

Study Report
Issues Photo Chart Only

Town of Holden

Town and School Building Assessments

Various Locations
Holden, MA

January 31, 2019 (February 1, 2019)

Awarding Authority

Town of Holden
1196 Main Street
Holden, MA 01520
T: (617) 972-6414

Architect

Gienapp Design Associates
20 Conant Street
Danvers, MA 01923
T: (978) 750-9062

MP/FP Engineers

Northeast Engineering and Commissioning
136 Coleman Road
Auburn, NH 03032
T: (978) 430-0565

Electrical Engineers

Nangle Engineering Inc.
32 Prince Street
Danvers, MA 01923
T: (978) 777-7650



F.4 ISSUES PHOTOS CHART

This chart lists each issue along with relevant photos.

THIS PAGE IS INTENTIONALLY LEFT BLANK.

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

CHAFFINS SUB-STATION FIRE DEPARTMENT

1 **No Accessible Hardware**
Entire Building - There is no accessible hardware in the building (i.e. door knobs instead of door levers).




2 **Potential Fire Station Compliance Issues**
Entire Building - It was reported that this volunteer fire station will become a permanent one, in which case, it does not meet most typical fire station standards.

3 **Break Metal Fascia Screws Rusted**
Exterior - The screws holding the break metal fascia in place have rusted.





Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
4	Masonry Crack <i>Exterior, South</i> - There is a crack in the south masonry wall, which is visible both from the interior and the exterior.	
5	No Insulation at Walls <i>Exterior Walls</i> - The exterior CMU wall likely does not have insulation, which may result in undesired temperatures.	
6	Partial Roof Collapse <i>Rear Left of Apparatus Bay</i> - Part of the metal deck and roofing have started to collapse.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
7	Ceiling Worn <i>Entire Building</i> - The ceiling is showing signs of age.	
8	Insufficient Lockers (Optional) <i>Dayroom</i> - Fire fighting gear and equipment is stored on hooks in the dayroom and can drip on the walls and floors.	
9	Clean-out Plug <i>Men's Room</i> - Sanitary clean-out is blocked by flooring.	
10	Electric Service Equipment <i>Bottom of Stairwell</i> - 400A Cutler Hammer disconnect serves various panels that serve the sub-station and other occupants of the building. Current code does not allow service equipment in stairwells.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS


#	Issue	Photos
11	Emergency Egress Lighting <i>Entire Building</i> - No exit signs or emergency lighting are present.	
12	Exterior Lighting <i>Exterior</i> - Exterior building mounted lighting consists of incandescent and HID fixtures.	
13	Fire Alarm <i>Entire Building</i> - Simplex four zone fire alarm system is 20+ years old. Serves entire building.	
14	Insufficient Toilet Facilities <i>Entire Building</i> - The building only has one toilet room. Two, one per gender, are required by Code.	
15	Interior Lighting <i>Entire Building</i> - Lighting consists of T12 fluorescent fixtures.	
16	No Exit Signs <i>Entire Building</i> - There are no exit signs.	
17	No Sprinklers <i>Entire Building</i> - The building does not have sprinklers.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS


#	Issue	Photos
18	Standby Power <i>Exterior</i> - Standby power for the whole building is provided by a Simplx diesel generator that has 1145 hours and is 50+ years old.	
19	Toilet Room Fan <i>Toilet Room</i> - Toilet Room Fan is not operating.	

DAMON HOUSE

20	Door Hardware Not Accessible (Knobs) <i>Entire Building, mostly Second Floor</i> - Most of the doors have knobs, which are not accessible.	
----	--	---



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
21	Entry Not Accessible <i>Front and Rear Entry</i> - First Floor has 6 to 9 steps at both the back and the front.	
22	No Accessible Toilet Rooms <i>All floors (3)</i> - None of the bathrooms (two existing on first and second floor, none on third) are accessible.	
23	No Accessible Vertical Circulation <i>Entire building</i> - The only way to reach the first, second, and third floors are via stairs. There is no elevator or lift.	
24	No Braille Signage <i>First Floor</i> - Signage in the building does not include braille.	



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
25	Non-Compliant Handrails <i>Stairs</i> - The two stair do not have accessible handrails.	
26	Asphalt Shingle Deterioration <i>Roof</i> - Especially at the low roof, the shingles are worn and algae is growing.	





Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
27	Cracked Glass Storm Windows <i>Multiple locations</i> - At two locations, the glass storm window is cracked.	
28	Foundation Masonry Items <i>Exterior</i> - The masonry foundation is dirty and there are some holes that have been stuffed as a temporary measure to close up unused openings.	
29	No Insulation at Basement Ceiling <i>Basement</i> - There is no insulation between the basement and the first floor.	





Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
30	Paint Peeling (Exterior) <i>Exterior - The paint is peeling off the exterior siding, trim, soffits, and other features</i>	 
31	Wood Deck Finish Deterioration <i>Exterior Steps and Porches (3 locations) - The finish on the exterior steps and porches has faded.</i>	 



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
32	Wood Trim Holes <i>Various Locations (Qty: +/-3) - There are a couple of locations where holes were made in the exterior trim that are currently unused.</i>	
33	Wood Windows in Poor Condition <i>Entire Building - Windows do not operate easily.</i>	
34	Carpet in Poor Condition <i>Entire Building - The carpet is in poor condition.</i>	  


Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
35	Paint Damage (Interior) <i>Entire building (interior)</i> - Cracks and scuff marks have appeared on the painted walls.	
36	Wallpaper Damage <i>Various Locations (i.e. Lobby)</i> - Some of the wallpaper is peeling.	
37	Boiler Combustion Air Intake Issue <i>Basement</i> - The combustion air intake/vent piping are missing a screened concentric fitting.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
38	Dated Plumbing Fixtures <i>Bathrooms</i> - The plumbing fixtures are old.	
39	Domestic Water Piping Not Insulated <i>Basement</i> - Piping is not insulated.	
40	Electric Service Equipment <i>Basement</i> - Panelboard and junction boxes left open, creating code violation and safety hazard.	
41	Emergency Egress Lighting <i>Entire Building</i> - Exit signs and emergency egress lighting are incandescent and some battery units did not test OK. No emergency lighting is present outside the exterior egress doors.	
42	Exhaust Fan Exhaust Air Issue <i>Bathrooms</i> - Bathroom exhaust fans are installed, but the vent locations on the exterior could not be located. They presumably vent to either the chimney or the attic.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
43	Exterior Lighting <i>Exterior</i> - Exterior building mounted lighting consists of incandescent fixtures.	
44	Fire Alarm <i>Entire Building</i> - Control panel is a conventional 4 zone Fire-Lite FACP, initiating and notification are not to current code.	
45	Interior Lighting <i>Entire Building</i> - Lighting consists of incandescent and fluorescent fixtures. Several lamps are out.	
46	Lavatory Damage <i>First Floor Bathroom</i> - One lavatory is cracked and rusty.	
47	No Expansion Tank (Boiler/Water Heater) <i>Basement</i> - The domestic hot water side of the combo unit should be provided with an expansion tank.	
48	Oil Tanks Abandoned <i>Basement</i> - Boiler was converted to gas in 2014, but the oil tanks remain.	
49	Panelboard Clear Space Violations <i>Basement</i> - Space in front of panelboard is being used for storage.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS



#	Issue	Photos
50	Erosion at Grade <i>Left Bay Window at Foundation</i> - The ground around the foundation wall at the left bay window has eroded possibly from water, possibly from pests.	

DAVIS HILL ELEMENTARY SCHOOL

51	Garden Curb Cut Missing <i>Sidewalk Near Garden</i> - There is no curb cut leading to the student garden.	
----	---	---



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
52	Concrete Stoop and Exterior Door Issue <i>Outside Kindergarten and Rear Gym Exit - Concrete pad at kindergarten room and rear gymnasium exit slopes towards door resulting in leaks into building.</i>	
53	Door Opening Issue (Gym Emergency Exit) <i>Gymnasium at Far End Emergency Exit - One 2'10" wide leaf of an emergency exit door does not open.</i>	
54	Downspout Drains Clogged <i>Entire Building - Some of the downspouts are backed up, which is likely the result of the perimeter drain system failing.</i>	
55	Drain Outside Kitchen Clogged <i>Outside Kitchen - The drain outside the kitchen is clogged.</i>	


Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
56	Exterior Door Frames Rusting <i>Various Locations</i> - Exterior door frames are hollow metal (not aluminium) and are showing early signs of rusting.	
57	Exterior Wall Pack Lights Issues <i>Entire Building</i> - Wall packs in poor condition. Some are full of water; some have been replaced.	
58	Gutter Ends Sloped Incorrectly <i>At Various Entries</i> - The ends of the gutters are not sloped correctly; therefore, water pools and eventually overflows leaving water staining on the exterior wall.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
59	Gutters and Downspouts Seam Issues <i>Entire Building</i> - Gutters are not seamless. They leak at most joints and the connecting rivets and screws are rusting.	
60	Metal Cornice/Cove Joint Failure <i>Various Locations</i> - Limited locations (5-6) failed joints of metal cornice panels.	
61	Potential Ice Falling Damage <i>Roof Drainage / Gutters</i> - Ice dams build and slide off the roof at the front entry causing, which is a hazard.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
62	Roof Edge Resulting in Water Damage <i>Various Locations</i> - Where metal roofs abut side walls, runoff is saturating wall; all similar locations.	
63	Roof Shingles <i>Entire</i> - Roof is showing earliest signs of wear. Reportedly not leaking; however, there were some interior locations that shows water staining.	 

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

64 **Sealant Aging**
Exterior Windows and Doors, Entire Building - The sealant is aging.





