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	26	4	8	EA	$1,108.25	$8,866					$8,866																	**$8,866**
25-Nelson Park Restrooms/Concession	B2032	1197334	Exterior Door, Steel, Replace	25	6	19	3	EA	$1,802.38	$5,407																				$5,407		**$5,407**
25-Nelson Park Restrooms/Concession	C1031	1197346	Toilet Partitions, Metal Overhead-Braced, Replace	20	11	9	6	EA	$1,612.45	$9,675										$9,675											**$9,675**
25-Nelson Park Restrooms/Concession	C3012	1197350	Interior Wall Finish, Generic Surface, Prep & Paint	8	7	1	1500	SF	$2.75	$4,126		$4,126								$4,126								$4,126				**$12,378**
25-Nelson Park Restrooms/Concession	C3021	1197349	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	10	0	800	SF	$16.58	$13,264	$13,264										$13,264										$13,264	**$39,791**
25-Nelson Park Restrooms/Concession	D2011	1197338	Toilet, Tankless (Water Closet), Replace	20	19	1	5	EA	$1,599.11	$7,996		$7,996																				**$7,996**
25-Nelson Park Restrooms/Concession	D2012	1197340	Urinal, Vitreous China, Replace	20	11	9	1	EA	$2,263.96	$2,264										$2,264											**$2,264**
25-Nelson Park Restrooms/Concession	D2014	1197339	Sink/Lavatory, Vitreous China, Replace	20	16	4	3	EA	$1,634.28	$4,903					$4,903																	**$4,903**
25-Nelson Park Restrooms/Concession	D2023	1197335	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	14	1	1	EA	$3,298.69	$3,299		$3,299															$3,299					**$6,597**
25-Nelson Park Restrooms/Concession	D2029	1197342	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	31	9	1011	SF	$26.39	$26,678										$26,678											**$26,678**
25-Nelson Park Restrooms/Concession	D5012	1197337	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	16	14	1	EA	$9,636.63	$9,637															$9,637							**$9,637**
25-Nelson Park Restrooms/Concession	D5012	1197341	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	16	14	1	EA	$9,636.63	$9,637															$9,637							**$9,637**
25-Nelson Park Restrooms/Concession	D5019	1197343	Electrical Distribution System, Office Building, Upgrade	40	21	19	1011	SF	$51.69	$52,262																				$52,262		**$52,262**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
25-Nelson Park Restrooms/Concession	D5022	1197347	Fluorescent Lighting Fixture, T8, 25 W, Replace	20	16	4	1	EA	$405.69	$406					$406																			**$406**
25-Nelson Park Restrooms/Concession	D5022	1197345	Halogen Lighting Fixture, 50 W, Replace	20	11	9	6	EA	$469.89	$2,819										$2,819													**$2,819**
25-Nelson Park Restrooms/Concession	D5022	1197330	LED Lighting Fixture, Basic, 20 W, Replace	20	3	17	5	EA	$341.82	$1,709																		$1,709					**$1,709**
25-Nelson Park Restrooms/Concession	D5029	1197344	Lighting System, Interior, Office Building, Upgrade	25	21	4	1011	SF	$17.53	$17,721					$17,721																			**$17,721**
25-Nelson Park Restrooms/Concession	D5037	1197348	Fire Alarm System, Office Building, Install	20	16	4	1011	SF	$4.48	$4,526					$4,526																			**$4,526**
25-Nelson Park Restrooms/Concession	G2031	1197232	Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	4	1	2000	SF	$0.72	$1,442		$1,442					$1,442					$1,442					$1,442						**$5,767**
25-Nelson Park Restrooms/Concession	G2041	1197329	Fences & Gates, Chain Link, 6' High, Replace	30	11	19	200	LF	$71.21	$14,242																				$14,242			**$14,242**
25-Nelson Park Restrooms/Concession	G2044	1197233	Signage, Property, Monument/Pylon, Replace	20	6	14	1	EA	$16,317.99	$16,318															$16,318								**$16,318**
26-Plymouth Beach Restrooms	B2011	1213893	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	10	0	800	SF	$3.11	$2,489	$2,489										$2,489											$2,489		**$7,468**
26-Plymouth Beach Restrooms	B2011	1213901	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	2	8	1500	SF	$3.11	$4,668									$4,668											$4,668			**$9,336**
26-Plymouth Beach Restrooms	B2032	1213895	Exterior Door, Wood Solid-Core, Replace	25	25	0	3	EA	$1,542.65	$4,628	$4,628																							**$4,628**
26-Plymouth Beach Restrooms	B2032	1213886	Exterior Door, Steel, Replace	25	15	10	2	EA	$1,029.93	$2,060											$2,060													**$2,060**
26-Plymouth Beach Restrooms	C1031	1213888	Toilet Partitions, Wood, Replace	20	15	5	2	EA	$504.08	$1,008						$1,008																		**$1,008**
26-Plymouth Beach Restrooms	C3012	1213899	Interior Wall Finish, Generic Surface, Prep & Paint	8	4	4	800	SF	$1.57	$1,257					$1,257								$1,257									$1,257		**$3,772**
26-Plymouth Beach Restrooms	C3031	1213887	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	6	4	400	SF	$2.46	$984					$984										$984								**$1,969**
26-Plymouth Beach Restrooms	D2011	1213900	Toilet, Tankless (Water Closet), Replace	20	15	5	4	EA	$913.78	$3,655						$3,655																	**$3,655**
26-Plymouth Beach Restrooms	D2012	1213896	Urinal, Vitreous China, Replace	20	15	5	2	EA	$1,293.69	$2,587						$2,587																	**$2,587**
26-Plymouth Beach Restrooms	D2014	1213894	Sink/Lavatory, Stainless Steel, Replace	20	15	5	2	EA	$1,142.59	$2,285						$2,285																	**$2,285**
26-Plymouth Beach Restrooms	D2017	1213890	Shower, Enameled Steel, Replace	20	15	5	2	EA	$2,936.22	$5,872						$5,872																	**$5,872**
26-Plymouth Beach Restrooms	D2021	1213889	Backflow Preventer, 2 INCH, Replace	15	6	9	1	EA	$2,821.84	$2,822										$2,822													**$2,822**
26-Plymouth Beach Restrooms	D5012	1213897	Distribution Panel, 100 AMP, Replace	30	30	0	1	EA	$5,506.64	$5,507	$5,507																							**$5,507**
26-Plymouth Beach Restrooms	D5019	1232103	Electrical Distribution System, Office Building, Upgrade	40	21	19	428	SF	$29.54	$12,643																				$12,643			**$12,643**
26-Plymouth Beach Restrooms	G2022	1213892	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	4800	SF	$0.41	$1,977				$1,977					$1,977				$1,977						$1,977				**$7,909**
27-Police Station HQ	B2011	1192470	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	25	20	5	1850	SF	$78.31	$144,870						$144,870																	**$144,870**
27-Police Station HQ	B2011	1192460	Exterior Wall, Metal/Insulated Sandwich Panels, 2" Thick, Replace	40	25	15	1200	SF	$37.86	$45,437																$45,437							**$45,437**
27-Police Station HQ	B2021	1192495	Window, SF, Replace	30	20	10	22	EA	$1,108.25	$24,381											$24,381												**$24,381**
27-Police Station HQ	B2023	1192503	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	480	SF	$91.06	$43,707											$43,707												**$43,707**
27-Police Station HQ	B2031	1192455	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	25	5	6	EA	$3,996.16	$23,977						$23,977																	**$23,977**
27-Police Station HQ	B2032	1192520	Exterior Door, Steel, Replace	25	20	5	4	EA	$1,802.38	$7,210						$7,210																	**$7,210**
27-Police Station HQ	B3011	1192462	Roof, Asphalt Shingle Premium Grade, Replace	30	30	0	14660	SF	$9.56	$140,150	$140,150																							**$140,150**
27-Police Station HQ	B3011	1192484	Roof, Asphalt Shingle, Repair	0	0	0	250	SF	$9.71	$2,428	$2,428																							**$2,428**
27-Police Station HQ	B3021	1192496	Roof Skylight, Glass Single Unit, Replace	30	30	0	75	SF	$88.34	$6,626	$6,626																							**$6,626**
27-Police Station HQ	C1021	1192466	Interior Door, Steel, Replace	25	20	5	14	EA	$1,802.38	$25,233						$25,233																	**$25,233**
27-Police Station HQ	C1021	1192497	Interior Door, Steel, Replace	25	20	5	14	EA	$1,802.38	$25,233						$25,233																	**$25,233**
27-Police Station HQ	C1021	1192477	Interior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	25	5	1	EA	$3,996.16	$3,996						$3,996																	**$3,996**
27-Police Station HQ	C1021	1192498	Interior Door, Wood Solid-Core, Replace	20	14	6	36	EA	$2,699.64	$97,187							$97,187																**$97,187**
27-Police Station HQ	C1031	1192467	Toilet Partitions, Metal Overhead-Braced, Replace	20	14	6	12	EA	$1,612.45	$19,349							$19,349																**$19,349**
27-Police Station HQ	C3012	1192475	Interior Wall Finish, Generic Surface, Prep & Paint	8	6	2	63600	SF	$2.75	$174,941			$174,941								$174,941									$174,941			**$524,824**
27-Police Station HQ	C3021	1192521	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	7	3	3500	SF	$16.58	$58,029				$58,029										$58,029									**$116,058**
27-Police Station HQ	C3024	1192489	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	7638	SF	$9.11	$69,549					$69,549															$69,549			**$139,097**
27-Police Station HQ	C3025	1192469	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	15275	SF	$13.77	$210,371					$210,371										$210,371								**$420,741**
27-Police Station HQ	C3031	1192458	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	6	4	14456	SF	$4.31	$62,250					$62,250										$62,250								**$124,501**
27-Police Station HQ	C3032	1192518	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	15	5	14456	SF	$5.90	$85,286						$85,286																	**$85,286**
27-Police Station HQ	D1011	1192519	Elevator Controls, Automatic, 1 or 2 Car Cluster,	20	16	4	1	EA	$21,905.13	$21,905					$21,905																		**$21,905**
27-Police Station HQ	D1011	1192508	Elevator, 3000 - 4000 LB, Renovate	30	20	10	1	EA	$300,134.23	$300,134											$300,134												**$300,134**
27-Police Station HQ	D2011	1192463	Toilet, Tankless (Water Closet), Replace	20	15	5	14	EA	$1,599.11	$22,388						$22,388																	**$22,388**
27-Police Station HQ	D2011	1192459	Toilet, Flush Tank (Water Closet), Replace	20	14	6	13	EA	$2,001.62	$26,021							$26,021																**$26,021**
27-Police Station HQ	D2012	1192474	Urinal, Vitreous China, Replace	20	14	6	6	EA	$2,263.96	$13,584							$13,584																**$13,584**
27-Police Station HQ	D2014	1192504	Sink/Lavatory, Enameled Steel, Replace	20	14	6	13	EA	$1,168.61	$15,192							$15,192																**$15,192**
27-Police Station HQ	D2017	1192516	Shower, Ceramic Tile, Replace	30	25	5	7	EA	$3,763.23	$26,343						$26,343																	**$26,343**
27-Police Station HQ	D2018	1192506	Drinking Fountain, Refrigerated, Replace	10	6	4	3	EA	$2,385.50	$7,156					$7,156										$7,156								**$14,313**
27-Police Station HQ	D2021	1192468	Backflow Preventer, 2 INCH, Replace	15	11	4	1	EA	$4,938.21	$4,938					$4,938															$4,938			**$9,876**
27-Police Station HQ	D2023	1192505	Water Heater, 130 GAL, Replace	15	12	3	1	EA	$25,856.72	$25,857				$25,857																$25,857			**$51,713**
27-Police Station HQ	D2029	1192510	Plumbing System, Domestic Supply, Replace	40	25	15	28913	SF	$11.08	$320,312																$320,312							**$320,312**
27-Police Station HQ	D2034	1192482	Sewage Ejector Pump, 20 HP, Replace	20	20	0	2	EA	$23,623.34	$47,247	$47,247																					$47,247		**$94,493**
27-Police Station HQ	D2091	1192511	Air Compressor, 25 HP, Replace	20	1	19	1	EA	$70,940.08	$70,940																				$70,940			**$70,940**
27-Police Station HQ	D3021	1192486	Boiler, 400 MBH, Replace	25	5	20	1	EA	$45,226.13	$45,226																						$45,226	**$45,226**
27-Police Station HQ	D3021	1192494	Boiler, 400 MBH, Replace	25	5	20	1	EA	$45,226.13	$45,226																						$45,226	**$45,226**
27-Police Station HQ	D3032	1192457	Ductless Split System, 2 TON, Replace	15	11	4	1	EA	$8,485.49	$8,485					$8,485															$8,485			**$16,971**
27-Police Station HQ	D3032	1192502	Condensing Unit/Heat Pump, 47 TON, Replace	15	11	4	1	EA	$102,760.30	$102,760					$102,760															$102,760			**$205,521**
27-Police Station HQ	D3032	1192478	Ductless Split System, 3 TON, Replace	15	2	13	1	EA	$12,476.82	$12,477														$12,477									**$12,477**
27-Police Station HQ	D3032	1192465	Ductless Split System, 1.5 TON, Replace	15	2	13	1	EA	$8,485.49	$8,485														$8,485									**$8,485**
27-Police Station HQ	D3041	1192471	Fan Coil Unit, 3 Ton, Replace	15	11	4	3	EA	$6,481.65	$19,445					$19,445															$19,445			**$38,890**
27-Police Station HQ	D3041	1192464	Variable Air Volume (VAV) Unit, 800 CFM, Replace	15	10	5	48	EA	$9,453.85	$453,785						$453,785															$453,785		**$907,570**
27-Police Station HQ	D3041	1192472	Air Handler, 1800 CFM, Replace	20	14	6	1	EA	$17,858.28	$17,858							$17,858																**$17,858**
27-Police Station HQ	D3041	1192491	HVAC System Ductwork, Sheet Metal, Replace	30	20	10	28913	SF	$28.46	$822,719											$822,719												**$822,719**
