

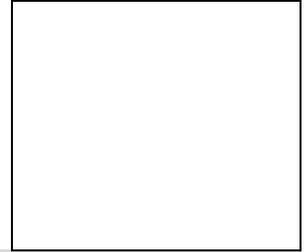


MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



Committee/Board/s | Capital Program Committee

Day, Date, and Time | Wednesday, November 16, 2016 at 8:00AM

Location / Address | 4 Fairgrounds Rd, Nantucket MA PSF Training Room

Signature of Chair or Authorized Person | Lynell Vollans

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

1. Call to Order
2. Approval of Minutes of Meetings on October 26, 2016, November 2, 2016 and November 9, 2016.
3. Overview of Nantucket Public Schools and Facilities FY2018 Capital Requests.
4. General Discussion, Recap and Status Review of FY18 Capital Requests.
5. Date of Next Meeting- Wednesday, November 30, 2016 at 8:00am - 4 Fairgrounds Training Room.
6. Adjournment



Town of Nantucket
Capital Program Committee
www.nantucket-ma.gov

Members: Christy Kickham (Chair), Peter McEachern (vice chair), Richard Hussey (Secretary), Jim Kelly, Nat Lowell, Pete Kaizer, Stephen Welch

MINUTES

Wednesday, November 09, 2016
4 Fairgrounds Road, Training Room – 8:00 am

Called to order at 8:04 a.m.

Staff: Libby Gibson, Town Manager; Brian Turbitt, Director Finance; Terry Norton, Town Minutes Taker
Attending Members: Kickham, McEachern, Hussey, Kelly, Lowell, Kaizer
Absent Members: Welch
Late arrival: None
Department Heads: David Gray, Chief Operator Wastewater Treatment Plant; Kara Buzanoski, Director Department of Public Works (DPW)
Documents used: Capital Improvement Plan 2018 thru 2027; capital project detail packets.

I. APPROVE MINUTES

1. None

II. OVERVIEW OF ENTERPRISE FUNDS FY2018 CAPITAL REQUESTS

1. Sewer Enterprise Fund

Discussion **Gray** – Reviewed projects for FY 2018: Baxter Road Sewer Design & Construction, Pine Valley Pump Station New Pumps & Control Panels, Airport Pump Station Upgrade moved out a year, F350 Pickup Trucks, Perimeter Fencing, Pleasant Street to Union Street Sewer Rehab, Sparks Avenue Sewer Rehab. Noted that the \$1m for the Airport pump station is a place holder.
FY2018 Projects:
a. Upgrade Wastewater Lab \$30,000
Gray – The new discharge permit requires testing be done in a certified lab and there are very few in the state; they have been out of compliance numerous times as a result of having to send tests of island. Noted that this is a joint effort with the Wannacomet Water Company.
b. Pump Station Upgrades \$100,000
Gray – The \$100,000 continues out every other year for the maintenance of the pumps. The Sea Street pump station upgrade is at Department of Environmental Protection (DEP) for approval and will soon go to bid; it's already funded. He is trying to be pro-active; rebuilding new pump stations could save the Town a lot in the long run. Some of the pump stations were not built for current volumes and are being heavily taxed; those would be replaced by new technology. Explained what is being done at the Sea Street pump station to ensure it operates should it be flooded.
McEachern – Asked the percentage of vertical versus horizontal lift.
Gray – From the bottom of the well to the street is about 56 feet of vertical lift, which is fairly normal. Many spots in the downtown area are well below the flood level.
c. Force Main Assessment and Inspections \$500,000
Gray – One main was lined in the 1980s and one was never lined. Hydrosulfide acid is corroding the pipes; that could lead to disaster. Explained how the pipes would be lined. Explained the new pipe technology that promotes flow.

d. Capacity/Maintenance/Operations/Management (CMOM) \$2.5m

Gray – This is for a complete assessment of the system and will result in getting documents: manuals and Standard Operating Procedures (SOP). This going to be a requirement of all Massachusetts municipalities. The CMOM will identify any potential problems.

Lowell – Asked how much sewer replacement work is left downtown.

Gray – From the High School to Town, there are still 100-year-old pipes all the way to Union Street. When the CMOM study is complete, the plan will be developed. The \$2m in the out years is in anticipation of repair work identified by the CMOM study.

Lowell – Asked how the new law would affect doing emergency work.

Turbitt – Explained the funds would be to fix the emergency; then procurement process needs to be followed for further work.

e. Generator Replacement \$54,700

Gray – This is for a towable generator for the Cato Lane pump station.

f. Tanker Truck Replacement \$250,000

Gray – This is to replace the chassis under the tanker. This truck also is used to haul sludge from ‘Sconset and leachate from the land fill.

g. ‘Sconset Collections System Evaluation \$1m

Gray – Similar to the CMOM but a different system. This was moved due to what happened on Flora Street; ‘Sconset is in worse shape. This will be to map and assess and get it on the GIS plan.

h. Town Water Main to Plant and Housing \$250,000

Gray – The whole facility runs on a well which serves housing; technically, we’re not supposed to that. This will bring Town water to the plant. The dollar amount is a place holder. This goes hand-in-hand with the lab.

i. Flora Street Manhole Replacement \$100,000

Gray – When replacing the sewer line, found the manhole was starting to collapse; this will allow for installation of a new manhole.

j. Farmer Street Sewer Main and Manhole Replacement \$100,000

Gray – Almost the same problem as Flora Street but not as important a main.

k. Building Foundation and Utilities \$200,000

Gray – This might not materialize; it is in the event we get one of the portable classrooms to be used an administration building.

l. Fiber Lines to Plant \$75,000

Gray – This would provide connectivity to the Town; the plant has no access to Town servers.

m. Spare Parts Inventory \$100,000

Gray – This is to have spare parts on hand at both plants. There is a long lead time on many replacements parts.