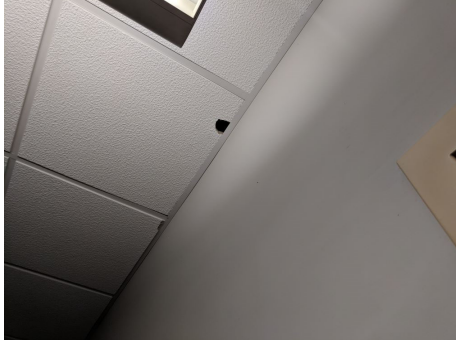

65 **Snow Guards**
Entire Building - Snow guards needed at many locations. Original adhered guards have come off.

66 **Soffit Panel Joints**
Front Entrance - The joints in the soffit panels are loose and need to be re-secured. Note: this is not significant, however, there could be wind damage.




Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
67	Carpet Wear and Tear <i>Various Locations</i> - The Music Room and various classrooms with large area rugs have carpet that is worn.	
68	Ceiling Tile Damage <i>Entire Building</i> - There is moderate damage to ceiling tile throughout building; mostly chips, some stain.	  
69	Door Damage (Gym) <i>Gym Entrance from the Corridor</i> - One leaf of pair of doors will not close.	



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
70	Head Protection Missing or Hanging Off <i>Backboards in Gym</i> - At one backboard, the padding on the bottom of the backboard is missing, and at another one, the padding is hanging off.	
71	IT and Library Office Configuration <i>Library</i> - This item is just to note that the library office is the IT equipment room and the kitchenette is used as the IT office as opposed to having a separate dedicated space.	
72	Paint Damage (Interior) <i>Entire Building</i> - The paint is showing damage from typical school wear.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
73	Stair Tread Scuffs <i>Stairs</i> - The stair treads are showing wear and tear.	
74	VCT Flooring Damage <i>Various Locations</i> - The VCT flooring is mostly in good shape except in storage rooms.	
75	AC Unit Not Working (IT Room) <i>IT Room</i> - AC unit not working.	
76	Bathroom Floor Drains Issues <i>Bathrooms</i> - Floor drains are reported to have two problems. 1: the floor is pitched away from drains and 2: the floor drains are backed-up and clogged.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
77	Boiler Age <i>Boiler Room</i> - The boilers will reach the end of their life within the next 5 to 10 years.	
78	Boiler Flue Issue <i>Boiler Room</i> - No drainage treatment.	
79	Boiler Panels Rusting <i>Boiler Room</i> - The side panels of the boilers were reported to be rusting from the inside due to condensation. Some panels needed to be custom made as replacements.	
80	Ceiling Tiles Missing <i>Various Locations</i> - Missing ceiling tiles allow smoke and heat from a fire to travel above the ceiling and delay sprinkler activation.	
81	Clock System <i>Entire Building</i> - Simplex Time clock system. Several clocks have failed and have been replaced with battery clocks.	
82	Cloths Dryer Duct <i>First Floor Laundry</i> - The dryer duct is improperly installed and terminated.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
83	Domestic Hot Water <i>Boiler Room</i> - No expansion tank on domestic hot water system.	
84	Drinking Fountain Not Working <i>Corridor 230</i> - One of the drinking fountains is not operational.	
85	Electric Room Clear Space Violations <i>Electric Rooms</i> - Electric rooms are being used for storage that has gotten into the clear space at the electric equipment, which is against Code.	
86	Elevator <i>Elevator</i> - School has (1)20HP Dover elevator with 2 stops.	
87	Exhaust Fan Issue <i>Boys and Girls 174 and 175</i> - The appearance of returns/diffusers and odor suggests exhaust fan not operational.	
88	Exhaust Fan Noise <i>Kitchen</i> - The exhaust fan is noisy.	
89	Exterior Site Lighting Issues <i>Exterior</i> - Exterior lighting is HID.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
90	Failed Refrigerant Line Insulation <i>Entire Building</i> - Insulation on refrigerant line has failed.	
91	Fire Alarm <i>Entire Building</i> - Simplex fire alarm system is 18 years old.	
92	Freezer Condensation Damage <i>Kitchen</i> - Condensation from the freezer wall, due to an insulation issue, is draining off the wall and pooling on the floor of the corridor.	
93	Gutters Clogged <i>Roof Drainage / Gutters</i> - The gutters are clogged and need to be cleaned. Some of the gutters are corroded or leaking down the façade of the building and must be repaired or replaced. Note: this is a separate issue from the "Downspout Drain Clogged" issue.	
94	Heating Hot Water Pumps Age <i>Boiler Room</i> - Age of pumps is of concern, and may be near the end of life.	
95	Hot Water Not Working (Music Room) <i>Music Room</i> - The hot water at the classroom sink does not work.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
96	IT Room Condensing Unit Not Working <i>IT Room</i> - The condensing unit is not running. The top cover of condensing unit crushed and split.	
97	Leaking Fan Coil Unit <i>Stairwell #3 Exit</i> - Appears to be active leak from fan coil unit.	
98	P&T Relief Valve on Water Heater Missing <i>Boiler Room</i> - A P&T relief valve must be installed not only on the turbomax tank, but also on the domestic HW supply from the tank.	
99	Quick Response Sprinklers <i>Fire Protection</i> - Quick Response Sprinklers were manufactured in 1999 and are required to be either tested or replaced after 20 years	
100	Refrigerant Piping <i>Air Cooled Condensing Units</i> - The foam insulation on the refrigeration piping outside the building is deteriorating.	
101	Room Overheating <i>Storeroom across from the Kitchen</i> - The condensing units for the Kitchen refrigerated boxes are housed in a small space, which is overheating. Additionally, the fan exhausting the space is very noisy.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
102	Several Light Fixtures Out <i>Various Locations</i> - Several fluorescent fixtures are out.	
103	Standby and Emergency Power <i>Exterior</i> - Standby and emergency power is provided by a Olympian 125kW diesel generator that has 212 hours and is 18+ years old.	
104	Wall mounted cabinet heater <i>Stair #2 First Floor</i> - Cabinet heater appears to be leaking water.	
105	Water Supply Concerns <i>Fire Protection</i> - Recent main drain test indicates a drop in residual pressure from 60 psi in previous years to 45 psi in July 2018.	
106	Panic Switch <i>Office</i> - There is no panic switch connected to the Police Department.	



Capital Improvement and Maintenance Plan



ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

DAWSON ELEMENTARY SCHOOL



107	Door Accessibility Issues <i>Entire Building</i> - There is only about 6" from the pull side of door to the nearest obstruction (wall) at almost all classrooms and a few other doors.	
108	Brick Staining <i>Exterior, Various Locations</i> - Water is either getting into the soffit at a few locations or running along the underside of the soffit, then running down the brick and staining it.	

Capital Improvement and Maintenance Plan		
ISSUES PHOTOS		
#	Issue	Photos
109	Canopy Finish Damage <i>Exterior, Various Locations</i> - Where there are metal canopies at entrances, the paint is worn and there are bird droppings.	
110	Masonry Crack <i>Rear Side of Left Wing</i> - There is a crack through the masonry from soffit to foundation.	

Capital Improvement and Maintenance Plan		
ISSUES PHOTOS		
#	Issue	Photos
111	Roof Age Concern <i>Entire Roof</i> - Many repairs and sealed seams. There are a couple of locations with standing water including over the health room area. Note: the EPDM roof is old, but well maintained.	
112	Sealant Failure at EIFS <i>Exterior</i> - The sealant at the EIFS is starting to fall out.	



Capital Improvement and Maintenance Plan



ISSUES PHOTOS

#	Issue	Photos
113	Spray Foam Insulation Deteriorating <i>Exterior, Left of the Cafeteria - A gap between a metal canopy and the wall was previously filled with spray foam insulation likely to prevent bugs from getting in. The insulation is started to deteriorate.</i>	
114	Carpet Worn <i>Various Locations (Small Offices) - In areas with carpet, the carpet is slightly worn.</i>	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
115	Ceiling Tiles Damage <i>Entire Building</i> - Several ceiling tiles are stained throughout the building, which may be coming from a leaking room (see "Roof Age Concern").	
116	Door and Sidelight Frame Rusty <i>Outside room #B55</i> - The inside of the sidelight frame is rusty and there is a large hole in the frame.	
117	Door Hardware Missing (Emergency Elec.) <i>Emergency Electrical Room (B39A)</i> - The door lockset on the Emergency Electrical Room door is missing.	
118	Door Missing <i>Room B34</i> - The door to B34 has been removed.	

Capital Improvement and Maintenance Plan		
ISSUES PHOTOS		
#	Issue	Photos
119	Paint Damage (Interior) <i>Interior (Entire Building)</i> - The paint is showing typical wear and tear signs of an elementary school	
120	Skylight Cardboard Frame <i>Near Entrance</i> - In one of the skylights, there is a cardboard frame taped to the wall. It is not clear what this is for or if there is a problem it is trying to correct.	



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
121	VCT Damage <i>Various Locations</i> - In general, the VCT flooring is in good condition except in storage rooms and electrical/mechanical closets.	
122	Wall Base Missing (Limited Areas) <i>Various Locations</i> - Some of the wall base is missing around the building.	


Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
123	Wallpaper Detaching <i>Corridors</i> - Some of the wallpaper is starting to detach.	
124	Water Damage from Roof <i>Area of large skylight over library</i> - There are 4 stained ceiling tiles below two roof drains, and moss growth at one drain. Drain covers are missing. (See also "Roof Age Concern".)	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
125	Wood Stairs at Stage Worn <i>Gym</i> - The stair steps are worn.	
126	AHU-2 Condensate Leak <i>Boiler Room</i> - Condensate leak. The drain appears to be clogged.	
127	Bathroom Flush Valve (Staff, by Cafeteria) <i>Kitchen</i> - The kitchen employee bathroom toilet flush valve flows too much water and should be adjusted.	
128	Bathroom Flush Valves (by Cafeteria) <i>Bathrooms B-10 & B-11</i> - Flush valves are dated and flow more water than allowed by today's codes (3.5 GPF).	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
129	Boiler Panels Rusting <i>Boiler Room</i> - The side panels of the boilers were reported to be rusting from the inside due to condensation. Some panels needed to be custom made as replacements.	
130	Boilers <i>Boiler Room</i> - The anticipated useful life of a fire tube steel boiler is 25 to 30 years. The boilers are approaching 20 years.	
131	Clock System Issues <i>Entire Building</i> - Simplex Time clock system. Several clocks have failed and have been replaced with battery clocks.	
132	Drinking Fountain <i>Room B-36, Room C-20</i> - Water fountain weeps/leaks or is not operational.	
133	Electric Room Clear Space Violations <i>Electric rooms</i> - Electric rooms are being used for storage.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
134	Exhaust Fans Issues <i>Roof, Various Fans</i> - Several roof mounted exhaust fans required maintenance due to missing or unfastened covers, requiring lubrications, need for replacement belt, and lack of function. These should be investigated.	
135	Exhaust Fans on Roof <i>Roof</i> - Roof mounted exhaust fans	
136	Exterior Lighting <i>Exterior</i> - Exterior lighting is HID.	
137	Fire Alarm Age <i>Entire Building</i> - Simplex fire Alarm system is 18 years old.	
138	Hot Water Pumps Age <i>Boiler Room</i> - The anticipated useful life of base mounted pumps is 20 to 25 years.	
139	Kitchen Cooler/Freezer Condensing Units <i>Roof</i> - Condensing units are in very poor shape.	
140	Kitchen Exhaust Fan EF-7 <i>Roof</i> - The grease collector is broken.	
141	Plumbing Fixtures Age <i>Bathrooms C-20 & C-21</i> - Bathroom fixtures are dated.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
142	Roof Mounted ACC Unit (#PFC027A) <i>Roof</i> - Roof mounted Liebert unit, model #PFC027A is getting old and showing signs of wear.	
143	Roof Mounted ACC Unit (#TTA060) <i>Roof</i> - Roof mounted ACC unit Trane model #TTA060 is disconnected and not functional. It appears the replacement unit is already located on the roof but has not yet been connected. This is reported to be the case for the past year.	
144	Roof Mounted ACC Unit (#YCJD48) <i>Roof</i> - Roof mounted ACC unit York model #YCJD48 is disconnected and not functional.	
145	Sink Faucet Sticks <i>Nurse's Office</i> - HW faucet sticks.	
146	Standby and Emergency Power <i>Exterior</i> - Standby and emergency power is provided by a Olympian 100kW diesel generator that has 432 hours and is 18+ years old.	
147	Water Heater Age <i>Boiler Room</i> - The water heater age is reaching its end of life.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

148 **Panic Switch**
Office - Office staff noted desire for silent panic switch under desk.

149 **Fence and Gate Damage**
Exterior, to the right of the building. - The fence and gate that is to the right of the school is damaged; the posts are leaning.





DAWSON POOL COMPLEX




150 **Siding Aged (Bathroom Building)**
Bathroom Building - Upper siding showing its age.






Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
151	Siding Aged (Life Guard Building) <i>Life Guard Building (East)</i> - Siding showing its age.	
152	Trim Board Condition <i>Main Building</i> - The trim boards may need to be replaced in 5 years.	
153	Scuffs on Walls <i>Entire building</i> - There are scuffs on the wall and some wear.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
154	VCT Tile Damage <i>Second Floor</i> - In the office and adjacent storage room and toilet room, the VCT has popped off likely from temperature extremes on the glue.	
155	Drip and Sediment Trap Leg Incorrect <i>Pool Heater Gas Piping</i> - Drip and sediment trap should not be installed on the gas supply to the pool heater. NFPA 54 2012 7.6.2	
156	Electric Room Clear Space Violations <i>Main Service, Pump House</i> - Electric room is being used as an office and for storage.	
157	Fire Alarm <i>Entire Building</i> - Simplex 8 zone conventional fire alarm system, 15+ years old	
158	Hose Connections Issues <i>Pool Equipment Room</i> - Hose connections require a vacuum breaker.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
159	Kitchen Sink <i>Second Floor Multipurpose Room</i> - This sink is used more as an art room sink than a kitchen sink, and therefore, has different requirements.	
160	No Water Supply Backflow Preventer <i>Pool Equipment Room</i> - There is no backflow preventer on the domestic feed to the pool equipment between the pool equipment and the domestic water supply to the remainder of the facility.	
161	Pool Heater Age <i>Pool Heater Area</i> - The pool heater looks to be older than 5 years.	
162	Receptacles Covers Not Waterproof <i>Exterior</i> - Exterior receptacle covers are not waterproof while-in-use type.	
163	Roof Fan Age <i>Roof mounted exhaust fan</i> - The roof fan is 15 years old and provides exhaust for the toilet rooms and showers in the building.	
164	Water Heater Age <i>Water Heater Room</i> - Water heater is 15 years old and showing signs of corrosion and is actively leaking.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

EAGLE LAKE BATH HOUSE

165 **Toilet Not Accessible**
ADA Toilet Room - The toilet in the accessible toilet room is not accessible.



166 **Paint (Exterior and Interior)**
Entire Building - The paint will need to be refreshed within the next 10 years.



167 **Building Ventilation Fan Age**
Exhaust Fans - Fans provide exhaust for the toilet rooms and overall building heat ventilation. Although life span is +/- 15 years, since these are only used during the summer, they should last longer.

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
168	Exterior Lighting Issues <i>Exterior</i> - Exterior building mounted lighting consists of HID fixtures.	
169	Interior Lighting Issues <i>Entire Building</i> - Lighting consists of T12 fluorescent fixtures throughout the building.	
170	Lavatory Piping Insulation Missing <i>ADA bathroom</i> - No insulation on piping under ADA lav.	
171	Lighting Controls <i>Entire Building</i> - Lighting controls are provided by toggle switches.	
172	Missing Clean Out Plug <i>Men's Room</i> - Clean-out plug missing from the floor clean-out.	
173	No Emergency Egress Lighting <i>Entire Building</i> - No exit signs or emergency lighting is present.	
174	No Fire Alarm <i>Entire Building</i> - No fire alarm system is present.	
175	Plumbing Fixture Traps Drying Out <i>Entire Building</i> - Traps are drying out due to lack of use.	

Capital Improvement and Maintenance Plan

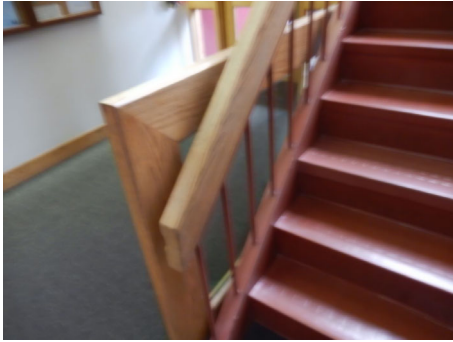
ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

176 **Water Heater**
Utility Room - Water heater is 12 years old, at the end of its useful life.





GALE FREE LIBRARY



177 **Handrails Not Code Compliant**
Both Stairs - The handrails on both the stairs (one in the newer addition and one in the original building) are not Code compliant.





178 **Men's and Women's Rooms Not Accessible**
Third Floor - The rooms are too small to be made accessible to current Codes. But there are accessible toilet rooms on the second floor (has elevator).




Capital Improvement and Maintenance Plan		
ISSUES PHOTOS		
#	Issue	Photos
179	Broken Stone Panel at North East Corner <i>Building Envelope</i> - Granite panel has been smashed about 2' off the ground. Allows water into building.	
180	Metal Roof Panel Damage <i>Newer Addition</i> - The metal roof panels are pitted and the damaged finish is allowing rusting.	  

Capital Improvement and Maintenance Plan		
ISSUES PHOTOS		
#	Issue	Photos
181	Minor Mortar Damage <i>Exterior of Old Wing - There is minor mortar damage both in the old and new portions.</i>	
182	Water Damage Over Window <i>Third Floor Tower Room - Plaster arch over a window is stained and peeling.</i>	

Capital Improvement and Maintenance Plan		
ISSUES PHOTOS		
#	Issue	Photos
183	Water Infiltration (Atrium, Newer Addition) <i>Second Floor Ceiling and Walls</i> - There is a roof leak above the atrium in the newer addition.	
184	Water Infiltration (Children's Dir. Office) <i>Children's Director's Office</i> - The ceiling of the Children's Director's Office has water damage. It is unclear, but could be caused by a roof leak.	