27-Police Station HQ	D3044	1192501	Distribution Pump, 3 HP, Replace	20	7	13	1	EA	$8,825.39	$8,825														$8,825									**$8,825**
27-Police Station HQ	D3044	1192514	Distribution Pump, 3 HP, Replace	20	2	18	1	EA	$8,825.39	$8,825																				$8,825			**$8,825**
27-Police Station HQ	D3049	1192507	HVAC System Hydronic Piping, 2-Pipe, Replace	30	20	10	28913	SF	$12.33	$356,512											$356,512												**$356,512**
27-Police Station HQ	D3051	1192488	Unit Heater, 30 MBH, Replace	20	14	6	6	EA	$2,877.37	$17,264							$17,264																**$17,264**
27-Police Station HQ	D3068	1192499	HVAC Controls, Building Automation System (BAS), Upgrade	20	10	10	28913	SF	$10.17	$293,985											$293,985												**$293,985**
27-Police Station HQ	D4011	1192512	Backflow Preventer, 6 INCH, Replace	20	14	6	1	EA	$18,074.77	$18,075							$18,075																**$18,075**
27-Police Station HQ	D4012	1192479	Fire Pump, 20 HP, Replace	20	16	4	1	EA	$45,015.81	$45,016					$45,016																		**$45,016**
27-Police Station HQ	D4019	1192473	Sprinkler Heads (per SF), , Replace	20	15	5	28913	SF	$2.52	$72,948						$72,948																	**$72,948**
27-Police Station HQ	D5012	1192476	Transfer Switch, 150 AMP, Replace	18	14	4	1	EA	$16,083.39	$16,083					$16,083																		**$16,083**
27-Police Station HQ	D5012	1192480	Switchboard, 1600 AMP, Replace	30	25	5	1	EA	$55,780.07	$55,780						$55,780																	**$55,780**
27-Police Station HQ	D5019	1201093	Electrical Distribution System, Office Building, Upgrade	40	25	15	28913	SF	$51.69	$1,494,607																$1,494,607							**$1,494,607**
27-Police Station HQ	D5029	1192481	Lighting System, Interior, Office Building, Upgrade	25	19	6	28913	SF	$17.53	$506,795							$506,795																**$506,795**
27-Police Station HQ	D5037	1195460	Fire Alarm Control Panel, Addressable, Replace	15	12	3	1	EA	$38,504.53	$38,505				$38,505																$38,505			**$77,009**
27-Police Station HQ	D5037	1192492	Fire Alarm System, Office Building, Upgrade/Install	20	15	5	28913	SF	$4.48	$129,441						$129,441																	**$129,441**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
27-Police Station HQ	D5038	1192517	Vehicle Control Gate w/ Controller, , Replace	15	11	4	1	EA	$15,629.44	$15,629					$15,629															$15,629		**$31,259**
27-Police Station HQ	D5092	1192487	Generator, 150 kW, Replace	25	9	16	1	EA	$247,222.81	$247,223																	$247,223					**$247,223**
27-Police Station HQ	G2022	1192500	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	58000	SF	$0.72	$41,810			$41,810					$41,810					$41,810					$41,810					**$167,240**
27-Police Station HQ	G2022	1192513	Parking Lots, Asphalt Pavement, Mill & Overlay	25	19	6	58000	SF	$6.22	$360,885							$360,885																**$360,885**
27-Police Station HQ	G2031	1192485	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	19	11	1050	SF	$17.07	$17,927												$17,927											**$17,927**
27-Police Station HQ	G2041	1192493	Fences & Gates, Vinyl, 6' High, Replace	20	14	6	165	LF	$117.04	$19,312							$19,312																**$19,312**
27-Police Station HQ	G2041	1192490	Fences & Gates, Chain Link, 6' High, Replace	30	15	15	650	LF	$71.21	$46,286																$46,286							**$46,286**
27-Police Station HQ	G2042	1192509	Retaining Wall, Brick/Stone (per SF Face), Replace	40	25	15	400	SF	$247.77	$99,108																$99,108							**$99,108**
27-Police Station HQ	G2044	1192456	Signage, Property, Monument/Pylon, Replace/Install	20	14	6	1	EA	$16,317.99	$16,318							$16,318																**$16,318**
27-Police Station HQ	G4021	1192461	Pole Light, 80 - 100 WATT, Replace/Install	20	14	6	8	EA	$5,161.74	$41,294							$41,294																**$41,294**
28-Senior Center/Council on Aging	B2011	1203077	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	3000	SF	$5.44	$16,333					$16,333									$16,333									**$32,666**
28-Senior Center/Council on Aging	B3011	1194153	Roof, Single-Ply TPO/PVC Membrane, Replace	20	8	12	6000	SF	$30.22	$181,315													$181,315										**$181,315**
28-Senior Center/Council on Aging	B3016	1194144	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	10	0	700	LF	$15.88	$11,115	$11,115										$11,115											$11,115	**$33,344**
28-Senior Center/Council on Aging	C3012	1194697	Interior Wall Finish, Ceramic Tile, Replace	25	8	17	1860	SF	$31.40	$58,395																		$58,395					**$58,395**
28-Senior Center/Council on Aging	C3024	1194696	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	6220	SF	$9.11	$56,637								$56,637															**$56,637**
28-Senior Center/Council on Aging	C3025	1194700	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	3400	SF	$13.77	$46,826			$46,826										$46,826										**$93,651**
28-Senior Center/Council on Aging	C3032	1194695	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	8	12	10288	SF	$5.90	$60,696													$60,696										**$60,696**
28-Senior Center/Council on Aging	D1011	1194677	Elevator Controls, Automatic, 1 or 2 Car Cluster	20	8	12	1	EA	$21,905.13	$21,905													$21,905										**$21,905**
28-Senior Center/Council on Aging	D2011	1194686	Toilet, Tankless (Water Closet), Replace	20	8	12	15	EA	$1,599.11	$23,987													$23,987										**$23,987**
28-Senior Center/Council on Aging	D2012	1194689	Urinal, Vitreous China, Replace	20	8	12	1	EA	$2,263.96	$2,264													$2,264										**$2,264**
28-Senior Center/Council on Aging	D2014	1194688	Sink/Lavatory, Vitreous China, Replace	20	8	12	14	EA	$1,634.28	$22,880													$22,880										**$22,880**
28-Senior Center/Council on Aging	D2018	1194690	Drinking Fountain, Refrigerated, Replace	10	8	2	3	EA	$2,385.50	$7,156			$7,156										$7,156										**$14,313**
28-Senior Center/Council on Aging	D2021	1194661	Backflow Preventer, Domestic, 1", Replace	15	8	7	1	EA	$2,420.59	$2,421								$2,421															**$2,421**
28-Senior Center/Council on Aging	D2021	1194663	Backflow Preventer, Domestic, 4", Replace	15	8	7	1	EA	$11,384.69	$11,385								$11,385															**$11,385**
28-Senior Center/Council on Aging	D2021	1194260	Backflow Preventer, Domestic, 0.75", Replace	15	8	7	1	EA	$1,916.79	$1,917								$1,917															**$1,917**
28-Senior Center/Council on Aging	D2023	1194649	Water Heater, Condensing Style, High Efficiency, 71 to 120 GAL, Replace	10	8	2	1	EA	$30,285.21	$30,285			$30,285										$30,285										**$60,570**
28-Senior Center/Council on Aging	D2043	1194662	Sump Pump, 3 HP, Replace	15	8	7	2	EA	$3,913.15	$7,826								$7,826															**$7,826**
28-Senior Center/Council on Aging	D3021	1194650	Boiler, Gas, 301 to 750 MBH, Replace	25	8	17	1	EA	$45,226.13	$45,226																		$45,226					**$45,226**
28-Senior Center/Council on Aging	D3021	1194652	Boiler, Gas, 301 to 750 MBH, Replace	25	8	17	1	EA	$45,226.13	$45,226																		$45,226					**$45,226**
28-Senior Center/Council on Aging	D3032	1194664	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	8	7	1	EA	$6,110.65	$6,111								$6,111															**$6,111**
28-Senior Center/Council on Aging	D3041	1194454	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	15	8	7	9	EA	$9,453.85	$85,085								$85,085															**$85,085**
28-Senior Center/Council on Aging	D3041	1194455	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM, Replace	15	8	7	9	EA	$11,455.66	$103,101								$103,101															**$103,101**
28-Senior Center/Council on Aging	D3041	1194452	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	15	8	7	9	EA	$7,857.22	$70,715								$70,715															**$70,715**
28-Senior Center/Council on Aging	D3041	1194456	Make-Up Air Unit, 2,000 to 6,000 CFM, Replace	20	8	12	1	EA	$60,822.87	$60,823													$60,823										**$60,823**
28-Senior Center/Council on Aging	D3042	1194258	Exhaust Fan, Roof Mounted, 151 to 400 CFM, Replace	15	8	7	1	EA	$2,844.61	$2,845								$2,845															**$2,845**
28-Senior Center/Council on Aging	D3042	1194257	Exhaust Fan, Roof Mounted, 2,001 to 5,000 CFM, Replace	15	8	7	1	EA	$5,241.15	$5,241								$5,241															**$5,241**
28-Senior Center/Council on Aging	D3042	1194450	Exhaust Fan, Roof Mounted, 501 to 800 CFM, Replace	15	8	7	2	EA	$3,320.32	$6,641								$6,641															**$6,641**
28-Senior Center/Council on Aging	D3042	1194451	Exhaust Fan, Roof Mounted, 1,001 to 1,500 CFM, Replace	15	8	7	1	EA	$3,657.30	$3,657								$3,657															**$3,657**
28-Senior Center/Council on Aging	D3044	1194660	Distribution Pump, Heating Water, 3 HP, Replace	20	8	12	1	EA	$8,825.39	$8,825													$8,825										**$8,825**
28-Senior Center/Council on Aging	D3044	1194659	Distribution Pump, Heating Water, 3 HP, Replace	20	8	12	1	EA	$8,825.39	$8,825													$8,825										**$8,825**
28-Senior Center/Council on Aging	D3051	1194709	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	8	12	1	EA	$2,877.37	$2,877													$2,877										**$2,877**
28-Senior Center/Council on Aging	D3052	1194255	Packaged Unit (RTU), 13 to 15 Ton, Replace	15	8	7	1	EA	$50,926.62	$50,927								$50,927															**$50,927**
28-Senior Center/Council on Aging	D3052	1194254	Packaged Unit (RTU), 13 to 15 Ton, Replace	15	8	7	1	EA	$50,926.62	$50,927								$50,927															**$50,927**
28-Senior Center/Council on Aging	D3068	1194653	HVAC Controls, Building Automation System (BAS), Upgrade	20	8	12	19011	SF	$10.17	$193,302													$193,302										**$193,302**
28-Senior Center/Council on Aging	D4019	1194684	Sprinkler Heads (per SF), Replace	20	8	12	19011	SF	$2.52	$47,965													$47,965										**$47,965**
28-Senior Center/Council on Aging	D4031	1194680	Fire Extinguisher, Replace	15	11	4	27	EA	$676.36	$18,262					$18,262															$18,262			**$36,523**
28-Senior Center/Council on Aging	D4091	1194441	Fire Suppression System, Kitchen (CO2), Replace	15	8	7	1	LF	$8,436.15	$8,436								$8,436															**$8,436**
28-Senior Center/Council on Aging	D5012	1194673	Transfer Switch, Automatic (ATS), 600 V, 100 Amp, Replace	18	8	10	1	EA	$14,552.48	$14,552											$14,552												**$14,552**
28-Senior Center/Council on Aging	D5012	1194675	Transfer Switch, Automatic (ATS), 600 V, 400 Amp, Replace	18	8	10	1	EA	$22,850.79	$22,851											$22,851												**$22,851**
28-Senior Center/Council on Aging	D5012	1194658	Variable Frequency Drive (VFD), 5 HP Motor, Replace	20	8	12	1	EA	$9,008.78	$9,009													$9,009										**$9,009**
28-Senior Center/Council on Aging	D5012	1194657	Variable Frequency Drive (VFD), 5 HP Motor, Replace	20	8	12	1	EA	$9,008.78	$9,009													$9,009										**$9,009**
28-Senior Center/Council on Aging	D5022	1194151	Flood Light, Exterior, 100 W, Replace	20	8	12	9	EA	$1,888.41	$16,996													$16,996										**$16,996**
28-Senior Center/Council on Aging	D5029	1194676	Lighting System, Interior, Office Building, Upgrade	25	8	17	19011	SF	$17.53	$333,230																		$333,230					**$333,230**
28-Senior Center/Council on Aging	D5037	1194683	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	$38,504.53	$38,505								$38,505															**$38,505**
28-Senior Center/Council on Aging	D5092	1194665	Generator, Diesel, 65 to 125 kW, Replace	25	8	17	1	EA	$216,250.83	$216,251																		$216,251					**$216,251**
28-Senior Center/Council on Aging	E1028	1194681	Defibrillator (AED), Cabinet Mounted, Replace	5	4	1	3	EA	$2,673.82	$8,021		$8,021					$8,021					$8,021					$8,021						**$32,086**
28-Senior Center/Council on Aging	E1093	1194259	Commercial Kitchen, Dishwasher, Replace	10	8	2	1	EA	$5,420.00	$5,420			$5,420										$5,420										**$10,840**
28-Senior Center/Council on Aging	E1093	1194438	Commercial Kitchen, Convection Oven, Double, Replace	10	8	2	1	EA	$16,395.77	$16,396			$16,396										$16,396										**$32,792**
28-Senior Center/Council on Aging	E1093	1194446	Commercial Kitchen, Walk-In Combination Freezer/Refigerator, Replace	15	8	7	1	EA	$59,954.69	$59,955								$59,955															**$59,955**
28-Senior Center/Council on Aging	E1093	1194445	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle, Replace	15	8	7	1	EA	$17,619.34	$17,619								$17,619															**$17,619**
28-Senior Center/Council on Aging	E1093	1194262	Commercial Kitchen, Exhaust Hood, Replace	15	8	7	1	EA	$14,363.55	$14,364								$14,364															**$14,364**
28-Senior Center/Council on Aging	G2022	1194082	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	43000	SF	$0.72	$30,997		$30,997					$30,997					$30,997					$30,997						**$123,988**