Reviewed 2020 to 2027 out-year projects.

Explained the various projects that have to be outsourced due to lack of in-house expertise.

McEachern – Asked how many communities do in-house the work versus outsourcing.

Buzanoski – Only fully-staffed larger communities can do it all in house.

Lowell – Thinks the Town should charge for the VaCon Truck to clean out private catch basins.

Gibson – There is a lot involved in having Town employees cleaning out private catch basins.

2. Solid Waste Enterprise Fund (9:26)

Discussion a. Repairs/Replacements \$50,000

Buzanoski – This is already done.

b. Landfill Mining \$700,000

Buzanoski – There are two years left on the contract for landfill mining. Toward the end of the process term, there will be an independent review as to the status of what might or might not be left to mine.

c. Capping of Cells 1 A,B,&C (2020 \$8.2m)

Buzanoski – This is to cap the remaining landfill once mining is complete.

Kelly – In the event of a closure of the landfill, asked what would be done with the remaining fill and if any part of the money can go into the closure process.

Buzanoski – This number covers the engineering, design, and construction of the cap for the remaining fill. The mine closure process would require separate funding.

d. MRF Baler/Conveyor Replacement (2021 \$285,000)

Buzanoski – The conveyor to the cardboard baler will need replacing.

Hussey – Asked when the Waste Options contract expires.

Gibson – The contract expires in 2025. An internal workgroup will probably be established before 2019 in anticipation.

Kickham – Asked if recycling cardboard is making a profit.

Buzanoski – No. They do a recycling evaluation at the end of every fiscal year.

Hussey – Asked if there are any big-ticket items beyond 2023.

Buzanoski – The closure and what will happen with the Waste Options contract. The cost to ship off exceeds what the Town is now paying Waste Options.

Kickham – Asked for an explanation of the Cells A, B, and C.

Buzanoski – Explained where the cells are and what they hold.

III. DISCUSSION OF FY2017 CAPITAL REQUESTS (9:35)

Discussion **Kickham** – Asked if there were any questions or thoughts on projects that have been presented.

Lowell – When we talk about buildings/new facilities, Town Administration and the Board of Selectmen (BOS) need to finalize first where departments should be located.

Gibson – The BOS most recently voted to have a municipal building at 2 Fairgrounds to house all Town offices.

Kelly – Noted that vote was a prior Board with different membership. Explained the BOS prioritization process in regards to new facilities.

McEachern – Asked Mr. Turbitt if there is a way with the software to separate rolling stock and buildings with the capital projects.

Turbitt – He can parse the data any way the committee wants.

IV. CAPCOM BUSINESS

1. None

V. DATE OF NEXT MEETING

Wednesday, November 16, 2016, 8:00 a.m. at 4 Fairgrounds Road, Training Room

Topic: Schools, Facilities Capital Request and Town Administration

Adjourned at 9:47 p.m.

Submitted by:

Terry L. Norton



Town of Nantucket
Capital Program Committee
www.nantucket-ma.gov

Members: Christy Kickham (Chair), Peter McEachern (vice chair), Richard Hussey (Secretary), Jim Kelly, Nat Lowell, Pete Kaizer, Stephen Welch

MINUTES

Wednesday, November 02, 2016
4 Fairgrounds Road, Training Room – 8:00 am

Called to order at 8:06 a.m.

Staff: Brian Turbitt, Director Finance; Lynell Vollans, Assistant Director Finance; Julia Lindner, Financial Analyst; Terry Norton, Town Minutes Taker
Attending Members: Kickham, Hussey, Kelly, Welch
Absent Members: McEachern, Lowell, Kaizer
Late arrival: None
Department Heads: Tom Rafter, Airport Manager; Bob Gardner, General Manager Wannacomet Water Company; Rachel Chretien, OIH Director; Erin Kopacki, OIH Assistant Director
Documents used: Capital Improvement Plan 2018 thru 2027; capital project detail packets.

I. APPROVE MINUTES

1. None

II. COMMITTEE DISCUSSION OF POLICE, FIRE, AND IT REQUESTS

1. Held

III. OVERVIEW OF FY2018 CAPITAL REQUESTS

1. Wannacomet & Siasconset Water Company Enterprise Funds

Discussion **Gardner** – For 2018 ‘Sconset replacement of water main on Baxter Road \$2.34M; will move it to the left side now that road seems to be stabilizing. This line is marginal for fire protection and can’t go another year. It will go out to bid pending Town meeting approval.

Wannacomet hydrant replacement program \$175,000. Phase I replace hydrants over 40 years old. Bids for Phase II open November 10 for 39 hydrants between 30 and 40 years old; the final phase, FY2018, is to replace 36 or 37 hydrants between 30 and 20 years old.

Water Main Replacement FY2018, 2019, 2020, 2021 & 2022: The goal is by 2022 all pipes will be of a condition to expect a life expectancy of at least 100 years. Lead and copper services aren’t an issue because we are the only system in the state not required to have quality water control due to the quality of our water.