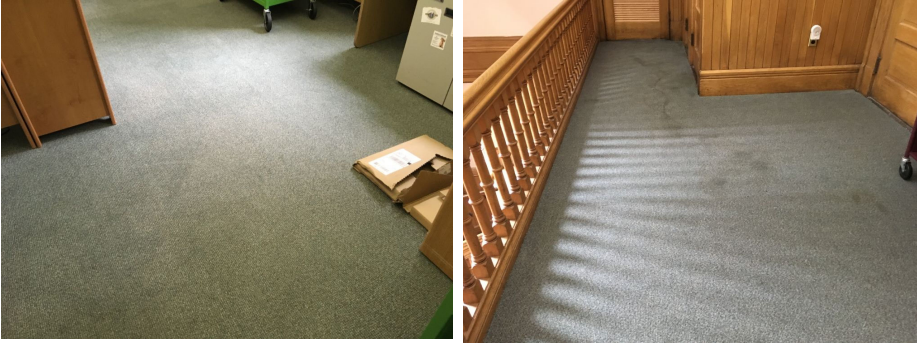

Capital Improvement and Maintenance Plan

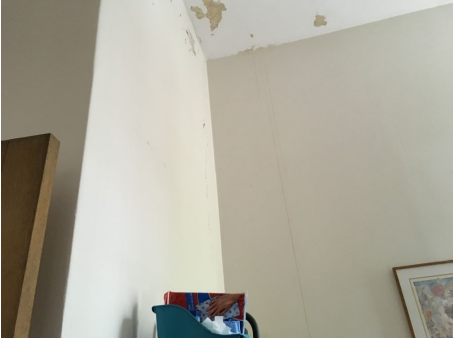

ISSUES PHOTOS

#	Issue	Photos
185	Window Cracked <i>Original Building, 2nd Floor, by Main Entry - One of the windows in the original building adjacent to the newer addition by the main entrance is cracked.</i>	
186	Wood Windows Need Paint <i>Exterior of Old Wing - The paint on the wood windows in the original building has worn.</i>	

Capital Improvement and Maintenance Plan


ISSUES PHOTOS

#	Issue	Photos
187	Carpet Worn <i>Entire Building</i> - The carpet is showing signs of its age.	
188	Door Knobs Not Accessible <i>Basement</i> - Current codes require lever door handles.	
189	Glass in Transom Cracked <i>Over door to children's room</i> - The glass in the transom above the door to the children's room from the newer addition is broken.	

Capital Improvement and Maintenance Plan		
ISSUES PHOTOS		
#	Issue	Photos
190	Multiple Plaster Cracks <i>Interior, Multiple Locations</i> - There are multiple cracks in the plaster in the old building.	
191	Paint Damage (Interior) <i>Various Locations</i> - The paint is damaged in various locations.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
192	Rubber Stair Treads Lifting <i>Main Stair</i> - The rubber treads on the stair are detaching.	
193	Air Cooled Condensing Unit Age <i>Roof</i> - There are two air cooled condensing units on the roof serving the two air handlers in the Boiler Room. One appears to be 20 years old and the other is approximately 15 years old.	
194	Clock System <i>Entire Building</i> - Simplex Time clock system. Control equipment is not powered.	
195	Electric Room Clear Space Violations <i>Main Electric room</i> - Electric room is being used for storage.	
196	Elevator <i>Elevator</i> - Building has (1) 20HP Montgomery elevator with 3 stops.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
197	Emergency Egress Lighting <i>Entire Building</i> - Exit signs and emergency egress lighting are incandescent and some battery units did not test OK. Some exit signs are paper. No emergency lighting is present outside the exterior egress doors.	
198	Fire Alarm <i>Entire Building</i> - Simplex 8 zone conventional fire alarm system, 25+ years old	
199	Hydraulic Information Sign Missing <i>Sprinkler Valve Room in Basement</i> - The hydraulic information sign is missing.	
200	Interior Lighting <i>Entire Building</i> - Lighting consists of incandescent, fluorescent & HID fixtures	
201	Life Safety Code Violation (Junction Boxes) <i>Main Electric Room</i> - Junction boxes left open, creating code violation and safety hazard.	
202	Life Safety Code Violation (MDP) <i>Main Electric Room</i> - The main distribution panel (MDP) is missing blanks, creating a Code violation and safety hazard.	

Capital Improvement and Maintenance Plan		
ISSUES PHOTOS		
#	Issue	Photos
203	Roof Top HVAC Units Age <i>Roof</i> - The two units appear to be similar in age. The Trane unit was installed in 2005 which making the unit 13 years old. Both units are about halfway through their useful life.	
204	Spare Sprinkler Box <i>Sprinkler Valve Room in Basement</i> - Spare sprinkler box missing.	
205	Water Heater Age (2nd Floor) <i>POU Water Heater in 2nd Floor</i> - Water Heater is 11 years old, at the end of its useful life and the extended warranty period is now over.	
206	Water Heater Age (Basement) <i>Water Heater in Basement</i> - Water Heater is 10 years old, at the end of its useful life and the extended warranty period is now over.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

HENDRICKS HOUSE

207 **2x2 Holes Cut In Ceiling**
Kitchen - Saw cut opening in lath and plaster ceiling from previous repair or upgrade.




208 **Aged Paint**
Entire Building - Interior paint on walls and ceiling is old. Note: many walls have wallpaper. Painted surfaces include limited walls, ceiling, stairs, handrails, etc.



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
209	Worn Floors <i>Entire Building</i> - Hardwood floors are old and covered with carpet.	
210	Cloth Wire Insulation <i>Entire Building</i> - Aging wire throughout has cloth insulation that will be brittle if worked on.	
211	Condensing boiler combustion air intake <i>Boiler</i> - The combustion air intake/vent piping are missing a screened concentric fitting.	
212	Damp conditions in the basement <i>Basement</i> - The basement is damp and there is evidence of mold growth on the basement side of the door to the basement and in the basement itself.	
213	Domestic hot water <i>Basement</i> - The domestic hot water side of the combo unit should be provided with an expansion tank.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
214	Electric Service Equipment <i>Basement</i> - 60A Square D load center.	
215	Emergency Egress Lighting <i>Entire Building</i> - No exit signs or emergency lighting is present.	
216	Exposed BX and NM cable <i>Entire Building</i> - Exposed BX and NM cable to outlets located throughout building.	
217	Exterior Lighting <i>Exterior</i> - Exterior building mounted lighting consists of incandescent fixtures.	
218	Fire Alarm <i>Entire Building</i> - Fire-Lite 5 zone conventional fire alarm system, installed within the last 10 years.	
219	Fire Suppression System <i>General</i> - There is no fire sprinkler system installed in the building.	
220	Former Boiler and Piping Concern <i>Basement</i> - The old boiler and the existing heating piping should be checked for hazardous materials.	
221	Interior Lighting <i>Entire Building</i> - Lighting consists of incandescent fixtures.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
222	Knob and Tube Wiring <i>Entire Building</i> - Knob and tube wiring was observed in the basement and assumed to be throughout the building.	
223	Lavatory Waste <i>2nd floor bathroom</i> - The lavatory drain appears to have no trap and to vent into the chimney.	
224	Lighting Controls <i>Entire Building</i> - Lighting controlled by vintage pushbutton, snap switches and pull cords.	
225	Oil Tanks <i>Basement</i> - Boiler was converted to gas in 2013.	
226	Pipe Insulation <i>Basement</i> - There is no pipe insulation.	
227	Ungrounded Receptacles <i>Entire Building</i> - Receptacles throughout the building are ungrounded.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

HENDRICKS HOUSE BARN

228 **Rotted Damaged Windows**
Exterior Walls - Wood windows are broken and rotted. Water can enter the barn.



229 **Siding in Poor Condition**
Entire Building - Paint is peeling and wood is rotted.



230 **Hole in Wood Floor**
Near Front Entry - There is a hole in the wood floor that is covered with plywood. This is a safety hazard.

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
231	Improper Wiring Method to Barn <i>Building Entrance</i> - BX cable is direct buried from house to barn. No disconnect at barn. Code violation.	
232	Interior Lighting <i>Entire Building</i> - Lighting consists of incandescent fixtures.	
233	Broken Stoop Step <i>At entrance</i> - The stone that serves as the stoop is broken.	

MAYO ELEMENTARY SCHOOL

234	Elevator Walls and Floor Damage <i>Elevator</i> - The finishes in the elevator cab are dated, badly worn, and damaged.	
235	Buckled Downspout and Clogged Drains <i>West Facade</i> - Downspout #3 is buckled. Downspouts #4+5 underground drains clogged	




Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
236	Caulking Failed <i>South Facade</i> - Window caulking failed on one side	
237	CMU Crack <i>West facade</i> - There is a crack in the CMU on the West side.	



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
238	Cracks in Wall, Flooring, and Hard Clings <i>South Portion</i> - There are a number of cracks in the gyp. board walls, VCT flooring, and hard ceilings, which were likely caused by the building settling.	 <p>The first photo shows a crack in a wall above a 'Good Behaviors!' sign. The second photo shows a crack in the VCT flooring. The third photo shows a crack in the ceiling.</p>
239	Gutter Joints Leaking <i>East Facade</i> - The joints in the gutters are leaking.	 <p>The photo shows a close-up of a gutter joint on the east facade of the building, with water visible leaking from the joint.</p>
240	Gutter Rivets Rusted <i>North Facade</i> - Rivets in gutters appear rusted.	 <p>The photo shows a close-up of the rivets on the north facade gutter, which appear rusted and corroded.</p>



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
241	Lintels Rusted <i>East Facade</i> - At two locations, one at a window and one at the main overhang, the lintel is rusted.	
242	Masonry Efflorescence <i>West Facade</i> - Water getting into the masonry wall, getting trapped, and while slowly evaporating, is bringing the efflorescence to the surface. At this time, the total amount of efflorescence is minimal, but the cause should be investigated.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
243	Masonry Water Infiltration and Roof Issue <i>Southwest and Northeast Corner of Gym - At both the southwest and northeast corners of the gym, there are adjacent roofs where water flows over roof edge causing damage to the masonry below.</i>	
244	Masonry Water Infiltration Stain (Exterior) <i>South Facade, Right of Pod Door - The masonry to the right of the exterior door to the central pod is stained. This includes a flat wall as well as a pilaster. The cause of the water is unclear and at the time of the assessment, those interior rooms could not be accessed.</i>	
245	Minor Masonry Surface Spalling <i>West Facade - The bottom of pilaster has minor surface spalling.</i>	


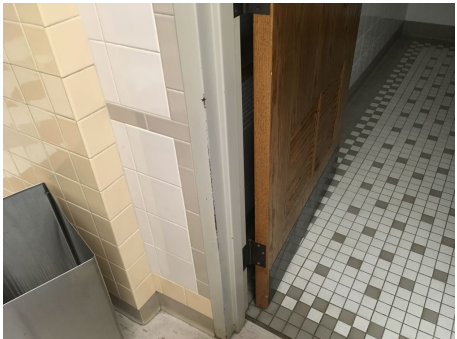
Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
246	Precast Masonry Damage <i>Various Locations</i> - The precast masonry has several of cracks.	
247	Sealant Failures <i>East Facade</i> - The sealant at the east facade is starting to crack.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
248	Window Sashes Damaged <i>West Facade</i> - Two damaged window sashes.	
249	Crack in Sheet Vinyl and Quarry Tile Floors <i>Cafeteria and Kitchen</i> - The slabs have settled and the high point is a crack that runs 4-5 feet in the cafeteria and 4-5 feet into the kitchen.	
250	Head Protection on 2 Backboards <i>Gym</i> - The padding on the bottom of the two main backboards is missing.	
251	Metal Door Frame Damage <i>Entire Building</i> - Many metal door frames are damaged down low. Paint is chipped off.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

252 **Mirror Damaged**
Boys Room 258 - A mirror in the Boys Room (258) is damaged.