28-Senior Center/Council on Aging	G2022	1193995	Parking Lots, Asphalt Pavement, Mill & Overlay	25	8	17	43000	SF	$6.22	$267,553																		$267,553					**$267,553**
28-Senior Center/Council on Aging	G2044	1194147	Signage, Property, Monument/Pylon, Replace	20	8	12	1	EA	$16,317.99	$16,318													$16,318										**$16,318**
28-Senior Center/Council on Aging	G3033	1194145	Storm Drain Piping, 2" to 6"	0	0	0	200	LF	$22.57	$4,515	$4,515																						**$4,515**
28-Senior Center/Council on Aging	G4021	1194150	Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace	20	8	12	13	EA	$6,265.79	$81,455													$81,455										**$81,455**
29-Stephen's Field Concession	B2011	1197199	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	10	0	800	SF	$5.44	$4,356	$4,356										$4,356										$4,356		**$13,067**
29-Stephen's Field Concession	B2021	1197200	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	30	0	3	EA	$1,108.25	$3,325	$3,325																						**$3,325**
29-Stephen's Field Concession	B2032	1197201	Exterior Door, Steel, Replace	25	16	9	3	EA	$1,802.38	$5,407										$5,407													**$5,407**
29-Stephen's Field Concession	C1031	1197207	Toilet Partitions, Metal Overhead-Braced, Replace	20	19	1	6	EA	$1,612.45	$9,675		$9,675																					**$9,675**
29-Stephen's Field Concession	C3012	1197210	Interior Wall Finish, Generic Surface, Prep & Paint	8	7	1	650	SF	$2.75	$1,788		$1,788								$1,788								$1,788					**$5,364**
29-Stephen's Field Concession	C3021	1197211	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	10	0	442	SF	$16.58	$7,328	$7,328										$7,328										$7,328		**$21,985**
29-Stephen's Field Concession	D2011	1197202	Toilet, Tankless (Water Closet), Replace	20	19	1	5	EA	$1,599.11	$7,996		$7,996																					**$7,996**
29-Stephen's Field Concession	D2012	1197204	Urinal, Vitreous China, Replace	20	19	1	1	EA	$2,263.96	$2,264		$2,264																					**$2,264**
29-Stephen's Field Concession	D2014	1197203	Sink/Lavatory, Vitreous China, Replace	20	19	1	3	EA	$1,634.28	$4,903		$4,903																					**$4,903**
29-Stephen's Field Concession	D2023	1197205	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	14	1	1	EA	$1,923.88	$1,924		$1,924															$1,924						**$3,848**
29-Stephen's Field Concession	D2029	1197206	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	30	10	442	SF	$26.39	$11,663											$11,663												**$11,663**
29-Stephen's Field Concession	D5012	1197208	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	16	14	1	EA	$9,636.63	$9,637															$9,637								**$9,637**
29-Stephen's Field Concession	D5019	1202361	Electrical Distribution System, Restroom Building, Upgrade	40	26	14	442	SF	$51.69	$22,848															$22,848								**$22,848**
29-Stephen's Field Concession	D5022	1197197	Flood Light, Exterior, 100 W, Replace	20	20	0	4	EA	$1,888.41	$7,554	$7,554																					$7,554	**$15,107**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
29-Stephen's Field Concession	D5022	1197209	Metal Halide Lighting Fixture, 250 W, Replace	20	6	14	2	EA	$1,419.30	$2,839															$2,839							**$2,839**
29-Stephen's Field Concession	G2012	1197192	Roadways, Asphalt Pavement, Seal & Stripe	5	4	1	3000	SF	$0.72	$2,163		$2,163					$2,163					$2,163					$2,163						**$8,650**
29-Stephen's Field Concession	G2044	1197196	Signage, Property, Monument/Pylon, Replace	20	20	0	1	EA	$16,317.99	$16,318	$16,318																				$16,318		**$32,636**
29-Stephen's Field Concession	Z105X	1197212	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	3	EA	$14,227.50	$42,683	$42,683																						**$42,683**
30-Town Hall/1820 Courthouse	B2011	1188075	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	1560	SF	$5.44	$8,493							$8,493										$8,493						**$16,986**
30-Town Hall/1820 Courthouse	B3011	1187998	Roof, Single-Ply TPO/PVC Membrane, Replace	20	4	16	1800	SF	$30.22	$54,395																	$54,395						**$54,395**
30-Town Hall/1820 Courthouse	B3016	1195787	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	9	1	650	LF	$15.88	$10,321		$10,321										$10,321											**$20,641**
30-Town Hall/1820 Courthouse	C1021	1187979	Interior Door, Wood Solid-Core, Replace	20	10	10	20	EA	$2,699.64	$53,993											$53,993												**$53,993**
30-Town Hall/1820 Courthouse	C1021	1188035	Interior Door, Wood Solid-Core, Replace	20	4	16	142	EA	$2,699.64	$383,349																	$383,349						**$383,349**
30-Town Hall/1820 Courthouse	C1031	1187972	Toilet Partitions, Metal Overhead-Braced, Replace	20	10	10	31	EA	$1,612.45	$49,986											$49,986												**$49,986**
30-Town Hall/1820 Courthouse	C3012	1187994	Interior Wall Finish, Generic Surface, Prep & Paint	8	4	4	131000	SF	$2.75	$360,335					$360,335								$360,335								$360,335		**$1,081,005**
30-Town Hall/1820 Courthouse	C3012	1188012	Interior Wall Finish, Wood Paneling, Replace	20	4	16	1240	SF	$45.02	$55,820																	$55,820						**$55,820**
30-Town Hall/1820 Courthouse	C3024	1188022	Interior Floor Finish, Marble, Replace	50	40	10	3850	SF	$131.97	$508,101											$508,101												**$508,101**
30-Town Hall/1820 Courthouse	C3024	1187987	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	4	11	3800	SF	$9.11	$34,601												$34,601											**$34,601**
30-Town Hall/1820 Courthouse	C3025	1188000	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	42383	SF	$13.77	$583,708					$583,708										$583,708								**$1,167,416**
30-Town Hall/1820 Courthouse	C3031	1188061	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	4	6	20843	SF	$4.31	$89,754							$89,754										$89,754						**$179,508**
30-Town Hall/1820 Courthouse	C3032	1188025	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	4	16	38700	SF	$5.90	$228,317																	$228,317						**$228,317**
30-Town Hall/1820 Courthouse	D1011	1188040	Elevator Controls, 1 - 2 Car Cluster, Modernize	20	4	16	1	EA	$21,905.13	$21,905																	$21,905						**$21,905**
30-Town Hall/1820 Courthouse	D1011	1188045	Elevator Controls, 1 - 2 Car Cluster, Modernize	20	4	16	1	EA	$21,905.13	$21,905																	$21,905						**$21,905**
30-Town Hall/1820 Courthouse	D2011	1188050	Toilet, Tankless (Water Closet), Replace	20	4	16	31	EA	$1,599.11	$49,573																	$49,573						**$49,573**
30-Town Hall/1820 Courthouse	D2012	1188003	Urinal, Vitreous China, Replace	20	4	16	6	EA	$2,263.96	$13,584																	$13,584						**$13,584**
30-Town Hall/1820 Courthouse	D2014	1188037	Sink/Lavatory, Enameled Steel, Replace	20	4	16	24	EA	$1,168.61	$28,047																	$28,047						**$28,047**
30-Town Hall/1820 Courthouse	D2018	1188016	Drinking Fountain, Refrigerated, Replace	10	4	6	12	EA	$2,385.50	$28,626							$28,626										$28,626						**$57,252**
30-Town Hall/1820 Courthouse	D2021	1188059	Backflow Preventer, 3 INCH, Replace	15	4	11	1	EA	$9,022.32	$9,022												$9,022											**$9,022**
30-Town Hall/1820 Courthouse	D2023	1188055	Domestic Circulator or Booster Pump, 5 HP, Replace	20	13	7	2	EA	$22,083.62	$44,167								$44,167															**$44,167**
30-Town Hall/1820 Courthouse	D2023	1188073	Water Heater, Electric, Residential, 30 GAL, Replace	15	4	11	1	EA	$3,298.69	$3,299												$3,299											**$3,299**
30-Town Hall/1820 Courthouse	D2023	1188048	Water Heater, Electric, Residential, 30 GAL, Replace	15	4	11	1	EA	$3,298.69	$3,299												$3,299											**$3,299**
30-Town Hall/1820 Courthouse	D2023	1187996	Water Heater, 30 GAL, Replace	15	4	11	1	EA	$3,298.69	$3,299												$3,299											**$3,299**
30-Town Hall/1820 Courthouse	D2043	1187976	Sump Pump, 20 HP, Replace	20	14	6	1	EA	$13,579.62	$13,580							$13,580																**$13,580**
30-Town Hall/1820 Courthouse	D2043	1188056	Sump Pump, 20 HP, Replace	20	14	6	2	EA	$13,579.62	$27,159							$27,159																**$27,159**
30-Town Hall/1820 Courthouse	D3032	1188071	Condensing Unit/Heat Pump, 140 TON, Replace	15	4	11	1	EA	$415,447.91	$415,448												$415,448											**$415,448**
30-Town Hall/1820 Courthouse	D3032	1187991	Ductless Split System, 1.5 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1188067	Ductless Split System, 2 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1188036	Ductless Split System, 2 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1187989	Ductless Split System, 1.5 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1188066	Ductless Split System, 2 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1188009	Ductless Split System, 1 TON, Replace	15	4	11	1	EA	$6,110.65	$6,111												$6,111											**$6,111**
30-Town Hall/1820 Courthouse	D3032	1187992	Ductless Split System, 2 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1188015	Ductless Split System, 2 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1187978	Ductless Split System, 1.5 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1188005	Ductless Split System, 1.5 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1188026	Ductless Split System, 2 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1188068	Ductless Split System, 1.5 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1188024	Ductless Split System, 1 TON, Replace	15	4	11	1	EA	$6,110.65	$6,111												$6,111											**$6,111**
30-Town Hall/1820 Courthouse	D3032	1187990	Ductless Split System, 2 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1187980	Ductless Split System, 2 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3032	1187982	Ductless Split System, 1.5 TON, Replace	15	4	11	1	EA	$8,485.49	$8,485												$8,485											**$8,485**
30-Town Hall/1820 Courthouse	D3041	1188033	Variable Air Volume (VAV) Unit, 1200 CFM, Replace	15	4	11	121	EA	$11,455.66	$1,386,135												$1,386,135											**$1,386,135**
30-Town Hall/1820 Courthouse	D3041	1188019	Air Handler, 2135 CFM, Replace	20	4	16	1	EA	$17,858.28	$17,858																	$17,858						**$17,858**
30-Town Hall/1820 Courthouse	D3042	1188007	Exhaust Fan, 2000 CFM, Replace	15	4	11	1	EA	$5,053.95	$5,054												$5,054											**$5,054**
30-Town Hall/1820 Courthouse	D3044	1188051	Distribution Pump, 7.5 HP, Replace	20	4	16	1	EA	$11,453.12	$11,453																	$11,453						**$11,453**
30-Town Hall/1820 Courthouse	D3044	1188031	Distribution Pump, 7.5 HP, Replace	20	4	16	1	EA	$11,453.12	$11,453																	$11,453						**$11,453**
30-Town Hall/1820 Courthouse	D3044	1188057	Distribution Pump, 10 HP, Replace	20	4	16	1	EA	$11,832.90	$11,833																	$11,833						**$11,833**
30-Town Hall/1820 Courthouse	D3044	1188062	Distribution Pump, 10 HP, Replace	20	4	16	1	EA	$11,832.90	$11,833																	$11,833						**$11,833**
30-Town Hall/1820 Courthouse	D3051	1188038	Unit Heater, 35 MBH, Replace	20	4	16	24	EA	$2,877.37	$69,057																	$69,057						**$69,057**
30-Town Hall/1820 Courthouse	D3068	1195788	HVAC Controls, Building Automation System (BAS), Retrocommissioning, Repair	0	0	0	59553	SF	$3.41	$203,350	$203,350																						**$203,350**
30-Town Hall/1820 Courthouse	D3068	1188006	HVAC Controls, Building Automation System (BAS), Upgrade	20	4	16	59553	SF	$10.17	$605,530																	$605,530						**$605,530**
30-Town Hall/1820 Courthouse	D4011	1187997	Backflow Preventer, 8 INCH, Replace	20	4	16	1	EA	$24,764.86	$24,765																	$24,765						**$24,765**
30-Town Hall/1820 Courthouse	D4012	1188030	Fire Pump, 25 HP, Replace	20	4	16	1	EA	$45,015.81	$45,016																	$45,016						**$45,016**
30-Town Hall/1820 Courthouse	D4019	1188070	Sprinkler Heads (per SF), , Replace	20	4	16	59553	SF	$2.52	$150,253																	$150,253						**$150,253**
30-Town Hall/1820 Courthouse	D5012	1187981	Transfer Switch, 400 AMP, Replace	18	4	14	1	EA	$22,850.79	$22,851															$22,851								**$22,851**
30-Town Hall/1820 Courthouse	D5037	1188010	Fire Alarm Control Panel, Addressable, Replace	15	4	11	1	EA	$38,504.53	$38,505												$38,505											**$38,505**
30-Town Hall/1820 Courthouse	D5037	1188042	Fire Alarm System, Office Building, Upgrade/Install	20	4	16	59553	SF	$4.48	$266,614																	$266,614						**$266,614**
30-Town Hall/1820 Courthouse	G2022	1187993	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	14950	SF	$0.72	$10,777		$10,777					$10,777					$10,777					$10,777						**$43,107**
30-Town Hall/1820 Courthouse	G2044	1188049	Signage, Property, Monument/Pylon, Replace/Install	20	4	16	1	EA	$16,317.99	$16,318																	$16,318						**$16,318**