Kelly – Asked about the impact of PH on pipes.

Gardner – Any PH below seven is considered acidic; that’s when leeching occurs in the metals in the pipes. In FY2018 will do North Liberty Street, Lily Street, Brush Road, Derrymore, Nantucket Avenue, Grant Avenue, and Lincoln Circle.

Hussey – Asked if money has to be borrowed.

Gardner – Yes with the exception of replacing the hydrants.

They are in n discussion with Massachusetts Department of Environmental Protection (DEP) regulators over their license renewal; that should be settled by mid February. We are not like any other system in the state; we have no connection hydraulically or geophysical with any other system. The Water Commission has reviewed this plan and is committed to funding it. Since 1996, 20 miles of pipes have been replaced or added.

Kelly – The DEP was talking about limitations on amount of water we could use.

Gardner – Each well has the amount of water that can be drawn off it. We recognize there will be a number but don't know what that will be 20 years from now; it's hard to predict the population growth in that time.

Kickham – Asked what determines which hydrants are replaced.

Gardner – Age; anything over 20 years old is considered marginal in regards to material. There were a number of hydrants over 40 years old.

Hussey – Last year there was discussion about a new office building.

Gardner – There is an allocation of \$3.5M; they have gone through the design and permit approval processes. The plans were turned over to an assessor who estimated cost of construction at \$1M higher than the allocation. They have been looking at modular construction, which will open those proposals soon; have been looking at all options to keep the cost within the appropriation.

Kickham – Asked if the new building includes shop space.

Gardner – No; we're pretty good on shop space.

Welch – Asked if there is a grievance procedure with the DEP regulators.

Gardner – Explained the reassessment process. Noted that he is applying for a 90-day extension to make a case of Nantucket; cited restrictions that he wants to negotiate.

Kelly – Have talked about stormwater treatment.

Gardner – Stormwater treatment needs to be addressed; we have a strong treatment program for Zone 2; but still need to look at it. It would help to add another level of protection.

Hussey – Asked about Mr. Gardner's retirement and his replacement.

Gardner – He is retiring and there is someone in house who is interested in taking the manager position and everything should be nailed down by the end of January 2017.

2. Airport Enterprise Funds

Discussion

Rafter – Under equipment totalling \$198,000: Tire replacement for the loader and fire truck; deicer truck replacement; heavy-duty brush deck; mobile compressor replacement; new security vehicle for perimeter inspections. Under facilities: extend bag belt \$200,000; Fuel Farm fire-suppression system repair/replacement \$70,000; Fuel Farm pipe and coupling replacement \$436,100; paint and beads and rubber and marking removal on taxiway Echo \$176,000; other facilities upgrade \$52,000. Under Federal Aviation Administration (FAA): Environmental Impact Report 5-year permitting \$450,000; airport layout plan update and the Safety Management System narrative \$250,000; reconstruction of Apron Area 3 and replace 5,000 feet of fence \$2.2M.

Welch – Compared to the October 21 spreadsheet, capital request are down \$820,000. The last report shows project numbers and descriptions and dollar amounts that don't track with this printout; asked if the project numbers are rigid or not.

Turbitt – One project was removed so he reconfigured the numbers.

Rafter – The capital program is getting more intense on airport money.

Hussey – Asked about the loan from the Town.

Turbitt – Submitted to FAA and Massachusetts Department of Transportation; FAA came back with questions and have put together responses to all but one. Airport made the 2016 payment as required; because waiting for approval, have reserved the payment on the General Fund balance sheet. There are 19 remaining payments built into the budget.

Rafter – Getting a little stable but still in the process of managing cash flow needed to operate. We're doing okay but not out of the hole yet. Explained what is being done to avoid using reserve funds toward the end of a fiscal year. Their properties are considered FAA obligated land and have to get their approval for leasing. Currently the airport has 25 to 30 leases, which represent steady monthly income. Noted that the parking revenue is dropping due to the equipment; hope to have a fix on that by next year. Restaurant and rental cars are concessions; advertising space is being reevaluated. There is an Request for Proposal (RFP) out for the gift shop concession.

Welch – Asked if the plan takes into account down-year revenue.

Rafter – Yes. Noted that loss of Island Air represented a lowering of passengers; explained what is being done to offset that loss.

Kickham – Asked if the fuel pump replacement is associated with the fuel farm expansion.

Rafter – No; the fuel farm expansion pertains to the tanks.

3. Our Island Home (OIH) Enterprise Funds

Discussion **Chretien** – Noted changes to the spreadsheet: “tub & shower room” should say “resident room”. Stated she can’t set a quote on MedLine until she hears from them.

Resident room upgrade is for new furniture. Detailed issues with existing furniture.

Kelly – Had a tour of patient rooms and took photos: no storage, corridors are cluttered, coat base is coming off, the closets are in disrepair and residents can’t open them. All these requests have been deferred and can’t be put off any longer.

Chretien – This came up ten years ago but was held off due to discussion about a new building. They are looking at furniture that would be transferrable to a new building.

Exterior sidewall work estimate was done a year ago. Our heating and ventilation system are of concerns; have a contract in place to improve circulation of the system. The exterior trim of windows needs to be replaced to improve the seal and eliminate drafts.