253 **Paint Damage (Interior)**
Entire Building - The walls show wear and tear. For example, it appears that tape was used in multiple locations, and when it was removed, it ripped the paint.




254 **VCT Floor Damage**
Gym Equipment Room - The VCT is damaged and scarred.



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
255	Wall Tile Missing <i>Outside Room 276 - A few wall tile are missing.</i>	
256	Air Conditioning Unit Not Operating <i>Room 206B, IT Space - No cooling in the room as a result of the condensing unit not operating.</i>	
257	Boiler Age Concern <i>Boiler Room - The anticipated useful life of a fire tube steel boiler is 25 to 30 years. The boilers are approaching 20 years.</i>	
258	Boiler Panels Rusting <i>Boiler Room - The side panels of the boilers were reported to be rusting from the inside due to condensation. Some panels needed to be custom made as replacements.</i>	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
259	Ceiling Tiles Missing <i>Fire Protection</i> - There are some missing ceiling tiles, which can be a safety issue because they allow smoke and heat from a fire to travel above the ceiling and delay sprinkler activation.	
260	Clock System Issues <i>Entire Building</i> - Simplex Time clock system. Several clocks have failed and have been replaced with battery clocks.	
261	Convector Issue <i>Women 204</i> - The convector is not operational.	
262	Domestic Cold Water Pressure Issue <i>Boiler Room</i> - Incoming pressure is > 80 psi, which violates 248 CMR, increases water use, creates distribution problems.	
263	Domestic Hot Water Issues <i>Boiler Room</i> - No expansion tank on domestic hot water system.	
264	Drinking Fountain Not Working <i>Room 117</i> - Bubbler is not operational.	
265	Electric Room Clear Space Violations <i>Electric rooms</i> - Electric rooms are being used for storage.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
266	Elevator <i>Elevator</i> - School has (1)20HP Dover elevator with 2 stops	
267	Exterior Lighting <i>Exterior</i> - Exterior lighting is HID.	
268	Faucet Handle Missing <i>Staff 256, Classroom 239</i> - Faucet handle is off.	
269	Fire Alarm <i>Entire Building</i> - Notifier hybrid fire alarm system is over 18 years old.	
270	Floor Box Cover Issues (Library) <i>Library</i> - The covers of 4 of 5 floor outlets are broken and create a trip hazard.	
271	Floor Box Cover Issues (Pod Commons) <i>Pod commons</i> - Existing floor boxes have plastic covers that break. Staff has been removing them in pods when reflooring.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
272	Heating Hot Water Pumps <i>Boiler Room</i> - The anticipated useful life of base mounted pumps is 20 to 25 years.	
273	HV-4: Motor Side Panel is Missing <i>First Floor</i> - HV-4: Motor side panel is missing.	
274	Kitchen Exhaust Fan Cowl is Damaged <i>Roof</i> - The exhaust fan cowl is deformed and should be repaired or replaced. The damaged cowl is interfering with the operation of the fan.	
275	Leak at Kiln Vent Roof Penetration <i>Supply 239 A - Kiln</i> - Leak at roof penetration of kiln vent.	
276	Light Trim Missing <i>North Side of Gym</i> - One light trim missing.	
277	No Automatic Temperature Controls <i>Entire Building</i> - The temperature controls for the HVAC equipment is under stand-alone type controls. There is no software energy management system.	
278	Slow Sink Drain <i>Classroom 273</i> - The sink drains slowly.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
279	Standby and Emergency Power <i>Exterior</i> - Standby and emergency power is provided by an Onan 100kW diesel generator that has 376 hours and is 18+ years old	
280	Standing Water <i>Women's room</i> - Large puddle of water in the women's room, probably from the stripping of nearby VCT floors.	
281	Unit Heater Running Inappropriately <i>Second Floor Ceiling</i> - The unit heater fan was running at in the summer (inappropriate time).	
282	Unit Vent Damage <i>Gym Storage</i> - Unit ventilator is missing panels, appears to have been leaking.	
283	Panic Switch <i>Office</i> - There is no panic switch connected to the Holden Police Department, which may benefit the school.	
284	Concrete Stoop Sloped Incorrectly <i>North Side Corridor Exit</i> - Stool slopes wrong way leading water to the door and into the building.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

285 **Missing Curb Cut**

South end - No curb cut at rear driveway circle leading to walkway.

MUNICIPAL LIGHT DEPARTMENT

286 **Brick and Mortar Damage**

Brick Exterior - Couple of holes and missing mortar



287 **Sealant Cracked**

Brick Exterior - Sealant at expansion joint is starting to crack.



288 **Acoustical Tile Ceiling Stains**

Lunch Room - Minors stains on 2x2 ceiling tile.

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
289	Boiler Flue Water Infiltration Issue <i>Mechanical Room</i> - There has been condensate leakage from the boiler vent in the past. The leak has caused the boiler vent and combustion air intake support to corrode extensively. There is also some indication there is a leak at the roof penetration or condensate leakage in the attic.	
290	Boilers Age Concern <i>Mechanical Room</i> - The boiler was installed in 2001 which makes the boiler 17 years old. The boiler is approaching it's expected useful life of 25 years.	
291	Chilled Water Insulation and Separator <i>Mechanical Room</i> - The bodies of the pumps are not insulated. The insulation on the air separator is damaged.	
292	Chiller and Condensing Unit Age <i>Mechanical Room</i> - The chiller and remote air cooled condensing unit were installed in 2001 which makes them 17 years old. The chiller and condensing unit are approaching their expected useful life of 20 years.	
293	Elevator <i>Elevator</i> - Building has (1)30HP Thyssenkrupp elevator with 2 stops	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
294	Exterior Lighting <i>Exterior</i> - Exterior building mounted lighting consists of HID & LED fixtures.	
295	Fire Alarm <i>Entire Building</i> - Simplex addressable fire alarm system is 15+ years old.	
296	Floor Drain Clogged <i>Garage Bay</i> - A floor drain is clogged	
297	Flush Valves <i>Bathrooms</i> - Flush valves flush too long.	
298	Ice Machine Drain <i>Garage Bay</i> - The ice machine drains onto the floor and runs to a clogged floor drain.	
299	Interior Lighting <i>Entire Building</i> - Lighting consists of T8 fluorescent fixtures throughout the building.	
300	No Domestic Hot Water Recirc <i>Mechanical Room</i> - There is no hot water recirc line and it takes over 2 minutes to get hot water at the bathroom lavs.	
301	Photovoltaic System <i>Roof</i> - Building is provide with a Photovoltaic array on roof.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

302 Roof Mounted Exhaust Fan Issue

Lower Level Toilet Rooms and Locker areas - The roof mounted exhaust fan serving the Toilet and Locker Rooms is not running.

303 Standby Power

Exterior - Standby power is provided by an outdoor Kohler 100kW diesel generator that has 485 hours and is 15+ years old

304 Water Heater Age

Mechanical Room - Water Heater is 12 years old, at the end of its useful life.

PUBLIC SAFETY BUILDING

305 Stains on Secure Metal Ceiling

Booking Area (Police Station) - Stains are believed to be from pipe leaks above.

306 AHU-1 Chilled Water Piping Leak

Mechanical Room - Just before the chilled water supply pipe enters AHU-1, the insulation is wet at the bottom of the pipe.