30-Town Hall/1820 Courthouse	G2044	1187984	Signage, Property, Monument/Pylon, Replace/Install	20	4	16	3	EA	$16,317.99	$48,954																	$48,954						**$48,954**
30-Town Hall/1820 Courthouse	G4021	1188052	Pole Light, 80 - 100 WATT, Replace/Install	20	4	16	12	EA	$5,161.74	$61,941																	$61,941						**$61,941**
31-Vine Hills Cemetery Office	B2011	1197411	Exterior Wall, Stucco, 1-2 Stories, Replace	40	40	0	2000	SF	$34.49	$68,975	$68,975																						**$68,975**
31-Vine Hills Cemetery Office	B2021	1197415	Window, Wood Historical 12 SF	30	16	14	12	EA	$3,983.70	$47,804															$47,804								**$47,804**
31-Vine Hills Cemetery Office	B2032	1197413	Exterior Door, Steel, Replace	25	16	9	1	EA	$1,802.38	$1,802										$1,802													**$1,802**
31-Vine Hills Cemetery Office	B3011	1197410	Roof, Asphalt Shingle Premium Grade, Replace	30	29	1	1450	SF	$9.56	$13,863		$13,863																					**$13,863**
31-Vine Hills Cemetery Office	C3012	1197433	Interior Wall Finish, Generic Surface, Prep & Paint	8	7	1	1500	SF	$2.75	$4,126		$4,126								$4,126										$4,126			**$12,378**
31-Vine Hills Cemetery Office	C3024	1197431	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	1	222	SF	$9.11	$2,021		$2,021															$2,021						**$4,043**
31-Vine Hills Cemetery Office	C3032	1197432	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	19	1	192	SF	$5.90	$1,133		$1,133																					**$1,133**
31-Vine Hills Cemetery Office	D2011	1197421	Toilet, Flush Tank (Water Closet), Replace	20	11	9	1	EA	$2,001.62	$2,002										$2,002													**$2,002**
31-Vine Hills Cemetery Office	D2014	1197422	Sink/Lavatory, Vitreous China, Replace	20	11	9	1	EA	$1,634.28	$1,634										$1,634													**$1,634**
31-Vine Hills Cemetery Office	D2023	1197420	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	14	1	1	EA	$1,923.88	$1,924		$1,924															$1,924						**$3,848**
31-Vine Hills Cemetery Office	D2029	1197423	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	31	9	2085	SF	$26.39	$55,017										$55,017													**$55,017**
31-Vine Hills Cemetery Office	D3051	1197416	Unit Heater, Natural Gas, 56 to 75 MBH, Replace	20	19	1	1	EA	$8,475.17	$8,475		$8,475																					**$8,475**
31-Vine Hills Cemetery Office	D3051	1197418	Wall Heater, Gas w/ Electric Fan, Replace	20	19	1	1	EA	$1,826.41	$1,826		$1,826																					**$1,826**

Facility	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
31-Vine Hills Cemetery Office	D3051	1197419	Baseboard Heater, Electric, 3', 750 Watts, Replace	25	16	9	1	EA	$323.65	$324										$324												**$324**
31-Vine Hills Cemetery Office	D4031	1197429	Fire Extinguisher, Replace	15	15	0	1	EA	$676.36	$676	$676															$676							**$1,353**
31-Vine Hills Cemetery Office	D5012	1197425	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	26	4	1	EA	$9,636.63	$9,637					$9,637																		**$9,637**
31-Vine Hills Cemetery Office	D5019	1197426	Electrical Distribution System, Office Building, Upgrade	40	36	4	2085	SF	$51.69	$107,780					$107,780																		**$107,780**
31-Vine Hills Cemetery Office	D5022	1197414	Incandescent Lighting Fixture, Basic, 100 W, Replace	20	11	9	1	EA	$357.68	$358										$358													**$358**
31-Vine Hills Cemetery Office	D5029	1197427	Lighting System, Interior, Office Building, Upgrade	25	24	1	2085	SF	$17.53	$36,546		$36,546																					**$36,546**
31-Vine Hills Cemetery Office	D5037	1197428	Fire Alarm Control Panel, Multiplex, Replace	15	14	1	1	EA	$8,127.41	$8,127		$8,127															$8,127						**$16,255**
31-Vine Hills Cemetery Office	D5037	1197430	Fire Alarm System, Office Building, Install	20	19	1	2085	SF	$4.48	$9,334		$9,334																					**$9,334**
32-Visitor's Information Center	B2011	1197164	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	20	11	9	1500	SF	$12.69	$19,036										$19,036													**$19,036**
32-Visitor's Information Center	B2021	1197172	Window, Vinyl-Clad Double-Glazed 24 SF, 1-2 Stories, Replace	30	16	14	3	EA	$1,542.64	$4,628															$4,628								**$4,628**
32-Visitor's Information Center	B2031	1197173	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	16	14	2	EA	$3,996.16	$7,992															$7,992								**$7,992**
32-Visitor's Information Center	C1031	1197181	Toilet Partitions, Metal Overhead-Braced, Replace	20	6	14	6	EA	$1,612.45	$9,675															$9,675								**$9,675**
32-Visitor's Information Center	C3012	1197190	Interior Wall Finish, Generic Surface, Prep & Paint	8	7	1	1250	SF	$2.75	$3,438		$3,438								$3,438									$3,438				**$10,315**
32-Visitor's Information Center	D2011	1197179	Toilet, Tankless (Water Closet), Replace	20	6	14	4	EA	$1,599.11	$6,396															$6,396								**$6,396**
32-Visitor's Information Center	D2012	1197182	Urinal, Vitreous China, Replace	20	6	14	2	EA	$2,263.96	$4,528															$4,528								**$4,528**
32-Visitor's Information Center	D2014	1197180	Sink/Lavatory, Vitreous China, Replace	20	6	14	4	EA	$1,634.28	$6,537															$6,537								**$6,537**
32-Visitor's Information Center	D2023	1197176	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	14	1	1	EA	$3,298.69	$3,299		$3,299															$3,299						**$6,597**
32-Visitor's Information Center	D2029	1197183	Plumbing System, Domestic Supply & Sanitary, Office Building, Upgrade	40	28	12	836	SF	$26.39	$22,060													$22,060										**$22,060**
32-Visitor's Information Center	D3032	1197177	Condensing Unit/Heat Pump, Split System, 2 Ton, Replace	15	14	1	1	EA	$5,922.78	$5,923		$5,923															$5,923						**$11,846**
32-Visitor's Information Center	D3041	1197178	HVAC System Ductwork, Sheet Metal, Replace	30	28	2	836	SF	$28.46	$23,788			$23,788																				**$23,788**
32-Visitor's Information Center	D3051	1197174	Furnace, Gas, 51 to 100 MBH, Replace	20	19	1	1	EA	$7,211.35	$7,211		$7,211																					**$7,211**
32-Visitor's Information Center	D3051	1197175	Furnace, Gas, 51 to 100 MBH, Replace	20	19	1	1	EA	$7,211.35	$7,211		$7,211																					**$7,211**
32-Visitor's Information Center	D5012	1197184	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	28	2	1	EA	$9,636.63	$9,637			$9,637																				**$9,637**
32-Visitor's Information Center	D5019	1197185	Electrical Distribution System, Office Building, Upgrade	40	28	12	836	SF	$51.69	$43,216													$43,216										**$43,216**
32-Visitor's Information Center	D5022	1197157	Flood Light, Exterior, 100 W, Replace	20	11	9	8	EA	$1,888.41	$15,107										$15,107													**$15,107**
32-Visitor's Information Center	D5029	1197186	Lighting System, Interior, Office Building, Upgrade	25	24	1	836	SF	$17.53	$14,654		$14,654																					**$14,654**
32-Visitor's Information Center	D5037	1197187	Fire Alarm System, Office Building, Install	20	19	1	836	SF	$4.48	$3,743		$3,743																					**$3,743**
32-Visitor's Information Center	E1028	1197188	Defibrillator (AED), Cabinet Mounted, Replace	5	4	1	1	EA	$2,673.82	$2,674		$2,674					$2,674					$2,674					$2,674						**$10,695**
32-Visitor's Information Center	G2042	1197160	Retaining Wall, Brick/Stone (per SF Face), Replace	40	26	14	150	SF	$247.77	$37,165															$37,165								**$37,165**
32-Visitor's Information Center	G2044	1197158	Signage, Property, Monument/Pylon, Replace	20	11	9	1	EA	$16,317.99	$16,318										$16,318													**$16,318**
Totals, Unescalated											**$2,496,053**	**$5,598,861**	**$1,731,782**	**$2,970,712**	**$6,848,924**	**$6,002,706**	**$3,466,651**	**$1,564,883**	**$977,972**	**$2,530,387**	**$13,302,758**	**$9,891,308**	**$1,645,604**	**$439,326**	**$1,968,999**	**$2,204,597**	**$3,463,866**	**$2,436,262**	**$763,691**	**$1,600,821**	**$1,693,036**	**$73,599,199**
Totals, Escalated (4.0% inflation, compounded annually)											**$2,496,053**	**$5,822,816**	**$1,873,096**	**$3,341,647**	**$8,012,272**	**$7,303,209**	**$4,386,419**	**$2,059,280**	**$1,338,422**	**$3,601,530**	**$19,691,331**	**$15,227,215**	**$2,634,664**	**$731,510**	**$3,409,669**	**$3,970,355**	**$6,487,756**	**$4,745,595**	**$1,547,097**	**$3,372,687**	**$3,709,651**	**$105,762,276**

Appendix E:
Equipment Inventory List

D10 CONVEYING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1193204	D1011	**Elevator**	2500 lb	19-Main Library	Elevator	MCE		239P83	1991		
2	1194678	D1011	**Elevator**	3500 lbs	28-Senior Center/Council on Aging	Elevator	Canton Elevator		239P254	2012		
3	1188598	D1011	**Elevator**	2700 LB	23-Memorial Hall	Elevator	Otis			2000		
4	1192508	D1011	**Elevator**	3000 - 4000 LB	27-Police Station HQ	Elevator	South Shore			2000		
5	1193205	D1011	**Elevator** [239P82]	3000 lb	19-Main Library	Elevator	MCE		239P82	1991		
6	1188029	D1011	**Elevator** [Elevator 1]	4000 LB	30-Town Hall/1820 Courthouse	Townhall	Otis			2016		
7	1188011	D1011	**Elevator** [Elevator 2]	2100 LB	30-Town Hall/1820 Courthouse	Court house	Otis			2016		
8	1194677	D1011	**Elevator Controls**	3500 lbs	28-Senior Center/Council on Aging	Elevator	Canton Elevator		239P254	2012		
9	1188545	D1011	**Elevator Controls**	1 Car Cluster	23-Memorial Hall	Elevator	Otis			2003		
10	1192519	D1011	**Elevator Controls**	Car Cluster	27-Police Station HQ	Elevator				2004		
11	1193203	D1011	**Elevator Controls** [239P82]	3000 lb	19-Main Library	Elevator	MCE		239P82			
12	1193202	D1011	**Elevator Controls** [239P83]	2500 lb	19-Main Library	Elevator	MCE		239P83			
13	1188045	D1011	**Elevator Controls** [Elevator #1]	1 - 2 Car Cluster	30-Town Hall/1820 Courthouse	New building	Otis			2016		
14	1188040	D1011	**Elevator Controls** [Elevator #2]	1 - 2 Car Cluster	30-Town Hall/1820 Courthouse	Court house	Otis			2016		
15	1188593	D1013	**Wheelchair Lift**		23-Memorial Hall	Stage	No tag/plate found			2000		

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1194260	D2021	**Backflow Preventer**	3/4 inch	28-Senior Center/Council on Aging	Commercial kitchen	Watts	909	36633	2012		
2	1194661	D2021	**Backflow Preventer**	1 inch	28-Senior Center/Council on Aging	Mechanical room	Watts	909	Illegible	2012		
3	1193439	D2021	**Backflow Preventer**	1 inch	19-Main Library	Sprinkler room	No tag/plate found	No tag/plate found	No tag/plate found			
4	1193378	D2021	**Backflow Preventer**	1 inch	19-Main Library	Mechanical room	Watts	009	11722			
5	1193438	D2021	**Backflow Preventer**	2 inch	19-Main Library	Sprinkler room	Febco	825YRP	No tag/plate found			
6	1194663	D2021	**Backflow Preventer**	4 inch	28-Senior Center/Council on Aging	Mechanical room	Ames	Colt 400 RP	MA197	2012		
7	1195778	D2021	**Backflow Preventer**	4 inch	05-DPW Annex	Sprinkler room	Ames	2000 SS	PAL0632	1988		
8	1195581	D2021	**Backflow Preventer**	4 inch	06-DPW Highway Department Building	Bay	Febco	605	8961	1990		
9	1193437	D2021	**Backflow Preventer**	6 inch	19-Main Library	Sprinkler room	Febco	805				
10	1189611	D2021	**Backflow Preventer**	1 INCH	10-Fire Station #3	Boiler room	Watts			2001		
11	1191895	D2021	**Backflow Preventer**	2 INCH	13-Fire Station #6	Boiler room				2009		
12	1191581	D2021	**Backflow Preventer**	2 INCH	12-Fire Station #5	Boiler room				2009		
13	1189472	D2021	**Backflow Preventer**	2 INCH	08-Fire Station #1 HQ	Mechanical room				2004		
14	1213889	D2021	**Backflow Preventer**	2 INCH	26-Plymouth Beach Restrooms	Utility closet	Zurn	850TXL		2014		
15	1192468	D2021	**Backflow Preventer**	2 INCH	27-Police Station HQ	Boiler room	APOLLO			2009		
16	1189541	D2021	**Backflow Preventer**	2 INCH	09-Fire Station #2	Boiler room				2012		
17	1188572	D2021	**Backflow Preventer**	2 INCH	23-Memorial Hall	Sprinkler room				2013		
18	1188059	D2021	**Backflow Preventer**	3 INCH	30-Town Hall/1820 Courthouse	Sprinkler room				2016		
19	1196795	D2023	**Booster Pump w/ Surge Tank**		18-Little Red School House	Mechanical room	Franklin Electric					
20	1188055	D2023	**Domestic Circulator or Booster Pump**	5 HP	30-Town Hall/1820 Courthouse	Sprinkler room	Armstrong Air			2007		2
21	1194649	D2023	**Water Heater**	120 gal	28-Senior Center/Council on Aging	Mechanical room	A. O. Smith	BTH300A100	1144M001551	2012		
22	1195279	D2023	**Water Heater**	40 gal	06-DPW Highway Department Building	Locker room	State	EN640DORT100	1625A026565	2016		
23	1196300	D2023	**Water Heater**	6 gal	15-Fresh Pond Bath House	Common area restrooms	Inaccessible	Inaccessible	Inaccessible			