The kitchen and laundry renovations have been combined; based on the most recent survey, the walk-in freezer is in need of replacement and washers need to be replaced. Outsourcing laundry is too expensive. Kitchen lights in the freezer have condensation on them.

Kelly – Asked if there are items that should be in the capital plan such as the generator.

Chretien – Yes. The current generator needs to be replaced in three to five years; if it can’t be replaced, it would be better not to have a generator. There is still the question of investing in this building if OIH will get a new building. To handle the storage issue, they would need a new addition to the building just for storage.

Kelly – Another option is to stop taking any more patients and converting some resident rooms to storage.

Welch – Asked who oversees the facility and allows it to operate.

Chretien – The Massachusetts Department of Public Health (DPH) issues the certification to operate as a nursing home and ensures the facility meets State standards or that work is being done to correct deficiencies.

Hussey – Asked the planning timeline from the approval for a new building and moving in and what will happen to the current building.

Chretien – She can’t answer what will happen to the old building. If Town Meeting gives the go ahead, it could four to eight years until move in. It will take a year to get DPH approval of the new building.

Welch – He doesn’t think this capital plan meets the needs of keeping the current building functioning properly for possibly nine more years.

Kelly – These repairs can’t be put off any longer. He’s more optimistic in the timeline until move into a new facility, five years. Reviewed decisions that have been made that impact the design.

Hussey – We need to address critical issues necessary to operate and the generator needs to be replaced.

Kickham – In the past, he has been cautious about adding to the plan; however heating needs to be maintained.

Welch – He would like to look at the past few years of capital request for OIH. If Ms Chretien thinks something is needed within the next five years, it should be added to the capital plan. Suggested she create a six-year capital plan.

Discussion about the possible future uses of the current building once OIH moves.

Kickham – To keep the quality of living to State standards, suggested Ms Chretien work on a five-year outlook as if there will not be a new building. Asked she add justification on the three FY2018 projects to the request sheets.

IV. CAPCOM BUSINESS

1. Kickham – Noted that all individual meetings with their target departments will be published so any committee member can attend.

V. DATE OF NEXT MEETING

Wednesday, November 9, 2016, 8:00 a.m. at 4 Fairgrounds Road, Training Room

Topic: Sewer & Solid Waste Enterprise Funds

Adjourned at 10:02 a.m.

Submitted by:

Terry L. Norton

PROPOSED



Town of Nantucket
Capital Program Committee
www.nantucket-ma.gov

Members: Christy Kickham (Chair), Peter McEachern (vice chair), Richard Hussey (Secretary), Jim Kelly, Nat Lowell, Pete Kaizer, Stephen Welch

MINUTES

Wednesday, October 26, 2016
4 Fairgrounds Road, Training Room – 8:00 am

Called to order at 8:09 a.m.

Staff: Lynell Vollans, Assistant Director Finance; Julia Lindner, Financial Analyst; Terry Norton, Town Minutes Taker
Attending Members: Kickham, McEachern, Hussey, Kelly Lowell, Kaizer, Welch
Absent Members: None
Late arrival: Kelly, 8:30 a.m.
Department Heads: Police Chief William Pittman; Dave Fronzuto, Emergency Management; Fire Chief Paul Rhude; Linda Rhodes, IT Director; Nathan Porter, GIS
Documents used: Draft copy October 19, 2016 minutes; Capital Improvement Plan 2018 thru 2027; capital project detail packets.

I. APPROVE MINUTES

1. October 19, 2016: **Motion to Approve.**(made by: Hussey) (seconded by: McEachern) Carried unanimously

II. OVERVIEW OF FY2018 CAPITAL REQUESTS

1. Nantucket Police Department (NPD)/Marine Department

Discussion a. Replace Dispatch Equipment

Pittman – The Motorola radio dispatch system upgrade is the only project for FY2018. The current system was purchased back in 2006 but not installed until 2011 after the new building was finished. The technology is going out of support; all basic computer components and software need to be upgraded. The base price is about \$930,150 with a useful life of 10 years.

Hussey – Asked what the optional pricing is for.

Pittman – Those prices are for the support unit which monitors all the networks throughout the country. We've never used it and don't plan to use it; we have our own monitors.

Kickham – Asked if there are any training costs associated with the upgrade.

Pittman – That's included in the price. This cost will be revisited every ten years. Noted that this doesn't include any radio frequency equipment, which has a life span of 30 to 40 years.

McEachern – Asked if it's fair that it's capitalized under the NPD when Fire, DPW, Airport, and Marine Departments also use the system.

Vollans – It doesn't matter; it's the General Fund.

Welch – He will be drilling down into details on the police projects to facilitate his ability to advocate for the NPD projects. Asked if this is the Astro 25 Phase I or Phase II system.

Pittman – It is the more advanced Phase II system, the PDMA system.

Welch – He would like to see a line-item break down of the price per item and which items are accessory equipment.

Pittman – This isn't a component system; it is all proprietary.

Lowell – Asked what would happen if the NPD didn't purchase the upgrade and made the current equipment last another 10 years.

Pittman – When the system was installed in 2011, it was version about 16.7; now they are at 16.12 and can no longer support the older version. This system has been 100% reliable and coverage is 100% of the island to include Tuckernuck.

Welch – Asked if this system works with the Windows 7® platform.

Pittman – He doesn't believe it does; however, this system doesn't integrate with their records management or other systems.

b. Out-year overview.