307 AHU-1 Return Air Smoke Detector Question

Mechanical Room - There should be smoke detectors at each floor return duct prior to connection to the return riser for AHU-1 (AHU-1 CFM is 18,800)

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
308	Domestic Hot Water <i>Mechanical Room</i> - There is no expansion tank on the domestic hot water system.	
309	Elevator <i>Elevator</i> - Building has (1) 20HP Thyssenkrupp elevator with 2 stops.	
310	Extractor <i>Apparatus Bay</i> - The extractor should be piped to an indirect waste or a standpipe.	
311	Fire Alarm <i>Entire Building</i> - Simplex addressable fire alarm system, 8+ years old.	
312	Interior Lighting <i>Entire Building</i> - Lighting consists of fluorescent fixtures.	
313	Quick Response Sprinklers <i>Fire Protection</i> - Quick Response Sprinklers were manufactured in 2010 and are required to be either tested or replaced after 20 years.	
314	Standby and Emergency Power <i>Exterior</i> - Standby and emergency power is provided by a Kohler 400kW diesel generator that has 314 hours and is 8+ years old.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

PUBLIC SAFETY BUILDING ANNEX

315	Suspected Roof Leak <i>Hallway Near Front Entry (1st Floor)</i> - Where two roofs intersect, there is a gutter that leaks into the occupied space below, which has stained man of the ceiling tiles.	 
316	Broken Toilet Seat <i>Men's Room</i> - Broken toilet seat.	
317	Chimney Base Needs to be Cleaned <i>Boiler Room</i> - There is an accumulation of ash at the base of the chimney access by the chimney clean out door.	
318	Electrical Distribution <i>Entire Building</i> - Distribution is comprised of old and new equipment with not much identification.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
319	Emergency Lighting <i>Entire Building</i> - Exit signs are nonexistent or paper and emergency egress lighting are incandescent, some battery units did not test OK. No emergency lighting is present outside the exterior egress doors.	
320	Exterior Lighting <i>Exterior</i> - Exterior building mounted lighting consists of HID fixtures.	
321	Faulty Flush Valve <i>Men's room</i> - One of the urinal flush valve sticks.	
322	Fire Alarm <i>Entire Building</i> - Fire alarm devices are tied into Public Safety Building fire alarm system.	
323	Interior Lighting <i>Entire Building</i> - Lighting consists of older fluorescent fixtures.	
324	Limited Ventilation in BSMT and TLT Rms <i>Various Locations</i> - If the building is to be re-tasked for use other than storage, ventilation will need to be improved.	
325	No Pipe Insulation <i>Piping</i> - No pipe insulation.	

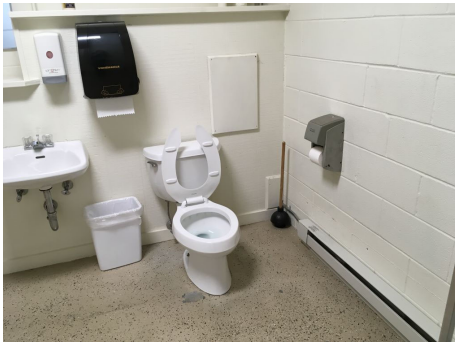
Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
326	Stand-by Generator has no Exhaust Louver <i>Basement</i> - The generator is water cooled with a radiator. The radiator is approximately 12 to 18 inches off the side wall.	
327	Standby Power <i>Lower level service bay</i> - Standby power is provided by an indoor Olympian 20kW diesel generator that has 432 hours and is 18+ years old	
328	Water Heater Age <i>Storage Rm</i> - The water heater is 18 years old, at the end of its useful life, and the extended warranty period is now over.	



RECREATION BUILDING

329 **Bathroom Not Accessible**
Basement Bathroom - The basement bathroom is not accessible. This include the toilet, sink, and shower.





Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
330	Corner Guards Peeling <i>Exterior doors</i> - The paint on steel corner guards at the former garage doors (current windows and panels) are starting to peel.	
331	Gutter Damaged <i>Roof</i> - Sliding snow has damaged the gutter.	
332	Basement Repurposing <i>Basement</i> - Most of the basement of the building appears to have been abandoned when the Police moved out. If this area is to be repurposed, a large renovation project should be done. Items relating to this are identified with a "*1".	




Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
333	Carpet Worn (Meeting Room) <i>Meeting Room</i> - The carpet is worn.	
334	Ceiling Grid Dirty and Discolored <i>Corridors offices and toilet rooms</i> - The ceiling grid appears to be stained.	



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
335	Cell Wall and Floor Damage <i>Former cells</i> - Holes in CMU walls and damage to concrete floor near floor drains.	
336	CMU Wall Holes <i>Various Locations</i> - There are various holes in the CMU throughout the building, which may have been from former equipment. For example, the Server Room has several holes.	 




Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
337	Masonry Wall Crack <i>Front left second office</i> - There is a crack in the walls where they intersect at a corner.	
338	Minors Cracks in Ceiling (Meeting Room) <i>Meeting Room</i> - There are minor cracks in the plaster ceiling in the Meeting Room.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
339	Paint Damage (Interior, Basement) *1 <i>Basement</i> - The basement walls need to be repainted.	
340	Stained Ceilings (Various Locations) <i>Various Locations</i> - In multiple locations on the second floor, there are water stained ceiling tiles. It is not clear if this is from a roof leak or from attic equipment issues.	 


Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
341	Stains on Floor (Basement)*1 <i>Basement Floor</i> - There are stains (rust, former furniture, etc.) on the floor in the unoccupied areas of the basement.	
342	VCT Flooring Damage (Server Room) <i>Server Room, Second FI Storage Room</i> - The VCT flooring in the server room is damaged.	
343	Baseboard Heater Disconnected <i>Office</i> - The baseboard heater appears to be disconnected.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS


#	Issue	Photos
344	Basement Ventilation Issues*1 <i>Basement</i> - The basement is unused except for one space used as a studio. The basement is musty and lacks ventilation.	
345	Bathroom Exhaust Vent <i>Bathrooms</i> - Exhaust vent is 50% blocked by wasp nest.	
346	Ceiling Mounted Fan Coil Unit Dirty <i>Basement Studio</i> - The filter and face grill are dirty and need to be cleaned.	
347	Domestic Hot Water No Recirc <i>Mechanical Room</i> - There is no hot water recirc line and it takes over 2 minutes to get hot water at the bathroom lavs.	
348	Electrical Distribution Mislabeled <i>Entire Building</i> - Distribution equipment circuit labeling is based on previous occupant (HPD).	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS


#	Issue	Photos
349	Exterior Lighting <i>Exterior</i> - Exterior building mounted lighting consists of HID fixtures.	
350	Fire Alarm Device Issue <i>Entire Building</i> - Control panel and devices have recently been replaced with a NAPCO Firewolf FACP and compatible devices. Some device locations are not to current code.	
351	Fire Suppression System <i>Entire Building</i> - There is no fire sprinkler system installed in the building.	
352	Generator Replacement Option <i>Basement</i> - The generator, which served the building when it was a Police Station, is currently abandoned and should be removed (see item "Generator Standby Power"). It would be good to have a functioning generator because network and phone system are located in recreation building.	
353	Generator Standby Power*1 <i>Basement</i> - An abandoned 15kW Power Tech natural gas generator that has 1431 hours and is 35+ years old is located in basement . Exhaust piping insulation appears to be ACM.	

Capital Improvement and Maintenance Plan		
ISSUES PHOTOS		

#	Issue	Photos
354	Interior Lighting <i>Entire Building</i> - Lighting consists of incandescent, and fluorescent fixtures throughout the building and LED fixtures in the offices on the main floor recently renovated.	
355	Light Not Working*1 <i>Basement Electrical Room</i> - A light in the basement electrical room does not work.	
356	Photovoltaic System <i>Roof</i> - Building is provide with a Photovoltaic array on roof	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
357	Piping Insulation Missing <i>Main floor bathrooms - No insulation under ADA lavs.</i>	
358	Unused Plumbing Fixture Issues*1 <i>Various Locations (Former Cells, Basement) -</i> Unused fixtures have dried out traps which can allow sewer gas into the space, or provide a conduit for pests.	
359	Waste Piping Deterioration <i>Various Locations -</i> Sanitary waste piping show evidence of pinhole leaks.	
360	Water Heater Age <i>Water Heater -</i> Water heater is 20 years old and at the end of it's useful life, no expansion tank, tank and near piping is corroded.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

SENIOR CENTER

361 **Asphalt Shingles Loose**

Roof, left of entry - A few shingles have gotten loose and are out of place.



362 **Base Trim Damaged**

South Side - A small portion of the base trim on the exterior of the building along the south side appears to be damaged.



363 **Dirty Siding**



Entire Building - The siding is dirty and should be clean.

364 **Ice Dam Evidence**

Roof left of entry - There is evidence of ice dams and of previous repairs.



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
365	Missing Ridge Vent Part <i>Roof left of entrance - Part of ridge vent missing.</i>	
366	Paint Damage (Exterior) <i>South side - MDF louvers, trellis, and column bases need paint.</i>	
367	Roof Organic Growth <i>Low roof to right of entry - Organic material growing on the roof.</i>	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
368	Water Damage (Interior, Back Right) <i>Office in back - Stains on ceiling tile.</i>	
369	Water Damage (Interior, Front) <i>Vestibule, adjacent Tlt Rm, & MPR - There is water damage at the ceiling and walls in the vestibule, adjacent single user toilet room, and multipurpose room. Most likely, this is the result of a roof leak in the area.</i>	
370	Condensing Units and Warm Air Furnaces <i>Air conditioning units</i> - The anticipated useful life of split system air conditioning units is 15 to 20 years. The condensing units and fan coil units are approaching 20 years.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
371	Electric Equipment Clear Space Violations <i>Main Service</i> - Desk is located in front of SPSS panel.	
372	Emergency Lighting <i>Entire Building</i> - Exit signs and emergency egress lighting are fluorescent and some battery units did not test OK. No emergency lighting is present outside the exterior egress doors.	
373	Exhaust Fan Operation <i>Toilet Rooms 174 and 175</i> - The toilet exhaust fan does not appear to be working causing odors in the two spaces.	
374	Exterior Lighting <i>Exterior</i> - Exterior building mounted and pole mounted lighting consists of HID fixtures.	
375	Fire Alarm <i>Entire Building</i> - Simplex fire alarm system 18 years old.	
376	Interior Lighting <i>Entire Building</i> - Lighting consists of fluorescent fixtures.	
377	Kitchen Hood Exhaust Fan <i>Roof</i> - Fan is out of balance.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS



#	Issue	Photos
378	Lavatory Faucet Issue <i>Unisex Bathroom</i> - Faucet is dripping.	
379	Lavatory Pulled Out <i>Men's Room, Women's Room</i> - Lav is pulled out from the wall	
380	No Expansion Tank <i>Water Heater</i> - No expansion tank is provided.	
381	Photovoltaic System <i>Roof</i> - Building is provide with a Photovoltaic array on roof.	
382	Quick Response Sprinklers <i>Sprinklers</i> - Installed in 2000, now approaching 20 years old. Quick response sprinklers are required to be tested or replaced every 20 years.	
383	Standby power <i>Exterior</i> - Standby power is provided by an Olympian 60kW natural gas generator that has 284 hours and is 18+ years old	
384	Warm Air Furnace Flues Rusting <i>Roof</i> - Three to five warm air furnace flues are rusting.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS




#	Issue	Photos
385	Water Heater Age <i>Water Heater</i> - Water Heater is 18 years old. The useful life span of a gas fired water heater is less than 20 years. The recirc pump and mixing valve should also be replaced at the same time	
386	Paving Settled <i>Entry</i> - The paving has settled and a nearby drain may be clogged	

STARBARD BUILDING

387	Door Hardware Not Accessible <i>First and Second Floors</i> - Door hardware consists of round door knobs. Lever handles are required.	
388	Handrails Not Compliant <i>Stairs</i> - The stair handrails do not meet code for a variety of reasons: no extension, no wall baluster, etc.	 