24	1197205	D2023	**Water Heater**	10 gal	29-Stephen's Field Concession	Closet	Ruud	PEP101	1290C05408			
25	1197496	D2023	**Water Heater**	10 gal	24-Morton Park Bathhouse	Restroom	Ruud	RP10P41	0879208603			
26	1195578	D2023	**Water Heater**	6 gal	06-DPW Highway Department Building	Restroom	Ruud	Inaccessible	Inaccessible			
27	1197420	D2023	**Water Heater**	15 gal	31-Vine Hills Cemetery Office	Basement	Ruud	PEP151	0396310296	1996		
28	1195783	D2023	**Water Heater**	5 gal	05-DPW Annex	Restroom	Inaccessible	Inaccessible	Inaccessible			2
29	1193446	D2023	**Water Heater**	6 gal	19-Main Library	Restroom	Inaccessible	Inaccessible	Inaccessible			9
30	1197104	D2023	**Water Heater**	10 gal	20-Manomet Library Branch	Basement	Inaccessible	Inaccessible	Inaccessible	2010		
31	1196794	D2023	**Water Heater**	30 gal	18-Little Red School House	Mechanical room	State	ES630DORT	1437A036951	2014		
32	1197335	D2023	**Water Heater**	40 gal	25-Nelson Park Restrooms/Concession	Mechanical room	Ruud	PE402C	0596B11271	1996		
33	1197176	D2023	**Water Heater**	30 gal	32-Visitor's Information Center	Attic	Ruud	P30S2	1291A00336	1992		
34	1196125	D2023	**Water Heater**	30 gal	22-Manomet Youth Center	Mechanical room	State	GS630OCS401	1830111256793	2018		
35	1189235	D2023	**Water Heater**	10 GAL	03-Cedarville Garage	Mezzanine	Ruud	PEP10-1	RU 0797305502	2007		
36	1192505	D2023	**Water Heater**	130 GAL	27-Police Station HQ	Boiler room	A. O. Smith	BTH 400A 100	0841M000419	2008		
37	1188533	D2023	**Water Heater**	40 GAL	23-Memorial Hall	Janitors office	State	PCE402ORTA	1550M000626	2015		
38	1192565	D2023	**Water Heater**	40 GAL	02-Animal Shelter	Mechanical room	State	GS640BCS 401	1520A023339	2015		
39	1189471	D2023	**Water Heater**	40 GAL	08-Fire Station #1 HQ	Mechanical room	State	GS650YBRT 200	1006A003363	2010		
40	1191151	D2023	**Water Heater**	40 GAL	11-Fire Station #4	Boiler room	State Industries, Inc.	GS640YBRS 300	1314A017088	2013		
41	1189529	D2023	**Water Heater**	50 GAL	09-Fire Station #2	Boiler room	State	GS650BRT 400	1611A008589	2016		
42	1192190	D2023	**Water Heater**	50 GAL	14-Fire Station #7	Boiler room	American Water Heater Company	FG12250T403NOMV	0552121677	2005		
43	1191865	D2023	**Water Heater**	75 GAL	13-Fire Station #6	Boiler room	State	GS675YRPDT 100	1046A013880	2010		
44	1189595	D2023	**Water Heater**	80 GAL	10-Fire Station #3	Boiler room	A. O. Smith	BTR 180 110	MH01-1103451-110			
45	1188574	D2023	**Water Heater**	80 GAL	23-Memorial Hall	Basement	State	CSB8212SFEX 100	1603M001163	2016		
46	1191566	D2023	**Water Heater**	81 GAL	12-Fire Station #5	Boiler room	State	SBD81180PE	0932M001533	2009		
47	1188591	D2023	**Water Heater**	85 GAL	23-Memorial Hall	Mechanical room	Ruud	EGLS85-12-G	W0588RUO588500101	2005		
48	1188048	D2023	**Water Heater**	30 GAL	30-Town Hall/1820 Courthouse	Restrooms	Rheem	ELDS30-C		2016		
49	1188073	D2023	**Water Heater** [EWH 14]	30 GAL	30-Town Hall/1820 Courthouse	Restrooms	Rheem	ELDS30-C		2016		
50	1187996	D2023	**Water Heater** [EWH-12]	30 GAL	30-Town Hall/1820 Courthouse	Boiler room	Rheem / Ruud	ELDS30-C		2016		
51	1191147	D2023	**Water Softener**	10 GAL	11-Fire Station #4	Boiler room				2008		
52	1191115	D2023	**Water Storage Tank**	80 GAL	11-Fire Station #4	Boiler room	Well mate			2006		2
53	1191111	D2023	**Water Storage Tank**	82 GAL	11-Fire Station #4	Boiler room	Flex Lite	FL28		2018		2
54	1189150	D2034	**Sewage Ejector Pump**	1 HP	01 - 1749 Court House	Basement				2010		2
55	1192482	D2034	**Sewage Ejector Pump**	20 HP	27-Police Station HQ	Boiler room				2000		2
56	1194662	D2043	**Sump Pump**	50 psi	28-Senior Center/Council on Aging	Mechanical room	Zoeller	300160	No tag/plate found	2012		2
57	1187976	D2043	**Sump Pump**	20 HP	30-Town Hall/1820 Courthouse	Pump room 003				2006		
58	1188056	D2043	**Sump Pump**	20 HP	30-Town Hall/1820 Courthouse	Boiler room				2006		2
59	1189478	D2043	**Sump Pump**	3 HP	08-Fire Station #1 HQ	Mechanical room	Inaccessible			2007		2
60	1195777	D2091	**Air Compressor**	60 gal	05-DPW Annex	Garage	Husky	2004181	20110215274	2013		
61	1193436	D2091	**Air Compressor**	3 hp	19-Main Library	Boiler room	No tag/plate found	No tag/plate found	98295	1991		
62	1195615	D2091	**Air Compressor**	120 gal	06-DPW Highway Department Building	Bay	Saylor-Beall	VT735120	5162C94	1994		
63	1191118	D2091	**Air Compressor**	25 HP	11-Fire Station #4	Boiler room	Saylor-Beall			2003		
64	1191873	D2091	**Air Compressor**	25 HP	13-Fire Station #6	Boiler room	Ingersoll Rand			2006		
65	1191531	D2091	**Air Compressor**	25 HP	12-Fire Station #5	Boiler room	Saylor Beall			2006		
66	1189588	D2091	**Air Compressor**	25 HP	10-Fire Station #3	Boiler room	Ingersoll Rand		0108240285	2001		
67	1192511	D2091	**Air Compressor**	25 HP	27-Police Station HQ	Boiler room	Quincy Climate Control					

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1196113	D3011	**Fuel Storage Tank**		22-Manomet Youth Center	Mechanical room				1999		
2	1189613	D3011	**Fuel Storage Tank**	250 GAL	10-Fire Station #3	Site	Fireguard			2001		
3	1191578	D3011	**Fuel Storage Tank**	250 GAL	12-Fire Station #5	Site	Churchill			2000		
4	1189238	D3011	**Fuel Storage Tank**	90 GAL	03-Cedarville Garage	Site				2000		2
5	1196111	D3021	**Boiler**	299 MBH	22-Manomet Youth Center	Mechanical room	Burnham	KV79	64106947	1999		

6	1191112	D3021	**Boiler**	232 MBH	11-Fire Station #4	Boiler room	Burnham Corporation	P208BWPV	00000000	2000	
7	1191555	D3021	**Boiler**	396 MBH	12-Fire Station #5	Boiler room	Burnham	807B-W	7713345	2000	
8	1192192	D3021	**Boiler**	500 MBH	14-Fire Station #7	Basement	Smith Cast Iron Boilers	19A Series	FA2003-293	2003	
9	1189516	D3021	**Boiler**	700 MBH	09-Fire Station #2	Boiler room	Lochinvar	KBN701	1749108390908	2017	
10	1189473	D3021	**Boiler**	800 MBH	08-Fire Station #1 HQ	Boiler room	Lochinvar	KBN801	1751108561283	2017	
11	1189125	D3021	**Boiler**	520 MBH	01 - 1749 Court House	Boiler room	H.B. Smith	19A-SW-04	Not found	2000	
12	1188601	D3021	**Boiler**	3392 MBH	23-Memorial Hall	Boiler room	Weil-McLain	1188	No tag/plate found	1995	
13	1188575	D3021	**Boiler**	3392 MBH	23-Memorial Hall	Boiler room	Weil-McLain	1188	No tag/plate found	1995	
14	1194650	D3021	**Boiler** [A]	450 MBH	28-Senior Center/Council on Aging	Mechanical room	Patterson-Kelley	C450	M743117532	2012	
15	1194652	D3021	**Boiler** [B]	450 MBH	28-Senior Center/Council on Aging	Mechanical room	Patterson-Kelley	C450	M743117536	2012	
16	1187999	D3021	**Boiler** [B-1]	1500 MBH	30-Town Hall/1820 Courthouse	Boiler room	AERCO	BMK 1500	G-16-2523	2016	
17	1187983	D3021	**Boiler** [B-2]	1500 MBH	30-Town Hall/1820 Courthouse	Boiler room	AERCO	BMK 1500	G-16-2524	2016	
18	1193377	D3021	**Boiler** [Boiler 1]	2836 MBH	19-Main Library	Boiler room	Smith	28ASW9	N908902	1991	
19	1192486	D3021	**Boiler** [Leader]	400 MBH	27-Police Station HQ	Boiler room	Lochinvar	KBN400	2515101674746	2015	
20	1192494	D3021	**Boiler** [Member #1]	400 MBH	27-Police Station HQ	Boiler room	Lochinvar	KBN400	2515101674749	2015	
21	1189525	D3022	**Expansion Tank**	120 GAL	09-Fire Station #2	Mechanical room	Taco			2018	
22	1188020	D3022	**Expansion Tank**	175 GAL	30-Town Hall/1820 Courthouse	Boiler room	Taco			2016	
23	1188586	D3022	**Expansion Tank**	180 GAL	23-Memorial Hall	Boiler room	Taco			2000	
24	1188584	D3022	**Expansion Tank**	200 GAL	23-Memorial Hall	Boiler room	Taco			2003	
25	1188008	D3022	**Expansion Tank**	300 GAL	30-Town Hall/1820 Courthouse	Boiler room	Taco			2016	
26	1188043	D3022	**Expansion Tank**	60 GAL	30-Town Hall/1820 Courthouse	Boiler room	Taco			2016	
27	1188046	D3031	**Chiller**	140 TON	30-Town Hall/1820 Courthouse	Boiler room	Smardt	SLA054 2BG06 F2AEHA A008XA 010	FF0010L244Q1985	2016	
28	1189176	D3032	**Condensing Unit**	2.5 TON	04-Crematory	Site	Heatcraft	BST030M6C	T09C01374	2009	
29	1189605	D3032	**Condensing Unit**	3 TON	10-Fire Station #3	Site	Bryant	561CJ036-E	2401E16048	2001	
30	1189170	D3032	**Condensing Unit**	3.5 TON	04-Crematory	Site	York	YCJD42S43S4A	W1H4023344	2014	
31	1189165	D3032	**Condensing Unit**	3.5 TON	04-Crematory	Site	Rheem	RANL-042CAZ	7392 M4508 02988	2009	
32	1189614	D3032	**Condensing Unit**	4 TON	10-Fire Station #3	Site	Bryant	561CJ048-A	2201E24539	2001	
33	1191908	D3032	**Condensing Unit** [ACC-1]	5 TON	13-Fire Station #6	Roof	Goodman	RAKA-060CAS	4991 M2696	1996	
34	1191902	D3032	**Condensing Unit** [ACC-2]	3 TON	13-Fire Station #6	Roof	Rheem	RAKA-036CAS	4959F269608829	1996	
35	1195419	D3032	**Condensing Unit/Heat Pump**	2 ton	06-DPW Highway Department Building	Exterior	Trane	2TTB3024A1000CA	1329131E3F	2013	
36	1195420	D3032	**Condensing Unit/Heat Pump**	2 ton	06-DPW Highway Department Building	Office	Trane	4TTR4024L1000AA	16212H3L4F	2016	
37	1197177	D3032	**Condensing Unit/Heat Pump**	2 tons	32-Visitor's Information Center	Exterior	Carrier	38TKB024300	0792E14915	1992	
38	1197088	D3032	**Condensing Unit/Heat Pump**	3 ton	20-Manomet Library Branch	Exterior	Carrier	561CJ036F	4402E04990	2003	
39	1195421	D3032	**Condensing Unit/Heat Pump**	3 ton	06-DPW Highway Department Building	Office	Addison	3240940A	210691		
40	1195418	D3032	**Condensing Unit/Heat Pump**	3 tons	06-DPW Highway Department Building	Exterior	Trane	2TTB3036A1000BA	11255T3N3F	2011	
41	1195773	D3032	**Condensing Unit/Heat Pump**	3.5 ton	05-DPW Annex	Exterior	Ruud	RA1342AJINA	W261722158	2017	
42	1197086	D3032	**Condensing Unit/Heat Pump**	3.5 ton	20-Manomet Library Branch	Exterior	Bryant	Illegible	350362767	2003	
43	1188071	D3032	**Condensing Unit/Heat Pump**	140 TON	30-Town Hall/1820 Courthouse	Site	Smardt	SCA054-A008XA-010	FF0010L244Q1986	2016	
44	1192502	D3032	**Condensing Unit/Heat Pump**	47 TON	27-Police Station HQ	Site	Carrier	38AH-064-521BA	2909Q28744	2009	
45	1197219	D3032	**Ductless Split System**	1.5 ton	16-Harbor Master	Interior	Fujitsu	ASU18RLF	KSA062944	2015	2
46	1194664	D3032	**Ductless Split System**	1 ton	28-Senior Center/Council on Aging	Data room	Mitsubishi	MUYGE12NA	1000477	2012	
47	1196089	D3032	**Ductless Split System**	2 tons	22-Manomet Youth Center	Gymnasium	York	DHMF24CSM42Q1A	No tag/plate found	2013	
48	1196090	D3032	**Ductless Split System**	2 tons	22-Manomet Youth Center	Gymnasium	York	DHMF24CSM42Q1A	No tag/plate found	2015	
49	1196092	D3032	**Ductless Split System**	2 tons	22-Manomet Youth Center	Gymnasium	York	DHMF24CSM42Q1A	No tag/plate found	2015	
50	1196102	D3032	**Ductless Split System**	2 tons	22-Manomet Youth Center	Office	York	DHMF24CSM42Q1A	No tag/plate found	2015	
51	1196117	D3032	**Ductless Split System**	2 tons	22-Manomet Youth Center	Basement	York	DHMF24CSM42Q1A	No tag/plate found	2015	
52	1189520	D3032	**Ductless Split System**	0.75 TON	09-Fire Station #2	Site	Sanyo	C0951	0091101	2000	
53	1191149	D3032	**Ductless Split System**	1 TON	11-Fire Station #4	Building exterior	Sanyo	C1251	0065601		
54	1191121	D3032	**Ductless Split System**	1 TON	11-Fire Station #4	Building exterior	Sanyo	C1251	0206103	2000	
55	1191146	D3032	**Ductless Split System**	1 TON	11-Fire Station #4	Building exterior	Sanyo	C1211	0146444	2001	
56	1189492	D3032	**Ductless Split System**	1.5 TON	08-Fire Station #1 HQ	Roof	Mitsubishi Electric	MUZ-GE18NA	4002882T	2014	
57	1189480	D3032	**Ductless Split System**	1.5 TON	08-Fire Station #1 HQ	Building exterior	Mitsubishi Electric	MXZ-2B20NA	9000239T	2009	
58	1189518	D3032	**Ductless Split System**	1.5 TON	09-Fire Station #2	Site	Sanyo	C1852	0021401	2000	
59	1192465	D3032	**Ductless Split System**	1.5 TON	27-Police Station HQ	Building exterior	Mitsubishi Electric	PUY-A18NKA7	71U05418B	2018	
60	1191569	D3032	**Ductless Split System**	1.5 TON	12-Fire Station #5	Site	Fujitsu	AOU18CL	DCN021924	2009	
61	1189457	D3032	**Ductless Split System**	2 TON	08-Fire Station #1 HQ	Building exterior	Mitsubishi Electric	MXZ-2B20NA	3002990T	2013	
62	1192554	D3032	**Ductless Split System**	2 TON	02-Animal Shelter	Site	Thermal Zone	242-1005-C	MSM24A43ZCA	2007	
63	1189522	D3032	**Ductless Split System**	2 TON	09-Fire Station #2	Site	Mitsubishi Electric	MUY-GA24NA	0001213T	2009	
64	1192457	D3032	**Ductless Split System**	2 TON	27-Police Station HQ	Building exterior	Heat Controller, Inc	A-DMC24CA-1	Not found	2009	
65	1191551	D3032	**Ductless Split System**	2 TON	12-Fire Station #5	Roof	Fujitsu	AOU24CL	DDN020379	2009	
66	1189467	D3032	**Ductless Split System**	2 TON	08-Fire Station #1 HQ	Site	Mitsubishi Electric	MUZ-GE24NA	1006146T	2011	
67	1189502	D3032	**Ductless Split System**	2 TON	08-Fire Station #1 HQ	Building exterior	Mitsubishi Electric	MXZ-2B20NA	1004518T	2011	