Pittman – Last year funding was put in for dredging, we now have a plan and an dollar amount needs to be included every year; however, he doesn't know what that amount will be. The marine building is in desperate need to be demolished and rebuilt. Reviewed the decrepit state of the Marine building.

Fronzuto – It was built in 1986 and been renovated and rehabbed numerous times, but it is rotting in place.

Pittman – A decision needs to be made; we're getting to the point we might not be able to offer bathroom facilities to boaters and cruise ship passengers. Also, we have to set aside two acres on Shadbrush Road for a lay-up yard for working on the boats and storage. It needs fencing, a small septic, and a building for a bathroom and office. Currently, NPD is using a residential property for storage and a dormitory on Okorwaw Road; the storage should be moved out of that area. The \$240,000 is mostly for site work and a metal building at the Shadbrush Road property.

McEachern – Feels Chief Pittman should be thinking about dormitories.

Pittman – Those need to be built where sewer is available and Shadbrush Road isn't a good location. He would like to rehab the building at the Loran Station which is currently for patrol officers; but sewer doesn't go to that building either.

McEachern – Thinks the Town should be looking at employee housing for year-round and seasonal and not leave it to each department.

Pittman – Year round and seasonal housing are two different discussions. The Lifeguard program is limited by how many people they can house. This year they had 12 local high school students. We have people interested in the job but no where to put them.

Kelly – There is a work group looking at affordable employee housing and two dormitories; they aren't ready to send out an RFP.

Hussey – Asked if there are other big ticket items in the out years.

Pittman – A new patrol boat in 2021; the \$150,000 would pay for a good rehab on the existing boat. He hasn't done an analysis on whether that or a new boat is best for the Town. Another major items in the on-going maintenance of the Town Pier; that could cost \$50,000 or less a year; he prefers to keep it in maintenance. There are no big-ticket items for NPD; just building maintenance of about \$50,000 every five or six years; in 20 years they might be looking at shingle replacement.

Welch – Asked about the upgrade to vehicle radios if that comes out of operation budget.

Pittman – Yes.

Lowell – He thinks the reason the marine building is rotting out is because of insulation in the floor. If we rebuild this, he wonders how high it will have to be to meet FEMA requirements. Also asked if there is a way to use airport land for some storage.

Pittman – The airport land is revenue generating for them; we'd have to pay rent. Explained why the Town needs a good, secure storage location.

Discussion about land use and structures.

Welch – Suggested if there is a possibility to get shared storage for NPD and NFD and Marine that it be included in the out years. Also, housing is an issue for retention and needs to be addressed; but location must be considered.

Further discussion about the need for seasonal and year-round housing.

2. Nantucket Fire Department (NFD) (9:12)

Discussion a. Replace Ambulance #2

Rhude – This will be eleven years old when it's replaced; it's starting to have mechanical issues. There is a new requirement for securing stretchers the increases the cost.

Kelly – We used to keep the box and change the chassis.

Rhude – This is something private services do but not emergency services. The current boxes are not built for the new stretcher mounting system; also the boxes get rattled around on Nantucket roads. Explained the NFD buys the vehicles off regional bids that have off-road vehicles. The eleven-year-old ambulance will be traded in; it doesn't have a lot of value.

a. Advanced Life Support (ALS) Equipment for one Ambulance

Lowell – Asked how they know they need to take the ALS ambulance rather than another.

Rhude – The goal is for every ambulance to be able to provide ALS. As they buy new ambulances, they will be fitted with ALS equipment. He is currently negotiating with the union for a paramedic position. ALS equipment and ambulances are funded out of the Ambulance Account.

McEachern – He would prefer the ALS cost be included in the overall cost of the ambulance.

Vollans – The accounting and capital processes are different. The idea is to look at big expenses in more detail; anything over \$50,000 this board wants to look at.

Rhude – Explained the cost of ALS equipment and trained personnel and how revenue will increase but not off-set the costs. Replacement of consumable items is charged to the expense account.

Welch – Asked if the ALS equipment could be categorized as an option for an ambulance.

Rhude – The ALS equipment would come from the vendor; if the ALS equipment is not to approve, it be moved off an older ambulance.

Lowell – Because of the nature of Nantucket, the use of ambulances is more efficient; asked how many times they might need to use ALS.

Rhude – The big difference between NPD and mainland departments is we often stay with the patient at the hospital; care starts at the home and the paramedic might provide the first cardiac treatment before reaching the hospital. Noted that about 80% of their calls are ALS-level calls; also pain management if something a paramedic could provide in the field, which responders can't do now.

Kaizer – Asked about the useable life of ALS equipment.

Rhude – Monitors are upgraded every five or six years; it's a long-term operating program and will be included in operating expenses.

McEachern – Asked about putting out a fire on the water.

Pittman – They have three boats able to respond; some have pumps and others can have pumps put in them. The harbor master and staff are primary operators supported by trained police officers and fire department personnel. There aren't enough incidents to have a fire/medical/police boat on the water all the time. Noted that there are no real fire-fighting capabilities for shore-based facilities along the water front; almost all of those structures are wood.

b. 'Sconset Fire Station Feasibility Study

Rhude – Last year he talked about a 4-year plan with staffing. They do about 60 calls in the summer and 30 in the winter; it is a long response time. We feel it makes sense to staff it seasonally. We believe the facility can be upgraded without destroying its historical value. The Feasibility Study for the upgrade and costs between \$60,000 to \$80,000. The 4-year plan increases staff out there to four people over three years complimented with summer help.