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
389	No Accessible Toilet Rooms <i>First and Second Floors</i> - There are no toilet rooms on the first floor and the toilet rooms on the second floor are not accessible.	
390	No Braille Signage <i>First and Second Floors</i> - There is no signage that includes Braille for the rooms at Starbard.	
391	Ramp Not Compliant <i>Exterior HC Ramp</i> - The concrete ramp and stair are in poor condition resulting in them no longer being in compliance. Also, the handrails do not meet code.	  
392	Aluminum Storm Windows Fair Condition <i>Building</i> - The storm windows are in fair condition.	
393	Basement Moisture Issue <i>Basement</i> - In the basement, there is no standing water, but it smells of moisture. There are no gutters or down spouts on this building.	




Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
394	Chimney Leak <i>Assessor's Office</i> - Rain water drips into fireplace from above.	
395	Wood Windows Fair to Poor Condition <i>Entire Building</i> - Single glazed wood windows glazing compound and paint are failing off.	


Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
396	Carpet in Poor Condition <i>Entire Building</i> - Carpet is worn in the Hallways. Carpet in Selectman's room and offices is in good condition.	 
397	Ceilings Cracked <i>Third Floor</i> - Plaster ceiling has cracked. See also "Structural Issues".	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
398	Toilet Room Finishes in Poor Condition <i>Men's and Women's Rooms - Floors and walls need to be refinished.</i>	
399	Air Cooled Condensing Units <i>Exterior air conditioning equipment. - The condensing units appear to have been installed at different times, but the general age looks to be 5 years or more.</i>	
400	Bathroom Appears Old <i>3rd floor bathroom - The bathroom is small and fixtures are dated.</i>	
401	Clearspace Violations <i>Basement - Hot water pipe runs in front of service entrance equipment.</i>	
402	Cloth Wire Insulation <i>Entire Building - Aging wire throughout has cloth insulation that will be brittle if worked on.</i>	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
403	Communication Wiring over Vent Connector <i>Boiler Room</i> - Some of the communication wiring is resting on the boiler vent connector.	
404	Domestic Water Supply <i>Boiler Room</i> - Water supply pressure is set to 88 psi.	
405	Electric Service Equipment <i>Basement</i> - 400A Square D panelboard and various distribution panelboards of various vintage, over 30 years old.	
406	Elevator <i>Elevator</i> - Building has (1)20HP Otis elevator with 2 stops.	
407	Emergency Egress Lighting <i>Entire Building</i> - Exit signs and emergency egress lighting are incandescent and some battery units did not test OK. No emergency lighting is present outside the exterior egress doors.	
408	Exhaust Fan <i>3rd floor bathroom</i> - Fan vents through the attic, near the soffit with a 3" vinyl hose.	


Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
409	Exhaust Fan (Men's Room) <i>Men's Room</i> - There is no exhaust fan for the men's room.	
410	Exhaust Fan (Women's Room) <i>Women's Room</i> - Fan vents to attic space. Fan also has an inappropriate / non code compliant electrical connection.	
411	Exterior Lighting <i>Exterior</i> - Exterior building mounted lighting consists of incandescent fixtures.	
412	Fire Alarm <i>Entire Building</i> - Control panel has recently been replaced with a NAPCO Firewolf FACP, but devices were not all replaced and device locations are not up to current code	
413	Interior Lighting <i>Entire Building</i> - Lighting consists of incandescent and fluorescent fixtures.	
414	Kitchen Sink <i>3rd floor kitchen</i> - Sink is not properly vented.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
415	Lavatory Piping Not Insulated <i>Bathrooms</i> - There is no insulation on the piping under the ADA compliant Lavs.	
416	Oil Tanks <i>Boiler Room</i> - Boiler was converted to gas in 2013.	
417	Service Equipment Clear Space Violations <i>Basement</i> - Hot water pipe runs in front of service entrance equipment.	
418	Tub Sink Sump Pump <i>Boiler Room</i> - The sump pump is not working.	
419	Water Damage at Lavatory <i>Men's Room</i> - Water is getting behind the lavatory and damaging wall.	
420	Water Heater <i>Boiler Room</i> - Water heater is passed its useful life and there is no heat trap and no expansion tank. Also, the tank and near piping is corroded.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

421 **Water Piping**

Basement - Piping is not insulated.

422 **Structural Issues (Additional Investigation Needed)**

Roof and Floor Framing - Both the roof and floors require structural attention. The roof, which is more urgent, requires both a temporary shoring solution for the short-term and a permanent solution. The floor support is less urgent than the roof.

TOWN HALL



423 **Corridor Too Narrow (Accessibility)**

First Floor Corridor - The corridor on the first floor is too narrow. This also impacts the door at the end of the corridor, which does not have the required door clearances.





Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
424	Door Hardware Accessibility Concerns <i>Entire Building</i> - Doors to interior closets and behind public counters have door knobs. If these areas remain employee-only, there are no issues. If the public needs to use one of these doors, the hardware will need to be changed.	
425	Railings Not Compliant (Ramp) <i>East Side</i> - Ramp railings do not comply with IBC & MAAB. See also "Railings Not Compliant (Rear Steps)".	



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
426	Railings Not Compliant (Rear Steps) <i>East, Rear Entrance</i> - The handrails on the front and back stairs are not Building Code compliant (i.e. too low). See also "Railings Not Compliant (Ramp)".	
427	Stage Not Accessible <i>Second Floor Meeting Room Stage</i> - The stage in the large second floor meeting room can only be reached by stairs and is therefore not accessible. It does not appear that the stage is used by the public.	



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
428	Stairs Not Accessible <i>Front and Back of Building</i> - Both the front and back stairs have accessibility issues (i.e. handrails). However, there is an elevator. It is assumed these stairs previously received a variance.	
429	Toilet Rooms Not Accessible <i>First Floor Men's and Women's Toilet Rooms</i> - Both first floor Men's and Women's Toilet Rooms are not accessible: door knobs, flush valve on the wrong side, toilet paper dispenser too high, etc.	






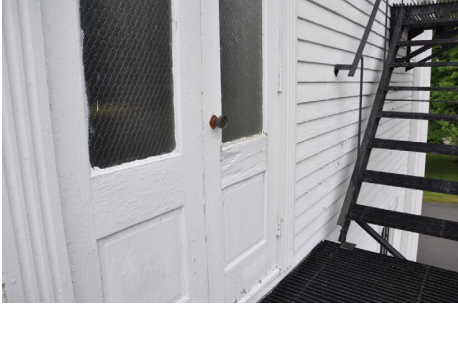
Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
430	Elevator Wall Damage <i>Elevator</i> - The walls of the elevator are slightly damaged from scuffs and minor dents.	
431	Ceiling Insulation Exposed to Moisture <i>Basement Ceiling</i> - Very moist environment. Fiberglass batts at first floor framing is uncovered.	
432	Column Base Settlement <i>Front Columns</i> - The stone base for the front left column has settled and is not level.	



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
433	Exterior Siding and Trim Paint Damage <i>Entire</i> - The exterior is wood siding and trim. Other than the newer elevator addition on the rear of the building, the exterior needs to be stripped of all paint and repainted. This includes siding, window trim and front columns. See also "Exterior Siding and Trim Wood Damage".	  
434	Exterior Siding and Trim Wood Damage <i>Entire</i> - Approximately 20% of the exterior siding needs to be replaced, in selected random locations. See also "Exterior Siding and Trim Paint Damage".	
435	Fire Escape Doors (Meeting Room) <i>West Side Fire escape</i> - Both egress doors of the double doors are in poor condition. Additionally, neither are the minimum width.	 




Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
436	Fire Escape Doors (Stair to Balcony) <i>Top of Fire Escape</i> - The exterior door from the balcony stair landing onto the fire escape is deteriorated. Also, there is no door threshold, which is allowing water infiltration on the floor and in wall.	
437	Fire Escape Issues <i>West Side, Exterior</i> - The fire escape appears structurally sound, but the paint is in poor condition. Based on today's standards the treads, risers and railings are substandard and are probably considered dangerous.	




Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
438	Front Entrance Not Accessible <i>Front Entrance Doors</i> - The front entrance doors are not accessible; each leaf is 2'4"; lacks compliant hardware; consists of steps; etc.. It should be noted that an accessible entrance is to the rear left side, and there is signage directing the public to it.	
439	Front Stair Issues (Exterior) <i>Front Exterior Stairs</i> - The mortar joints in the front granite stairs have failed. Additionally, the steps are not equal, which is a violation of the Building Code.	
440	Kitchen Window Adjustment <i>Kitchen, Second Floor, Front Facade</i> - The front facing kitchen window has a piece of wood covering a part of the jamb. This is one of the restored windows, and it's unclear what the wood is doing.	