68	1189477	D3032	**Ductless Split System**	2 TON	08-Fire Station #1 HQ	Building exterior	Mitsubishi Electric	MUZ-GE24NA	0000790T	2011	
69	1189515	D3032	**Ductless Split System**	2 TON	09-Fire Station #2	Site	Mitsubishi Electric	MUY-GA24NA	000737T	2010	
70	1192478	D3032	**Ductless Split System**	3 TON	27-Police Station HQ	Building exterior	Mitsubishi Electric	PUY-A36NKA7	87U09093D	2018	
71	1188564	D3032	**Ductless Split System**	3 TON	23-Memorial Hall	Building exterior	Mitsubishi Electric	PUY-A36NKA7	87U09333D	2018	
72	1189479	D3032	**Ductless Split System**	3 TON	08-Fire Station #1 HQ	Building exterior	Mitsubishi Electric	PUZ-A36NKA7	7YU02930A	2007	
73	1191552	D3032	**Ductless Split System**	3 TON	12-Fire Station #5	Roof	Sanyo	C3632A	0052842	2000	
74	1189465	D3032	**Ductless Split System**	2.5 TON	08-Fire Station #1 HQ	Roof	Sanyo	C3032A	0004241	2004	2
75	1189458	D3032	**Ductless Split System**	2.5 TON	08-Fire Station #1 HQ	Roof	Sanyo	CM3212	0037344	2000	
76	1191916	D3032	**Ductless Split System** [AC-5]	1.5 TON	13-Fire Station #6	Roof	Mitsubishi Electric	MUZ-GE18NA	1000074T	2010	
77	1187989	D3032	**Ductless Split System** [DCU-1]	1.5 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUY-A18NHA6-BS	64U00051C	2016	
78	1188024	D3032	**Ductless Split System** [DCU-10]	1 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUY-A12NHA6-BS	64U00046C	2016	
79	1187991	D3032	**Ductless Split System** [DCU-11]	1.5 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUZ-A18NHA6-BS	67U00036D	2016	
80	1187992	D3032	**Ductless Split System** [DCU-12]	2 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUY-A24NHA6	52U07504B	2016	
81	1187978	D3032	**Ductless Split System** [DCU-13]	1.5 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUY-A18NHA6-BS		2016	
82	1188009	D3032	**Ductless Split System** [DCU-14]	1 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUY-A12NHA6	65U08593C	2016	
83	1188026	D3032	**Ductless Split System** [DCU-15]	2 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUY-A24NHA6	52U07378B	2016	
84	1188068	D3032	**Ductless Split System** [DCU-16]	1.5 TON	30-Town Hall/1820 Courthouse	Roof	Mitsubishi Electric	PUZ-A18NHA6	5YU03457A	2016	
85	1188015	D3032	**Ductless Split System** [DCU-2]	2 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUY-A24NHA6-BS	68U00073D	2016	
86	1188066	D3032	**Ductless Split System** [DCU-3]	2 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUY-A24NHA6-BS	68U00072D	2016	
87	1187980	D3032	**Ductless Split System** [DCU-4]	2 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUY-A24NHA6-BS	68U00070D	2016	
88	1188067	D3032	**Ductless Split System** [DCU-5]	2 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUY-A24NHA6-BS	68U00071D	2016	
89	1188036	D3032	**Ductless Split System** [DCU-6]	2 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUYA24NHA6-BS	67U00067D	2016	
90	1187990	D3032	**Ductless Split System** [DCU-7]	2 TON	30-Town Hall/1820 Courthouse	Site	Mitsubishi Electric	PUY-A24NHA6-BS	68U00069D	2016	
91	1188005	D3032	**Ductless Split System** [DCU-8]	1.5 TON	30-Town Hall/1820 Courthouse	Roof	Mitsubishi Electric	PUZ-A18NHA6	52U04506B	2016	
92	1187982	D3032	**Ductless Split System** [DCU-9]	1.5 TON	30-Town Hall/1820 Courthouse	Roof	Mitsubishi Electric	PUZ-A18NHA6-BS	67U00037D	2016	
93	1191890	D3032	**Split System HVAC**	3.5 TON	13-Fire Station #6	Roof	Goodman	GSC130421CD	1505322995	2015	
94	1191871	D3032	**Split System HVAC** [ACC-3]	3 TON	13-Fire Station #6	Roof	Goodman	Illegible	Illegible	2007	
95	1192472	D3041	**Air Handler**	1800 CFM	27-Police Station HQ	Attic	Carrier	39NXH391NVL64406	0695T64406	2006	
96	1191885	D3041	**Air Handler** [AC-1]	1600 CFM	13-Fire Station #6	Mechanical room	Rheem	No tag/plate found	No tag/plate found	2003	
97	1188054	D3041	**Air Handler** [AHU-1]	17105 CFM	30-Town Hall/1820 Courthouse	Boiler room	Haakon Industries	AIRPAK	16-4102-176-K	2016	
98	1188543	D3041	**Air Handler** [AHU-1]	20000 CFM	23-Memorial Hall	Mechanical room	No tag/plate found	No tag/plate found	No tag/plate found	2000	
99	1188018	D3041	**Air Handler** [AHU-2]	14967 CFM	30-Town Hall/1820 Courthouse	Boiler room	Haakon Industries	AIRPAK	16-4102-177-K	2016	
100	1188019	D3041	**Air Handler** [AHU-3]	2135 CFM	30-Town Hall/1820 Courthouse	Boiler room	Haakon Industries	AIRPAK	16-4102-178-K	2016	
101	1187986	D3041	**Air Handler** [AHU-4]	6500 CFM	30-Town Hall/1820 Courthouse	Boiler room	Haakon Industries	AIRPAK	16-4102-179-K	2016	
102	1188592	D3041	**Air Handler** [HV-1]	5000 CFM	23-Memorial Hall	Janitors office	Cambridgeport			2000	

103	1195774	D3041	**Fan Coil Unit**	3.5 ton	05-DPW Annex	Meter office	Carrier	CNPHP422	3016X23455	2017	
104	1192471	D3041	**Fan Coil Unit**	90 MBH	27-Police Station HQ	Throughout building	No tag/plate found	Inaccessible	Inaccessible	2009	3
105	1194456	D3041	**Make-Up Air Unit** [MAU1]	2000 cfm	28-Senior Center/Council on Aging	Commercial kitchen	Reznor	SDH175	Inaccessible	2012	
106	1194452	D3041	**Variable Air Volume (VAV) Unit**		28-Senior Center/Council on Aging	Building	Inaccessible			2012	9
107	1194454	D3041	**Variable Air Volume (VAV) Unit**		28-Senior Center/Council on Aging	Building	Inaccessible			2012	9
108	1194455	D3041	**Variable Air Volume (VAV) Unit**		28-Senior Center/Council on Aging	Building	Inaccessible			2012	9
109	1188033	D3041	**Variable Air Volume (VAV) Unit**	1200 CFM	30-Town Hall/1820 Courthouse	Throughout building	Inaccessible	Inaccessible		2016	121
110	1192464	D3041	**Variable Air Volume (VAV) Unit**	800 CFM	27-Police Station HQ	Throughout building	Inaccessible	Inaccessible	Inaccessible	1995	48
111	1196299	D3042	**Exhaust Fan**		15-Fresh Pond Bath House	Restroom					2
112	1194258	D3042	**Exhaust Fan**	250 cfm	28-Senior Center/Council on Aging	Roof	Inaccessible	Inaccessible	Inaccessible	2012	
113	1194450	D3042	**Exhaust Fan**	800 cfm	28-Senior Center/Council on Aging	Roof	Greenheck	GB101	Inaccessible	2012	2
114	1193198	D3042	**Exhaust Fan**	1500 cfm	19-Main Library	Roof	Illegible	Illegible	Illegible		
115	1194451	D3042	**Exhaust Fan**	1300 cfm	28-Senior Center/Council on Aging	Roof	Greenheck	GB141	Inaccessible	2012	
116	1193199	D3042	**Exhaust Fan**	1500 cfm	19-Main Library	Roof	Illegible	Illegible	Illegible		
117	1191879	D3042	**Exhaust Fan**	1200 CFM	13-Fire Station #6	Roof	PennBarry	WCC12	B11WZ29377	2009	
118	1213956	D3042	**Exhaust Fan**	1501 - 2000 CFM	17-Hedges Pond Great Hall	Roof	Inaccessible	Inaccessible	Inaccessible	2000	
119	1189622	D3042	**Exhaust Fan**	1600 CFM	10-Fire Station #3	Engine bay	BLC	CL215A02X02	121430	2001	
120	1213972	D3042	**Exhaust Fan**	2001 - 3500 CFM	17-Hedges Pond Great Hall	Kitchen				2000	
121	1191123	D3042	**Exhaust Fan**	2200 CFM	11-Fire Station #4	Engine bay	BLC	CL21SA02X02	121427	2012	
122	1192201	D3042	**Exhaust Fan**	2500 CFM	14-Fire Station #7	Engine bay	BLC	CL21SA02X02	121432	2009	
123	1188597	D3042	**Exhaust Fan**	3000 CFM	23-Memorial Hall	Roof	Centrimark			2006	
124	1191548	D3042	**Exhaust Fan**	3000 CFM	12-Fire Station #5	Engine bay	BLC	CL21SA02X02	121428	2009	
125	1188565	D3042	**Exhaust Fan**	3000 CFM	23-Memorial Hall	Roof	Centrimark			2006	
126	1191876	D3042	**Exhaust Fan**	3000 CFM	13-Fire Station #6	Engine bay	BLC	CLZ1SA02X02	121431	2009	
127	1189536	D3042	**Exhaust Fan**	6000 CFM	09-Fire Station #2	Exterior wall	BLC Industries	CL21SA02X02	121429	2009	
128	1189494	D3042	**Exhaust Fan**	800 CFM	08-Fire Station #1 HQ	Roof				2008	3
129	1189179	D3042	**Exhaust Fan**	801 - 2000 CFM	04-Crematory	Roof	Inaccessible	Inaccessible	Inaccessible	2009	
130	1189184	D3042	**Exhaust Fan**	801 - 2000 CFM	04-Crematory	Roof	Inaccessible	Inaccessible	Inaccessible	2009	
131	1189620	D3042	**Exhaust Fan**	900 CFM	10-Fire Station #3	Roof	Inaccessible	Inaccessible	Inaccessible	2001	
132	1188007	D3042	**Exhaust Fan** [Fe-1]	2000 CFM	30-Town Hall/1820 Courthouse	Generator room	No tag/plate found			2016	
133	1194257	D3042	**Exhaust Fan** [KEF]	2375 cfm	28-Senior Center/Council on Aging	Roof	Greenheck	Cube 180	Inaccessible	2012	
134	1192555	D3042	**Exhaust Fan and ERU**	2100 CFM	02-Animal Shelter	Exterior wall				2008	
135	1192514	D3044	**Distribution Pump**	3 HP	27-Police Station HQ	Boiler room	Taco			2018	
136	1192501	D3044	**Distribution Pump**	3 HP	27-Police Station HQ	Boiler room	Taco			2013	
137	1188603	D3044	**Distribution Pump** [CWP-1]	20 HP	23-Memorial Hall	Boiler room	Armstrong Air			2005	
138	1188599	D3044	**Distribution Pump** [CWP-2]	20 HP	23-Memorial Hall	Boiler room	Armstrong Air			2004	
139	1188548	D3044	**Distribution Pump** [HWP-1]	7.5 HP	23-Memorial Hall	Boiler room	Armstrong Air			2004	
140	1188546	D3044	**Distribution Pump** [HWP-2]	7.5 HP	23-Memorial Hall	Boiler room	Armstrong Air			2003	
141	1193432	D3044	**Distribution Pump** [P1]	7.5 hp	19-Main Library	Boiler room	Baldor	EM3311T	F0812124595	2008	
142	1188062	D3044	**Distribution Pump** [P-1]	10 HP	30-Town Hall/1820 Courthouse	Boiler room	Taco			2016	
143	1193433	D3044	**Distribution Pump** [P2]	7.5 hp	19-Main Library	Boiler room	Baldor	EM3311T	F0812124480	2008	
144	1188057	D3044	**Distribution Pump** [P-2]	10 HP	30-Town Hall/1820 Courthouse	Boiler room	Taco			2016	
145	1188031	D3044	**Distribution Pump** [P-3]	7.5 HP	30-Town Hall/1820 Courthouse	Boiler room	Taco			2016	
146	1188051	D3044	**Distribution Pump** [P-4]	7.5 HP	30-Town Hall/1820 Courthouse	Boiler room	Taco			2016	
147	1194659	D3044	**Distribution Pump** [Pump3]	3 hp	28-Senior Center/Council on Aging	Mechanical room	Baldor	36G687Y488	F1012033470	2012	
148	1194660	D3044	**Distribution Pump** [Pump4]	3 hp	28-Senior Center/Council on Aging	Mechanical room	Baldor	36G687Y488	F1012033465	2012	
149	1189242	D3051	**Air Conditioner**	1 TON	03-Cedarville Garage	Building exterior	GE			2014	3
150	1192209	D3051	**Air Conditioner**	1 TON	14-Fire Station #7	Building interior				2014	3
151	1197419	D3051	**Baseboard Heater**		31-Vine Hills Cemetery Office	Restroom					
152	1195899	D3051	**Baseboard Heater**		21-Manomet Transfer Station	Interior					
153	1195900	D3051	**Baseboard Heater**		21-Manomet Transfer Station	Interior					2
154	1197222	D3051	**Baseboard Heater**		16-Harbor Master	Storage					
155	1197220	D3051	**Baseboard Heater**		16-Harbor Master	Office					
156	1197174	D3051	**Furnace**	75 MBH	32-Visitor's Information Center	Attic	Reznor	X756SMVE	SARC66K1N14197MV3	1992	
157	1197085	D3051	**Furnace**	88 MBH	20-Manomet Library Branch	Attic	Bryant	311AAV042090AAJA	3203A30931	2003	
158	1196792	D3051	**Furnace**	100 MBH	18-Little Red School House	Mechanical room	Ruud	No tag/plate found	No tag/plate found	2016	
159	1197087	D3051	**Furnace**	80 MBH	20-Manomet Library Branch	Attic	Bryant	311AAV	Inaccessible	2003	
160	1195282	D3051	**Furnace**	60 MBH	06-DPW Highway Department Building	Sign shop	Addison	CDN60A00	F40893838	1990	
161	1197175	D3051	**Furnace**	100 MBH	32-Visitor's Information Center	Attic	Carrier	58ED100160JA	3991V00358	1992	
162	1195284	D3051	**Furnace**	80 MBH	06-DPW Highway Department Building	Sign shop	American Standard	TUP080A93600	Illegible	2016	
163	1192558	D3051	**Furnace**	100 MBH	02-Animal Shelter	Attic	Ruud	No tag/plate found	No tag/plate found	2003	
164	1192563	D3051	**Furnace**	100 MBH	02-Animal Shelter	Mechanical room	Carrier	Illegible	Illegible	2005	
165	1189624	D3051	**Furnace**	80 MBH	10-Fire Station #3	Mechanical room	Bryant	350MAV036080FFKA	2401A11361	2001	
166	1189609	D3051	**Furnace**	100 MBH	10-Fire Station #3	Mechanical room	Bryant	350MAV048100FFKA	2301A14914	2001	
167	1189233	D3051	**Furnace**	100 MBH	03-Cedarville Garage	Mezzanine	Goodwin	GMP100-3 REV A	9710840214	1997	
168	1189182	D3051	**Furnace**	150 MBH	04-Crematory	Mezzanine	Rheem	Classic 90 plus	Inaccessible	2009	
169	1189161	D3051	**Furnace**	150 MBH	04-Crematory	Mezzanine	Rheem	Classic 90 plus	No tag/plate found	2009	
170	1195276	D3051	**Furnace** [1]	100 MBH	06-DPW Highway Department Building	Locker room	American Standard	TUP100A93680	Illegible	1990	
171	1195277	D3051	**Furnace** [1]	100 MBH	06-DPW Highway Department Building	Locker room	American Standard	TUP100A93680	Illegible	1990	
172	1191899	D3051	**Furnace** [AC-2]	100 MBH	13-Fire Station #6	Boiler room	Rheem	90 Plus	No tag/plate found	2006	
173	1195770	D3051	**Infrared Heater**	125 MBH	05-DPW Annex	Tree bay	Reznor	TR125	Inaccessible	1997	2