Lowell – Suggested someone from 'Sconset, who understands the historical side, be part of this study.

Hussey – Asked if NFD is asking for Community Preservation Act funding.

Rhude – Not for the feasibility study.

c. Replace Ambulance #1 (2019)

Kickham – Asked if there should be a line item for ALS for this ambulance as well.

Rhude – Yes; it was omitted in error.

Welch – Asked if the insurance revenue is a function of the increased cost of the ambulance service, if what we get from the insurance company is the result of the setting of our rate.

Rhude – We upgraded the level that the insurance company is willing to pay. We raised the BLS rates to the standard but haven't raised the ALS rates. Explained the provisions in place for hardship cases.

3. IT (9:48)

Discussion

a. Replace Town computers

Rhodes – These are being rotated every few years.

b. GIS Digital Image Updates

Rhodes – This is for updated aerials.

McEachern – Asked if there is a cost for increased level of clarity.

Porter – Yes; however the difference in price is virtually nothing.

Welch – Asked if Applied Geographic is the consultant or if they provide imagery.

Porter – They are the project manager.

Welch – Asked if the imagery is owned by the Town or licensed.

Porter – It is produced for the Town. As for as marketing it out, we can't charge for the data added.

Hussey – Asked if there are any Town departments Ms Rhodes' IT doesn't provide service.

Rhodes – A few: wastewater treatment plant, airport, schools, and police.

III. CAPCOM BUSINESS

1. None

IV. DATE OF NEXT MEETING

Wednesday, November 02, 2016, 8:00 a.m. at 4 Fairgrounds Road, Training Room

Topic: Wannacomet Water Company, Nantucket Memorial Airport, Our Island Home

Adjourned at 10:06 a.m.

Submitted by:

Terry L. Norton

Town of Nantucket, Massachusetts
Capital Improvement Plan
 2018 thru 2027

PROJECTS BY DEPARTMENT

Department	#	Priorit	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
School Department													
Window Replacement	NPS-17-004	1				150,000	150,000						300,000
NHS Building Improvements	NPS-17-005	1	100,000		200,000		200,000	100,000		200,000			800,000
Paving at NHS/CPS	NPS-18-001	n/a	300,000										300,000
CPS Building Improvements	NPS-18-003	1	100,000		100,000		100,000	100,000		100,000			500,000
NES Building Improvements	NPS-18-004	1	100,000		100,000		100,000	100,000		100,000			500,000
NHS/CPS HVAC upgrade	NPS-18-005	1	450,000										450,000
Backus Lane Playground & Field Improvements	NPS-18-006	n/a	375,000										375,000
Outside Basketball hoops/all courts	NPS-19-001	1		50,000					50,000				100,000
Grounds Equipment	NPS-19-002	2		100,000					100,000				200,000
NHS Façade Paint and Repair	NPS-19-003	1		150,000									150,000
Parking Lot Lighting	NPS19-004	1		50,000									50,000
NHS Roof	NPS-19-005	2		200,000	200,000								400,000
HS Fields/Track/Stadium	NPS-19-006	1		750,000	750,000	500,000	500,000	500,000	500,000	500,000			4,000,000
Fixtures/Furniture/Equipment	NPS-21-001	1				200,000							200,000
NHS/CPS Sidewall Replacement	NPS-21-002	1				250,000	250,000						500,000
NES Sprinkler System	NPS-21-003	1				850,000							850,000
Safety and Security	NPS-21-005	1				250,000	100,000		200,000				550,000
Fencing Replacement - Campus Wide	NPS-22-001	1					150,000				150,000		300,000
NES Façade Paint & Repair	NPS-24-001	1							150,000				150,000
NES Roof	NPS-24-002	2							200,000				200,000
School Department Total			1,425,000	1,300,000	1,350,000	2,200,000	1,550,000	800,000	1,200,000	1,050,000			10,875,000
GRAND TOTAL			1,425,000	1,300,000	1,350,000	2,200,000	1,550,000	800,000	1,200,000	1,050,000			10,875,000