Capital Improvement and Maintenance Plan

ISSUES PHOTOS



#	Issue	Photos
441	Louver Damaged <i>North Side Elevation (rear)</i> - The wood louver is deteriorated and probably allowing water to enter the building	
442	Paint Deterioration (Exterior) <i>Exterior</i> - The exterior paint is peeling and it is evident there have already been too many layers of paint. This includes siding, trim, and the columns in front.	 

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
443	Roofing Deterioration <i>Entire Building</i> - Roof shingles appear to be in early stage of deterioration. This needs to be confirmed.	
444	Standing Water on Concrete and Dirt Floor <i>Basement Floor</i> - In the basement, there is no slab; the floor is a dirt floor. There are several pools of standing water. It was reported that while the sump pump was off, some flooding occurred, but it is questionable if this is the cause of the current water on the floor.	
445	Window Draft <i>Front of Building</i> - The windows on the front of the building appear to be restored original windows with single panes of glass. Users reported drafts, which may be from being single pane units. Options are limited if the goal is to keep the historic windows.	

Capital Improvement and Maintenance Plan		
ISSUES PHOTOS		

#	Issue	Photos
446	Basement Stairs Not Compliant <i>Basement</i> - The stairs to the basement are not building Code compliant. The tread size varies, and there are no risers.	
447	Carpet Worn <i>Entire Building</i> - The carpet is showing signs of wear and tear.	
448	First Floor Corridor Door Issues <i>At the back of the First Floor Corridor</i> - Two issues with the door at the end of the first floor corridor: the door sticks, and when open, the door handle damages some conduit on the wall.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------




449 **Floor Dips**
Second Floor in Room to Left of Stage - The floor dips in the room/corridor to the left of the stage.

450 **Flooring Material Concern**
Kitchen - The kitchen on the second floor has 9X9 floor tile that may contain asbestos. There are a few cracks, but overall, they are in fair shape and could last more than 10 years.





451 **Kitchen Cabinets and Countertop Worn**
Kitchen, Second Floor - The kitchen cabinets and countertops are old and worn. For cosmetic reasons, these could be replaced.



Capital Improvement and Maintenance Plan		
ISSUES PHOTOS		
#	Issue	Photos
452	Kitchen Ceiling Peeling <i>Kitchen, Second Floor</i> - The ceiling in the kitchen is peeling, possibly from moisture. Although the room has an exhaust hood over the stove, there is no general exhaust.	
453	Paint Deterioration (Interior) <i>Entire Building</i> - Paint throughout the building is scuffed and worn. Also, some shrinkage cracks have appeared in the gypsum board. This also affects the stairs leading from the second floor to the meeting room balcony.	<div></div>



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
454	Plaster Ceiling Damage <i>Second Floor Meeting Room</i> - A couple of areas of the plaster ceiling in the second floor meeting room have fallen.	
455	Wall Damage at FA Device <i>Front Entrance Vestibule/Stair</i> - Some of the plaster in the front entrance vestibule / stair was damaged while a pull station was installed.	


Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
456	Wall Damage at Second Fl. Elevator Lobby <i>Second Floor Elevator Lobby</i> - The walls outside the elevator on the second floor are scuffed and marked.	
457	Wall/Ceiling Holes at Various Locations <i>Various Locations (Qty: 2)</i> - There are a couple of locations where the the gypsum board is damaged. One is at a ceiling where a removed device left a hole. Another is a hole created by a coat hook.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
458	Window Treatment Damage <i>Various Locations</i> - Some of the blinds and shades have minor damage.	
459	Boiler Age <i>Boiler Room</i> - Boiler is 36 years old. There is significant rusting through of the front and side panel of the boiler casing.	
460	Boiler Piping Uninsulated <i>Boiler Room</i> - The existing steam piping and condensate piping is uninsulated.	
461	Electric Service Equipment <i>Basement</i> - 200A Bulldog disconnect and various distribution panelboards of various vintage, over 30 years old.	
462	Elevator <i>Elevator</i> - Building has (1)20HP Otis elevator with 2 stops	


Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
463	Emergency Egress Lighting <i>Entire Building</i> - Exit signs and emergency egress lighting are incandescent and some battery units did not test OK. No emergency lighting is present outside the exterior egress doors.	
464	Exhaust Fan Volume <i>Men's Room</i> - Bathroom Exhaust Fan is loud.	
465	Exterior Lighting <i>Exterior</i> - Exterior building mounted lighting consists of incandescent fixtures.	
466	Fire Alarm <i>Entire Building</i> - Control panel has recently been replaced with a NAPCO Firewolf FACP, but devices were not all replaced and device locations are not up to current code.	
467	Hot & Cold Water Piping Not Insulated <i>Basement</i> - Piping is not insulated.	


Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
468	Insulation Detaching <i>Various Locations</i> - In some locations, the insulation around piping has become loose and is coming off.	
469	Interior Lighting <i>Entire Building</i> - Vintage and task lighting consists of incandescent and fluorescent fixtures.	
470	Kitchen Faucet Hot Water Delay <i>Second Floor Kitchen</i> - Takes over 1 minute to get hot water to the sink.	
471	Light Fixture Missing Cover <i>Second to Last, Rear Right Office (1st Fl)</i> - The ceiling mounted light fixture is missing its cover.	
472	Open Storm Drain <i>Basement</i> - There is lots of rain and/or groundwater in the dirt floor basement. Equipment condensate is pumped to an open storm drain in the corner of the basement, and the drain is partially filled with silt.	


Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
473	Paint Damage (Interior, Radiators) <i>Entire Building</i> - The gloss paint on the radiators do not appear to have withstood the expansion and contraction.	
474	Plumbing Fixtures Dated and Damaged <i>Bathrooms</i> - The bathroom fixtures are dated. The men's lavatory is cracked.	
475	Service Equipment Clear Space Violations <i>Basement</i> - Hot water pipe runs in front of service entrance equipment.	
476	Steam Trap Maintenance <i>Building Heating System</i> - Steam traps require routine maintenance.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
477	Time Clock Noise <i>Second Floor Rear Right Office</i> - The time clock in the second floor rear right office frequently makes a humming noise. It is assumed this is related to lighting or other controls for the second floor meeting room.	
478	Unused Indirect Waste Pipe <i>Basement</i> - An open indirect waste pipe is unused, so the trap is likely dried out and can vent sewer gas into the basement.	
479	Unused Oil Tanks in Basement <i>Basement</i> - Boiler was converted to gas in 2004, but the old oil tanks remain in the basement.	
480	Water Heater Age <i>Boiler Room</i> - Installed 2000 - 2002, no heat trap, no expansion tank. Water heater is long passed it's useful life span.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
---	-------	--------

481 Wet Basement Conditions

Basement - At some point, the existing sump pump was accidentally left unplugged and water came up several inches on the boilers. Also, the wet conditions in the basement are causing deterioration to the mechanical equipment as evidenced by the condition of the boiler.

482 Roof Framing Damage

Entire - From the ground, it appears the roof rafters are sagging at mid-span. This should be investigated.

TROUT BROOK FUNCTION HALL




483 Entrance Not Accessible

Main Entrance to Enclosed Building - The main entrance to the enclosed building is not accessible due to various issues including, but not limited to, too much slope in pathway to entrance, step at entrance, etc.





Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
484	Ramp at Open Structure Not Accessible <i>Front</i> - The ramp to the main floor of the open structure does not have handicapped railings.	
485	Damaged Exterior Walls <i>Rear and Rear Side Walls</i> - The dampproofing at the rear and rear side walls have deteriorated.	
486	Minor Roof Leak(s) <i>Various Locations (incl. Mechanical Room)</i> - There appears to be minor roof leaks. The sloped roof is metal panel and the flat roof is membrane roofing.	



Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
487	Roof Damage <i>Roof of Open Structure</i> - There are some holes in the existing roof. It was reported on-site that at one point there were plans to replace the roof with a metal roof. It is unclear if this work is going forward.	
488	Secondary Egress Hardware Not Accessible <i>Various Locations</i> - There are two egress doors other than the main entrance that do not have lever handles.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
489	Window Paint Peeling (Large Windows) <i>Exterior, Various Locations</i> - The window paint is peeling on the exterior.	
490	VCT Floor Wear <i>Entire Building</i> - The VCT is in fair to good condition, but will need to be replaced over the next 10 years.	
491	Carbon Monoxide Sensors <i>Building</i> - Carbon monoxide sensors should be installed if there are people sleeping in the building.	
492	Emergency Egress Lighting <i>Entire Building</i> - No exit signs or emergency lighting is present.	

Capital Improvement and Maintenance Plan

ISSUES PHOTOS

#	Issue	Photos
493	Exterior Lighting <i>Exterior</i> - Exterior lighting consists of incandescent building mounted and HID pole mounted fixtures.	
494	Fire Alarm <i>Entire Building</i> - Property protection provided with security system with heat detectors. Battery smoke detectors are provided in the function area.	
495	Furnace Age <i>Warm air furnace</i> - The furnace appears to be 21 years old which is near the end of it's expected useful life.	
496	Interior Lighting <i>Entire Building</i> - Lighting consists of T12 fluorescent fixtures.	
497	Lighting Controls <i>Entire Building</i> - Lighting controlled by wall switches.	
498	Water Heater Age <i>Water Heater</i> - Water Heater is 13 years old, at the end of its useful life and the extended warranty period is now over.	
499	Well Pump <i>Well Pump</i> - Well pump was installed in 2017.	