174	1189164	D3051	**Packaged Terminal Air Conditioner (PTAC)**	1.25 TON	04-Crematory	Office	Amana	No tag/plate found	No tag/plate found	2009	
175	1188585	D3051	**Radiator**		23-Memorial Hall	Throughout building				1980	25
176	1193442	D3051	**Unit Heater**	3 kw	19-Main Library	Electrical room	Inaccessible	Inaccessible	Inaccessible		
177	1193441	D3051	**Unit Heater**	3 kw	19-Main Library	Electrical room	Inaccessible	Inaccessible	Inaccessible		
178	1193443	D3051	**Unit Heater**	30 mbh	19-Main Library	Electrical room	Inaccessible	Inaccessible	Inaccessible		
179	1194709	D3051	**Unit Heater**	30 MBH	28-Senior Center/Council on Aging	Mechanical room	Sterling	Inaccessible	Inaccessible	2012	
180	1193440	D3051	**Unit Heater**	30 mbh	19-Main Library	Electrical room	Inaccessible	Inaccessible	Inaccessible		
181	1196110	D3051	**Unit Heater**	36 MBH	22-Manomet Youth Center	Gymnasium	Modine	Inaccessible	Inaccessible		2
182	1196114	D3051	**Unit Heater**	36 MBH	22-Manomet Youth Center	Basement	Modine	Inaccessible	Inaccessible		2
183	1195281	D3051	**Unit Heater**	50 MBH	06-DPW Highway Department Building	Garage bays	Reznor	No tag/plate found	No tag/plate found	2003	10
184	1193444	D3051	**Unit Heater**	30 MBH	19-Main Library	Sprinkler room	Reznor	No tag/plate found	No tag/plate found		
185	1197416	D3051	**Unit Heater**	75 MBH	31-Vine Hills Cemetery Office	Shop	Modine	PA75AB	05011011081	2001	
186	1195768	D3051	**Unit Heater**	150 MBH	05-DPW Annex	Garage bay	Modine	Inaccessible	Inaccessible	1988	2
187	1195771	D3051	**Unit Heater**	150 MBH	05-DPW Annex	Equipment bay	Modine	Inaccessible	Inaccessible	1988	
188	1195772	D3051	**Unit Heater**	300 MBH	05-DPW Annex	Water bay	Modine	PD300AA011	varies	1988	2
189	1189597	D3051	**Unit Heater**	10 kW	10-Fire Station #3	Engine bay	Marley	HUHAA524	1201	2001	4
190	1189584	D3051	**Unit Heater**	130 MBH	10-Fire Station #3	Engine bay	Modine	Inaccessible	Inaccessible	2001	2
191	1188582	D3051	**Unit Heater**	30 MBH	23-Memorial Hall	Throughout building	Modine	Inaccessible	Inaccessible	2003	
192	1192488	D3051	**Unit Heater**	30 MBH	27-Police Station HQ	Throughout building	Inaccessible	Inaccessible	Inaccessible	2006	6
193	1188038	D3051	**Unit Heater**	35 MBH	30-Town Hall/1820 Courthouse	Throughout building	Sterling	Inaccessible	Inaccessible	2016	24
194	1191150	D3051	**Unit Heater**	50 MBH	11-Fire Station #4	Boiler room	Sterling	Inaccessible	Inaccessible	2003	4
195	1189540	D3051	**Unit Heater**	50 MBH	09-Fire Station #2	Throughout building	No tag/plate found	No tag/plate found	No tag/plate found	1975	10
196	1189148	D3051	**Unit Heater**	50 MBH	01 - 1749 Court House	Basement	No tag/plate found	No tag/plate found	No tag/plate found	2003	2
197	1191132	D3051	**Unit Heater**	50 MBH	11-Fire Station #4	Throughout building	International Enviromental Corp.	No tag/plate found	No tag/plate found	2003	6
198	1191567	D3051	**Unit Heater**	59 MBH	12-Fire Station #5	Throughout building	Dunham-Bush	Inaccessible	Inaccessible	2006	6
199	1189460	D3051	**Unit Heater**	60 MBH	08-Fire Station #1 HQ	Engine bay	Inaccessible	Inaccessible	Inaccessible	2003	

200	1189466	D3051	**Unit Heater**	60 MBH	08-Fire Station #1 HQ	Hallway	Inaccessible	Inaccessible	Inaccessible	2003		
201	1189234	D3051	**Unit Heater**	80 MBH	03-Cedarville Garage	Carpenter shop	Modine Manufacturing	Inaccessible	Inaccessible	2014		
202	1191889	D3051	**Unit Heater**	80 MBH	13-Fire Station #6	Engine bay	Reznor	Inaccessible	Inaccessible	2003		2
203	1189521	D3051	**Unit Heater**	90 MBH	09-Fire Station #2	Engine bay	Dunham-Bush	Inaccessible	Inaccessible	2004		5
204	1192188	D3051	**Unit Heater**	90 MBH	14-Fire Station #7	Engine bay	Inaccessible	Inaccessible	Inaccessible	2005		2
205	1197221	D3051	**Wall Heater**	1.5 kW	16-Harbor Master	Office	No tag/plate found	No tag/plate found	No tag/plate found			
206	1197418	D3051	**Wall Heater**	1.5 kW	31-Vine Hills Cemetery Office	Office	No tag/plate found	No tag/plate found	No tag/plate found			
207	1193338	D3052	**Air Conditioner**	3 ton	19-Main Library	Historical office	Liebert	CU071WGA00	167125001	1991		
208	1195184	D3052	**Packaged Unit (RTU)**	3.5 ton	06-DPW Highway Department Building	Office addition	Carrier	48ESA4209030	4513C39102	2013		
209	1194254	D3052	**Packaged Unit (RTU)** [RTU1]	15 ton	28-Senior Center/Council on Aging	Roof	York	J15ZFS24	N1G1122241	2012		
210	1191903	D3052	**Packaged Unit (RTU)** [RTU-1]	8.5 TON	13-Fire Station #6	Roof	York	ZR102N15P2AAA5A	N1D2749033	2012		
211	1194255	D3052	**Packaged Unit (RTU)** [RTU2]	15 ton	28-Senior Center/Council on Aging	Roof	York	J15ZFS24	N1G1122240	2012		
212	1191869	D3052	**Packaged Unit (RTU)** [RTU-2]	2 TON	13-Fire Station #6	Roof	York	D2NX024D05606A	N1B1779863	2011		

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1191893	D4011	**Backflow Preventer**	4 INCH	13-Fire Station #6	Boiler room				1997		
2	1191560	D4011	**Backflow Preventer**	4 INCH	12-Fire Station #5	Boiler room	Febco		N1601080521	2006		
3	1192512	D4011	**Backflow Preventer**	6 INCH	27-Police Station HQ	Sprinkler room	Zurn Wilkins			2006		
4	1189600	D4011	**Backflow Preventer**	6 INCH	10-Fire Station #3	Mechanical room	Watts			2001		
5	1188561	D4011	**Backflow Preventer**	8 INCH	23-Memorial Hall	Sprinkler room				2004		
6	1187997	D4011	**Backflow Preventer**	8 INCH	30-Town Hall/1820 Courthouse	Sprinkler room				2016		
7	1192479	D4012	**Fire Pump**	20 HP	27-Police Station HQ	Sprinkler room	Taco			2004		
8	1188030	D4012	**Fire Pump**	25 HP	30-Town Hall/1820 Courthouse	Sprinkler room	Taco			2016		
9	1197228	D4031	**Fire Extinguisher**		16-Harbor Master	Building						3
10	1193461	D4031	**Fire Extinguisher**		19-Main Library	Building						17
11	1194680	D4031	**Fire Extinguisher**		28-Senior Center/Council on Aging	Building						27
12	1195908	D4031	**Fire Extinguisher**		21-Manomet Transfer Station	Building						
13	1195595	D4031	**Fire Extinguisher**		06-DPW Highway Department Building	Building						10
14	1196809	D4031	**Fire Extinguisher**		18-Little Red School House	Building						3
15	1197115	D4031	**Fire Extinguisher**		20-Manomet Library Branch	Building						4
16	1196189	D4031	**Fire Extinguisher**		22-Manomet Youth Center	Building						3
17	1197429	D4031	**Fire Extinguisher**		31-Vine Hills Cemetery Office	Office						

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1189512	D5012	**Building/Main Switchgear**	400 AMP	09-Fire Station #2	Electrical room	Federal Pacific			1975		
2	1197497	D5012	**Distribution Panel**	100 amp	24-Morton Park Bathhouse	Electrical room	Square D	120/208				
3	1197208	D5012	**Distribution Panel**	100 amp	29-Stephen's Field Concession	Building	Square D	120/208				
4	1197224	D5012	**Distribution Panel**	100 amp	16-Harbor Master	Office	Square D	120/208				
5	1196800	D5012	**Distribution Panel**	100 amp	18-Little Red School House	Building	Cutler-Hammer	120/208				
6	1197425	D5012	**Distribution Panel**	100 amp	31-Vine Hills Cemetery Office	Building	Challenger	120/208				
7	1197184	D5012	**Distribution Panel**	100 amp	32-Visitor's Information Center	Electrical room	Square D	120/208		1992		
8	1197337	D5012	**Distribution Panel**	100 amp	25-Nelson Park Restrooms/Concession	Mechanical room	Thomas & Betts	120/208				
9	1197341	D5012	**Distribution Panel**	100 amp	25-Nelson Park Restrooms/Concession	Concession stand	Siemens	120/208				
10	1196303	D5012	**Distribution Panel**	100 amp	15-Fresh Pond Bath House	Building	Eaton	120/208				
11	1196190	D5012	**Distribution Panel**	200 amp	22-Manomet Youth Center	Basement	Eaton	120/208				
12	1197109	D5012	**Distribution Panel**	200 amp	20-Manomet Library Branch	Basement	Square D	120/208				
13	1232105	D5012	**Distribution Panel**		17-Hedges Pond Great Hall	Kitchen						
14	1195789	D5012	**Distribution Panel**	400 amp	05-DPW Annex	Tree bay	Square D			1988		
15	1213897	D5012	**Distribution Panel**	100 AMP	26-Plymouth Beach Restrooms	Utility closet				1989		
16	1189248	D5012	**Distribution Panel**	200 AMP	03-Cedarville Garage	Office	Challenger			1983		
17	1192553	D5012	**Distribution Panel**	200 AMP	02-Animal Shelter	Hallway				2000		
18	1192217	D5012	**Distribution Panel**	400 AMP	14-Fire Station #7	Basement	GE			2000		
19	1189169	D5012	**Distribution Panel**	400 AMP	04-Crematory	Utility closet				2009		
20	1191544	D5012	**Distribution Panel**	400 AMP	12-Fire Station #5	Electrical room	Federal Pacific Electric			1988		
21	1191896	D5012	**Distribution Panel**	400 AMP	13-Fire Station #6	Electrical room	GE			1997		
22	1191152	D5012	**Distribution Panel**	400 AMP	11-Fire Station #4	Boiler room				1977		2
23	1188589	D5012	**Distribution Panel**	600 AMP	23-Memorial Hall	Electrical room	Square D			1995		
24	1189615	D5012	**Distribution Panel**	600 AMP	10-Fire Station #3	Electrical room	Square D			2001		
25	1195588	D5012	**Distribution Panel** [MDP]	800 amp	06-DPW Highway Department Building	Bay	Square D	120/208		2003		
26	1195901	D5012	**Distribution Panel** [MDP]	400 amp	21-Manomet Transfer Station	Interior	Square D	480/277				
27	1195904	D5012	**Secondary Transformer**	15 kVA	21-Manomet Transfer Station	Building	Square D					
28	1193458	D5012	**Secondary Transformer**	15 kva	19-Main Library	Electrical room	Westinghouse					
29	1193452	D5012	**Secondary Transformer**	30 kva	19-Main Library	Technical Services	Westinghouse			1991		
30	1193454	D5012	**Secondary Transformer**	30 kva	19-Main Library	Electrical room	Westinghouse			1991		
31	1193456	D5012	**Secondary Transformer**	30 kva	19-Main Library	Electrical room	Westinghouse			1991		
32	1193457	D5012	**Secondary Transformer**	45 kva	19-Main Library	Electrical room	Westinghouse					
33	1193455	D5012	**Secondary Transformer**	45 kva	19-Main Library	Electrical room	Westinghouse					
34	1193453	D5012	**Secondary Transformer**	45 kva	19-Main Library	Technical Services	Westinghouse					
35	1188573	D5012	**Secondary Transformer**	113 kVA	23-Memorial Hall	Electrical room	Square D			1995		
36	1188570	D5012	**Secondary Transformer**	45 kVA	23-Memorial Hall	Boiler room	GE			1995		
37	1188600	D5012	**Secondary Transformer**	50 kVA	23-Memorial Hall	Electrical room	Square D			1995		
38	1187995	D5012	**Secondary Transformer** [T5]	45 kVA	30-Town Hall/1820 Courthouse	Electrical room	GE			2016		
39	1187977	D5012	**Secondary Transformer** [T5]	45 kVA	30-Town Hall/1820 Courthouse	Electrical room	GE			2016		
40	1188017	D5012	**Secondary Transformer** [T8]	150 kVA	30-Town Hall/1820 Courthouse	Electrical room	GE			2016		
41	1193459	D5012	**Switchboard**	1200 amp	19-Main Library	Electrical room	Westinghouse	480/277				
42	1194672	D5012	**Switchboard**	800 amp	28-Senior Center/Council on Aging	Electrical room	Eaton	120/208		2012		
43	1188039	D5012	**Switchboard**	1200 AMP	30-Town Hall/1820 Courthouse	Electrical room	GE			2016		
44	1192480	D5012	**Switchboard**	1600 AMP	27-Police Station HQ	Electrical room	GE			1995		
45	1189489	D5012	**Switchboard**	2000 AMP	08-Fire Station #1 HQ	Electrical room	Square D			2000		
46	1194673	D5012	**Transfer Switch**	100 amp	28-Senior Center/Council on Aging	Electrical room	Eaton			2012		
47	1195808	D5012	**Transfer Switch**	100 amp	05-DPW Annex	Water bay	Kohler	K1	13378159	2014		
48	1194675	D5012	**Transfer Switch**	400 amp	28-Senior Center/Council on Aging	Electrical room	Kohler	KSSDCVA0400S	K3015588	2012		
49	1189598	D5012	**Transfer Switch**	100 AMP	10-Fire Station #3	Electrical room	Generac			2001		
50	1191545	D5012	**Transfer Switch**	150 AMP	12-Fire Station #5	Electrical room				2012		
51	1192476	D5012	**Transfer Switch**	150 AMP	27-Police Station HQ	Electrical room - basement	ASCO			2006		
52	1189459	D5012	**Transfer Switch**	150 AMP	08-Fire Station #1 HQ	Electrical room	Russelectric			2005		
53	1191134	D5012	**Transfer Switch**	150 AMP	11-Fire Station #4	Boiler room	Zenith			2003		
54	1189545	D5012	**Transfer Switch**	150 AMP	09-Fire Station #2	Electrical room	Kohler			2010		
55	1192187	D5012	**Transfer Switch**	200 AMP	14-Fire Station #7	Basement	Square D			2010		
56	1187981	D5012	**Transfer Switch**	400 AMP	30-Town Hall/1820 Courthouse	Electrical room	Emerson			2016		
57	1188595	D5012	**Transfer Switch**	AMP	23-Memorial Hall	Electric closet	Asco			2008		
58	1194657	D5012	**Variable Frequency Drive (VFD)** [VFD1]	3 hp	28-Senior Center/Council on Aging	Mechanical room	Schneider Electric	SFlex	No tag/plate found	2012		
59	1193434	D5012	**Variable Frequency Drive (VFD)** [VFD1]	7.5 hp	19-Main Library	Boiler room	Allen Bradley	PowerFlex 400	No tag/plate found	2008		