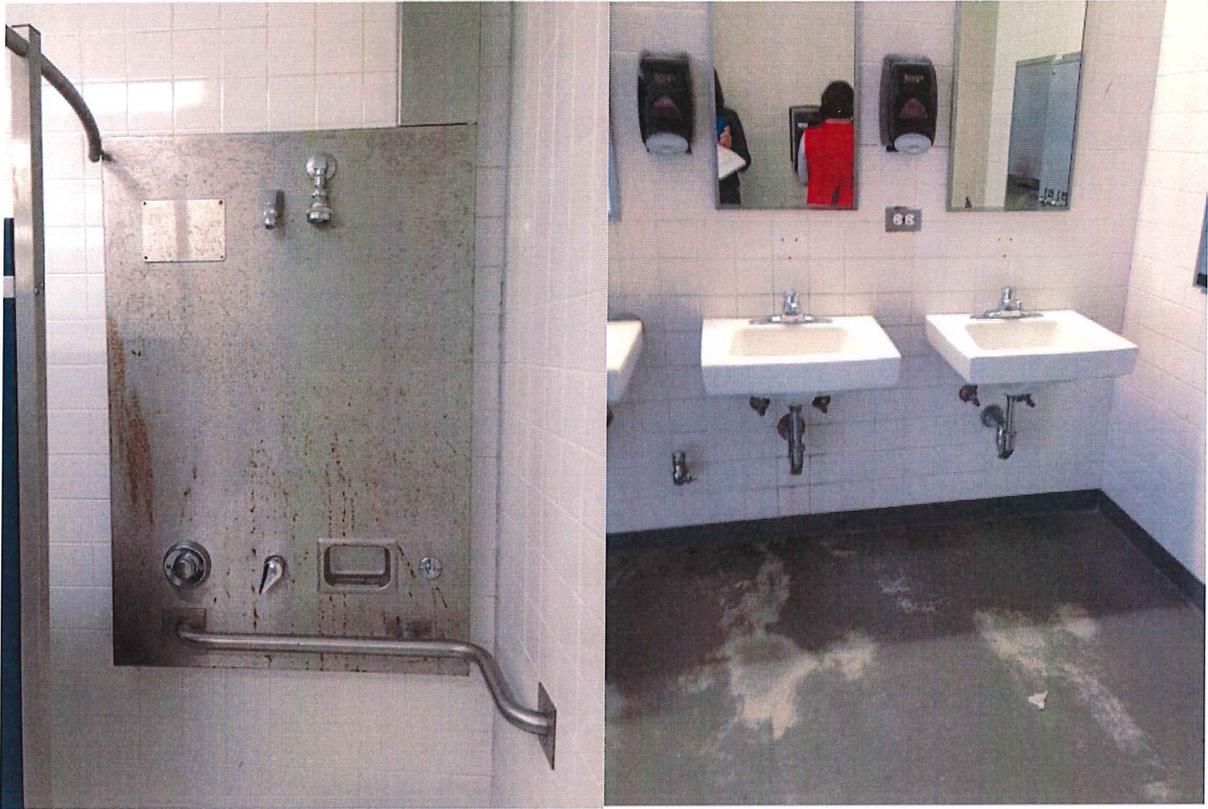
Re-Shingling



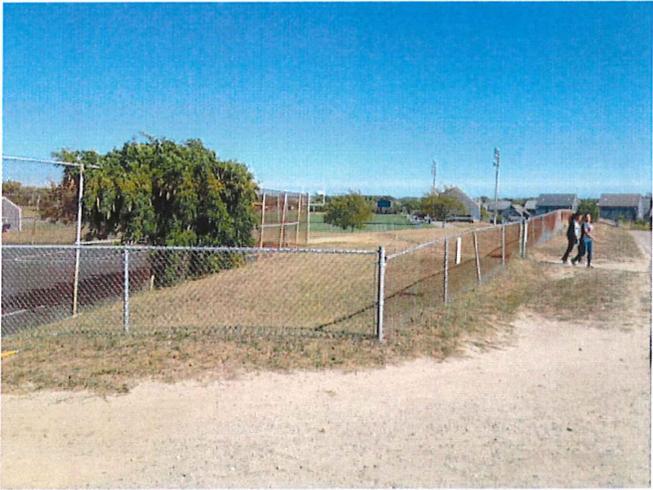
Field House



Bathroom upgrades



Fencing







Re-Shingling



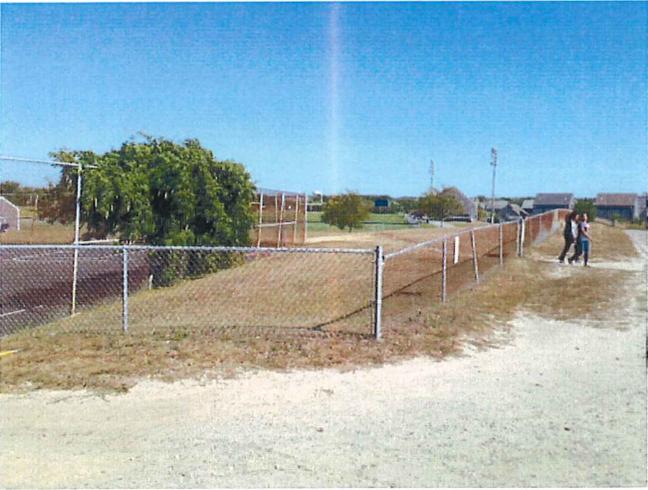
Field House



Bathroom upgrades



Fencing



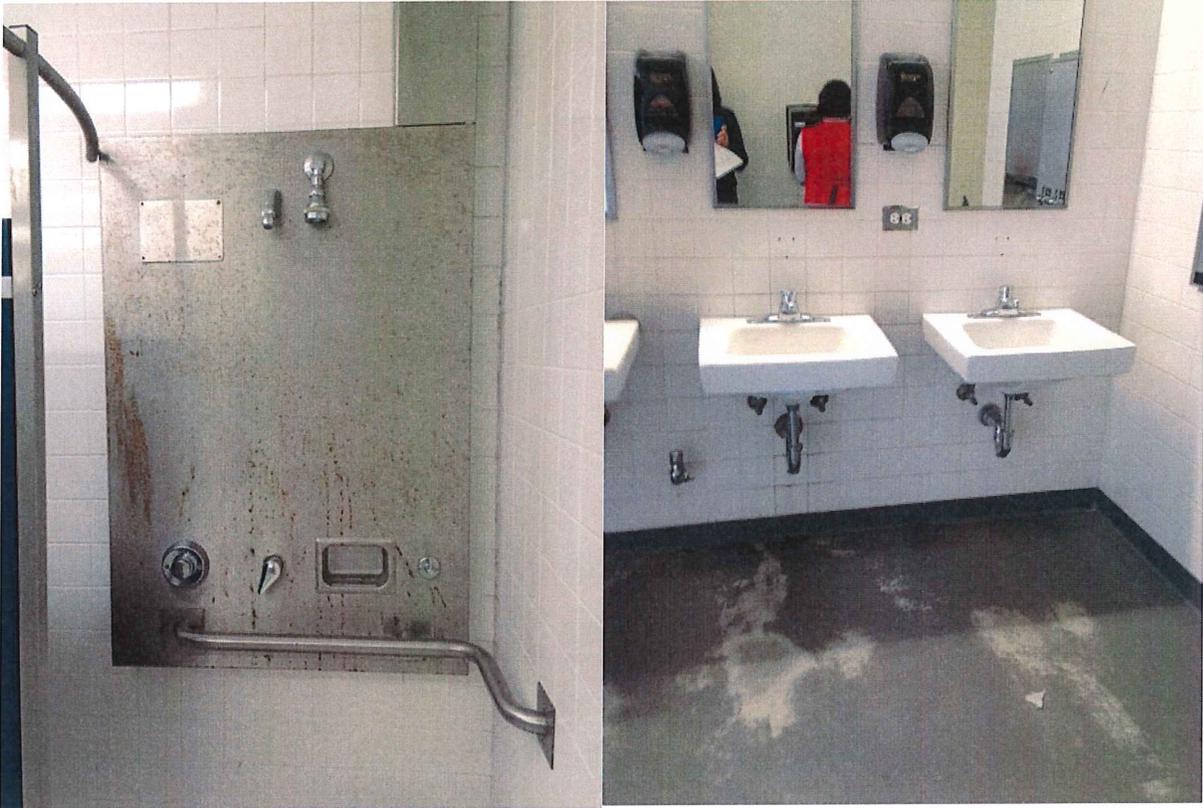
Re-Shingling



Field House



Bathroom upgrades



Fencing



December 10, 2014

Jim Whitehead
Lead Sales Representative
Energy Efficiency
National Grid
87 West Street
Attleboro, MA 02703

RE: Nantucket Middle/High School - DDC System Replacement

Dear Jim,

As requested, ENE Systems is pleased to furnish you a proposal to replace existing JCI Controls at the above reference school. Our proposal will include the following scope:

- Remove and discard existing DDC system
- Provide, Install and Wire all necessary Hardware and Software for a fully functional Building Automation System Front End and Graphical User Interface. This includes new Server, PC Workstation, Network Equipment and User Licenses.
- Furnish and install new Enterprise Server software
- Furnish and install new desktop VM server with Microsoft 2012 Server software
- Furnish (1) new operator workstation with 24" LCD monitor
- New graphics package will be done per building standards
- Field commissioning of graphical interface and checkout.
- Replace all existing room thermostats
- Provide 24 hrs. of training
- Furnish and install new BACnet DDC Controllers for the following systems:
 - Hot Water System (3) Boilers & (6) Pumps
 - (21) H&V/AHU Units
 - (71) Unit Ventilators
 - (65) Exhaust Fans
 - (8) Return Fans
 - (37) Convectors
 - (3) Air Cooled Condensing Units
 - (1) Emergency Generator

ENE SYSTEMS, INC.

480 NEPONSET STREET, SUITE 11D ■ CANTON, MA 02021 ■ TEL. (781) 828-6770 ■ FAX (781) 821-5523 ■ WWW.ENESYSTEMS.COM