60	1194658	D5012	**Variable Frequency Drive (VFD)** [VFD2]	3 hp	28-Senior Center/Council on Aging	Mechanical room	Schneider Electric	SFlex	No tag/plate found	2012		
61	1193435	D5012	**Variable Frequency Drive (VFD)** [VFD2]	7.5 hp	19-Main Library	Boiler room	Allen Bradley	PowerFlex 400	No tag/plate found	2008		
62	1196281	D5022	**Flood Light**		15-Fresh Pond Bath House	Exterior wall						4

63	1195934	D5022	**Flood Light**		22-Manomet Youth Center	Exterior wall						5
64	1196763	D5022	**Flood Light**		18-Little Red School House	Exterior wall						4
65	1193474	D5022	**Flood Light**		09-Fire Station #2	Building exterior				2006		15
66	1197197	D5022	**Flood Light**		29-Stephen's Field Concession	Site						4
67	1197214	D5022	**Flood Light**		16-Harbor Master	Exterior wall						2
68	1195000	D5022	**Flood Light**		06-DPW Highway Department Building	Exterior wall				2003		12
69	1197025	D5022	**Flood Light**		20-Manomet Library Branch	Exterior						
70	1194151	D5022	**Flood Light**		28-Senior Center/Council on Aging	Exterior wall				2012		9
71	1195674	D5022	**Flood Light**		05-DPW Annex	Exterior wall				2008		5
72	1197157	D5022	**Flood Light**		32-Visttor's Information Center	Exterior wall						8
73	1213964	D5022	**Flood Light**		17-Hedges Pond Great Hall	Building exterior				2004		2
74	1187975	D5022	**Flood Light**		02-Animal Shelter	Building exterior				2003		6
75	1213961	D5022	**Flood Light**		17-Hedges Pond Great Hall	Building exterior				2000		3
76	1197347	D5022	**Fluorescent Lighting Fixture**		25-Nelson Park Restrooms/Concession	Concession stand						
77	1197345	D5022	**Halogen Lighting Fixture**		25-Nelson Park Restrooms/Concession	Restroom						6
78	1197414	D5022	**Incandescent Lighting Fixture**		31-Vine Hills Cemetery Office	Exterior						
79	1196304	D5022	**LED Lighting Fixture**		15-Fresh Pond Bath House	Common area restrooms						8
80	1195589	D5022	**LED Lighting Fixture**		06-DPW Highway Department Building	Garage bay						38
81	1197330	D5022	**LED Lighting Fixture**		25-Nelson Park Restrooms/Concession	Front porch						5
82	1197026	D5022	**Metal Halide Lighting Fixture**		20-Manomet Library Branch	Site						3
83	1197209	D5022	**Metal Halide Lighting Fixture**		29-Stephen's Field Concession	Restroom						2
84	1195792	D5022	**Metal Halide Lighting Fixture**		05-DPW Annex	Bays						24
85	1195887	D5022	**Metal Halide Lighting Fixture**		21-Manomet Transfer Station	Exterior						2
86	1193464	D5037	**Annunciator Alarm Panel**	No tag/plate found	19-Main Library	Main entrance	Silent Knight	No tag/plate found	No tag/plate found			
87	1193463	D5037	**Fire Alarm Control Panel**		19-Main Library	Building	Silent Knight	5820XL				
88	1195460	D5037	**Fire Alarm Control Panel**		27-Police Station HQ	Office				2008		
89	1195592	D5037	**Fire Alarm Control Panel**	12 zone	06-DPW Highway Department Building	Building	Fire Control Instruments	No tag/plate found	No tag/plate found			
90	1194683	D5037	**Fire Alarm Control Panel**	Inaccessible	28-Senior Center/Council on Aging	Front entrance	Honeywell	NFW2100	Inaccessible	2012		
91	1197113	D5037	**Fire Alarm Control Panel**	2 zone	20-Manomet Library Branch	Office	Fire-Lite	MS5024	Inaccessible			
92	1197428	D5037	**Fire Alarm Control Panel**	4 zone	31-Vine Hills Cemetery Office	Office	FBI	XL1				
93	1195797	D5037	**Fire Alarm Control Panel**	4 zone	05-DPW Annex	Sprinkler room	Fire-Lite	MS4	No tag/plate found			
94	1196202	D5037	**Fire Alarm Control Panel**	4 zone	22-Manomet Youth Center	Main entrance	FCI	Inaccessible	Inaccessible			
95	1196806	D5037	**Fire Alarm Control Panel**	2 zone	18-Little Red School House	Building	Alarm Concepts	2 zone	Inaccessible			
96	1188568	D5037	**Fire Alarm Control Panel**		23-Memorial Hall	Mechanical room	Safepath	Wheelock	No tag/plate found	2008		
97	1188010	D5037	**Fire Alarm Control Panel**		30-Town Hall/1820 Courthouse	Electrical room	Honeywell	Notifier		2016		
98	1192562	D5037	**Fire Alarm Control Panel**		02-Animal Shelter	Foyer	Notifier	SFP-4008		2010		
99	1189596	D5037	**Fire Alarm Control Panel**		10-Fire Station #3	Office	Simplex	4020		2001		
100	1189513	D5037	**Fire Alarm Control Panel**		09-Fire Station #2	Mechanical room	Fire-Lite Alarms, Inc.	Miniscan 4012		2012		
101	1191892	D5037	**Fire Alarm Control Panel**		13-Fire Station #6	Office	Honeywell	IFP-100		2012		
102	1191535	D5037	**Fire Alarm Control Panel**		12-Fire Station #5	Boiler room	Fire-Lite Alarms, Inc.	MS-4		2012		
103	1189123	D5037	**Fire Alarm Control Panel**		01 - 1749 Court House	Basement	Silent Knight	5207		2009		
104	1191135	D5037	**Fire Alarm Control Panel**		11-Fire Station #4	Utility room	Honeywell	SK-5208		2009		
105	1189468	D5037	**Fire Alarm Control Panel**		08-Fire Station #1 HQ	Office	Honeywell	5820XL		2009		
106	1195011	D5038	**Vehicle Control Gate w/ Controller**		06-DPW Highway Department Building	Parking lot						2
107	1192517	D5038	**Vehicle Control Gate w/ Controller**		27-Police Station HQ	Site	Linear	BGU-12-311	1508582687A	2009		
108	1213962	D5092	**Emergency Lighting Pack**		17-Hedges Pond Great Hall	Throughout building				2014		4
109	1193467	D5092	**Emergency/Exit Combo LED**		19-Main Library	Building						20
110	1213959	D5092	**Exit Lighting Fixture**		17-Hedges Pond Great Hall	Throughout building				2005		3
111	1286876	D5092	**Generator**	115 kW	06-DPW Highway Department Building	Exterior	Superior	115R131	0288687			
112	1194665	D5092	**Generator**	125 kW	28-Senior Center/Council on Aging	Exterior	Kohler	125REOZJF	3019341	2012		
113	1195804	D5092	**Generator**	40 kW	05-DPW Annex	Exterior	Kohler	40REZG	Inaccessible			
114	1191868	D5092	**Generator**	100 kW	13-Fire Station #6	Site	Cummins	DSGAC-6515630	B110188883	2011		
115	1191153	D5092	**Generator**	125 kW	11-Fire Station #4	Generator room	Ford	3000F6005-A5031A	98524500	2000		
116	1189504	D5092	**Generator**	125 kW	08-Fire Station #1 HQ	Sprinkler room	Magnaplus	Illegible	Illegible	2000		
117	1189507	D5092	**Generator**	125 kW	09-Fire Station #2	Site	Generac	2000 Series	Inaccessible	2000		
118	1189603	D5092	**Generator**	135 kW	10-Fire Station #3	Generator room	Generac	1829950050	2064778	2001		
119	1192487	D5092	**Generator**	150 kW	27-Police Station HQ	Site	Magnamax	431RSL4007	MK-111873-1207	2011		
120	1188001	D5092	**Generator**	230 kW	30-Town Hall/1820 Courthouse	Generator room	Cummins	DSHAD-1634557	H160984817	2016		
121	1192216	D5092	**Generator**	30 kW	14-Fire Station #7	Site	Stateline	SG30	5606	2000		
122	1191558	D5092	**Generator**	50 kW	12-Fire Station #5	Site	Kohler	50REOZJD	SGM322MJD	2012		
123	1188537	D5092	**Generator**	60 kW	23-Memorial Hall	Site	Superior	Inaccessible	Inaccessible	2000		
124	1189172	D5092	**Generator**	60 kW	04-Crematory	Site	Kohler	60RZ282	378306	2009		
125	1195423	D5092	**Generator enclosure repairs**	115 kW	06-DPW Highway Department Building	Exterior	Superior	115R131	0288687			
126	1191883	D5092	**Transfer Switch**	150 AMP	13-Fire Station #6	Electrical room	Cummins	OTECB-6515632	A110179300	2011		
127	1191880	D5092	**Transfer Switch**	225 AMP	13-Fire Station #6	Electrical room	Cummins	OTECB-6515632	A110179299	2011		
128	1189180	D5092	**Transfer Switch**	225 AMP	04-Crematory	Mezzanine	Kohler	K-168341-225	K68286	2009		
129	1191915	D5092	**Uninterruptible Power Supply (UPS)**	80 kVA	13-Fire Station #6	Electrical room	Eaton	9390		2012		

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1189488	E1016	**Commercial Laundry**	100 LB	08-Fire Station #1 HQ	1st floor	Woscomat			2012		
2	1191116	E1016	**Commercial Laundry**	100 LB	11-Fire Station #4	Laundry room	Wascomat	W640	No tag/plate found	2015		
3	1189599	E1016	**Commercial Laundry**	100 LB	10-Fire Station #3	Laundry room	Samsung			2012		
4	1189226	E1016	**Commercial Laundry**	100 LB	03-Cedarville Garage	Restroom	Speedqueen			2014		
5	1192207	E1016	**Commercial Laundry**	100 LB	14-Fire Station #7	Garage	Wascomat	W125 986440009	9406/017849	2014		
6	1191900	E1016	**Commercial Laundry**	120 LB	13-Fire Station #6	Laundry room	Wascomat	W125 986440011	9604/030220	2014		
7	1191537	E1016	**Commercial Laundry**	40 LB	12-Fire Station #5	Laundry room	Wascomat	W640 9867810017	00650 / 0103362	2012		
8	1189618	E1016	**Commercial Laundry**	90 LB	10-Fire Station #3	Laundry room	Wascomat	w125 986440010	9803/042737	2014		
9	1194681	E1028	**Defibrillator (AED)**		28-Senior Center/Council on Aging	Building						3
10	1195594	E1028	**Defibrillator (AED)**		06-DPW Highway Department Building	Office						2
11	1197188	E1028	**Defibrillator (AED)**		32-Visttor's Information Center	Front entrance						
12	1196811	E1028	**Defibrillator (AED)**		18-Little Red School House	Building						
13	1193462	E1028	**Defibrillator (AED)**		19-Main Library	First floor						
14	1197116	E1028	**Defibrillator (AED)**		20-Manomet Library Branch	Office						
15	1197227	E1028	**Defibrillator (AED)**		16-Harbor Master	Office						
16	1195179	E1031	**Garage Door Opener**		06-DPW Highway Department Building	Garage bays						11
17	1195817	E1031	**Garage Door Opener**		05-DPW Annex	Garage bays						6
18	1195884	E1092	**Dumpster**		21-Manomet Transfer Station	Site						20
19	1194438	E1093	**Commercial Convection Oven, Double**	No tag/plate found	28-Senior Center/Council on Aging	Commercial kitchen	Vulcan	No tag/plate found	No tag/plate found	2012		
20	1194259	E1093	**Commercial Dishwasher**	No tag/plate found	28-Senior Center/Council on Aging	Commercial kitchen	Hobart	No tag/plate found	No tag/plate found	2012		
21	1194445	E1093	**Commercial Range/Oven, 6-Burner w/ Griddle**	6 burner	28-Senior Center/Council on Aging	Commercial kitchen	Garland	No tag/plate found	No tag/plate found	2012		
22	1194446	E1093	**Commercial Walk-In Combination Freezer/Refigerator**		28-Senior Center/Council on Aging	Commercial kitchen	Thermal Rite	No tag/plate found	15316901J02	2012		
23	1213969	E1093	**Commercial Convection Oven, Single**		17-Hedges Pond Great Hall	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2000		
24	1188553	E1093	**Commercial Exhaust Hood**	No tag/plate found	23-Memorial Hall	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2004		
25	1213970	E1093	**Commercial Exhaust Hood**		17-Hedges Pond Great Hall	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2010		
26	1188531	E1093	**Commercial Freezer, 3-Door Reach-In**		23-Memorial Hall	Kitchen	True Manufacturing Co	T-72G	1-4491392	2010		
27	1189462	E1093	**Commercial Icemaker, Freestanding**		08-Fire Station #1 HQ	Basement	Manitowoc	B570	110562714	2012		

28	1188551	E1093	**Commercial Range/Oven, 6-Burner w/ Griddle**	No tag/plate found	23-Memorial Hall	Kitchen	Vulcan	No tag/plate found	No tag/plate found	2010		
29	1213975	E1093	**Commercial Range/Oven, 8-Burner**		17-Hedges Pond Great Hall	Kitchen	Vulcan	No tag/plate found	No tag/plate found	2000		
30	1189178	E1093	**Commercial Walk-In Freezer**		04-Crematory	Work room	U.S. Cooler/Russell			2009		
31	1213952	E1093	**Commercial Walk-In Refrigerator**		17-Hedges Pond Great Hall	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2010		
32	1213965	E1093	**Commercial Walk-In Refrigerator/Freezer, Condenser**		17-Hedges Pond Great Hall	Roof	Inaccessible	Inaccessible	Inaccessible	2001		
33	1213955	E1093	**Commercial Walk-In Refrigerator/Freezer, Evaporator**		17-Hedges Pond Great Hall	Kitchen	Heatcraft	LCA672AA	D01B07495	2001		
34	1194262	E1093	**Commercial Exhaust Hood** [Hood 1]	2375 cfm	28-Senior Center/Council on Aging	Commercial kitchen	Aquamatic	5424 AMND2	1139849	2012		

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1194998	G4021	**Pole Light**		06-DPW Highway Department Building	Exterior						16
2	1192919	G4021	**Pole Light**		19-Main Library	Exterior						12
3	1194150	G4021	**Pole Light**		28-Senior Center/Council on Aging	Parking lot				2012		13
4	1191543	G4021	**Pole Light**	135 - 1000 WATT	12-Fire Station #5	Site				2014		
5	1189617	G4021	**Pole Light**	135 - 1000 WATT	10-Fire Station #3	Site				2012		3
6	1213960	G4021	**Pole Light**	135 - 1000 WATT	17-Hedges Pond Great Hall	Building exterior				2012		
7	1191124	G4021	**Pole Light**	70 - 150 WATT	11-Fire Station #4	Site				2014		5
8	1188541	G4021	**Pole Light**	80 - 100 WATT	23-Memorial Hall	Site				2010		7
9	1191913	G4021	**Pole Light**	80 - 100 WATT	13-Fire Station #6	Site				2007		4
10	1192461	G4021	**Pole Light**	80 - 100 WATT	27-Police Station HQ	Site				2006		8
11	1188052	G4021	**Pole Light**	80 - 100 WATT	30-Town Hall/1820 Courthouse	Site				2016		12