MA LICENSE: 1548C ■ S-LICENSE: SSCO 000970 ■ RI LICENSE: 4983TSC



Proud member of

InsideIQ

BUILDING AUTOMATION ALLIANCE

- All labor, electrical wiring, project management, engineering, drawings, startup, checkout, training and as built drawings as necessary for a complete installation

Our price for above scope of work is \$450,000.00. This price is based on the list of equipment above. If additional equipment is missing from the list above, ENE System will provide additional cost for controls for such equipment

Clarifications:

- All work to be performed Monday-Friday 7:00am – 3:30 pm
- All wiring shall be in conduit in mechanical rooms. All other areas shall be plenum rated cable.
- ENE Systems will provide our standard graphics package to meet the intent of the specifications.
- The installation of all control valves, flow meters, and provision of pipe taps for sensors will be by others.
- ENE Systems will provide our standard point to point checkout procedure for systems start up.

Excluded from this proposal:

- Excludes all control valves
- Field devices (valves, actuator, temperature sensors...)
- Excludes payment and performance bond
- Excludes labor to work with a commissioning agent

Thank you for the opportunity to offer our services to you. If you have any questions, please feel free to call me at (781) 828-6770 extension 226 or e-mail jfontes@enesystems.com

Sincerely,

ENE Systems, Inc.

Jose Fontes

Sr. Account Executive

Project # NPS-18-006
Project Name Backus Lane Playground & Field Improvements

Type New Construction **Department** School Department
Useful Life **Contact** Diane O'Neill
Category Facilities Upgrades and Improve **Priority** 1 Critical
Fund Type General Fund **Enterprise Fund** Not Applicable
Location NPS Campus Wide

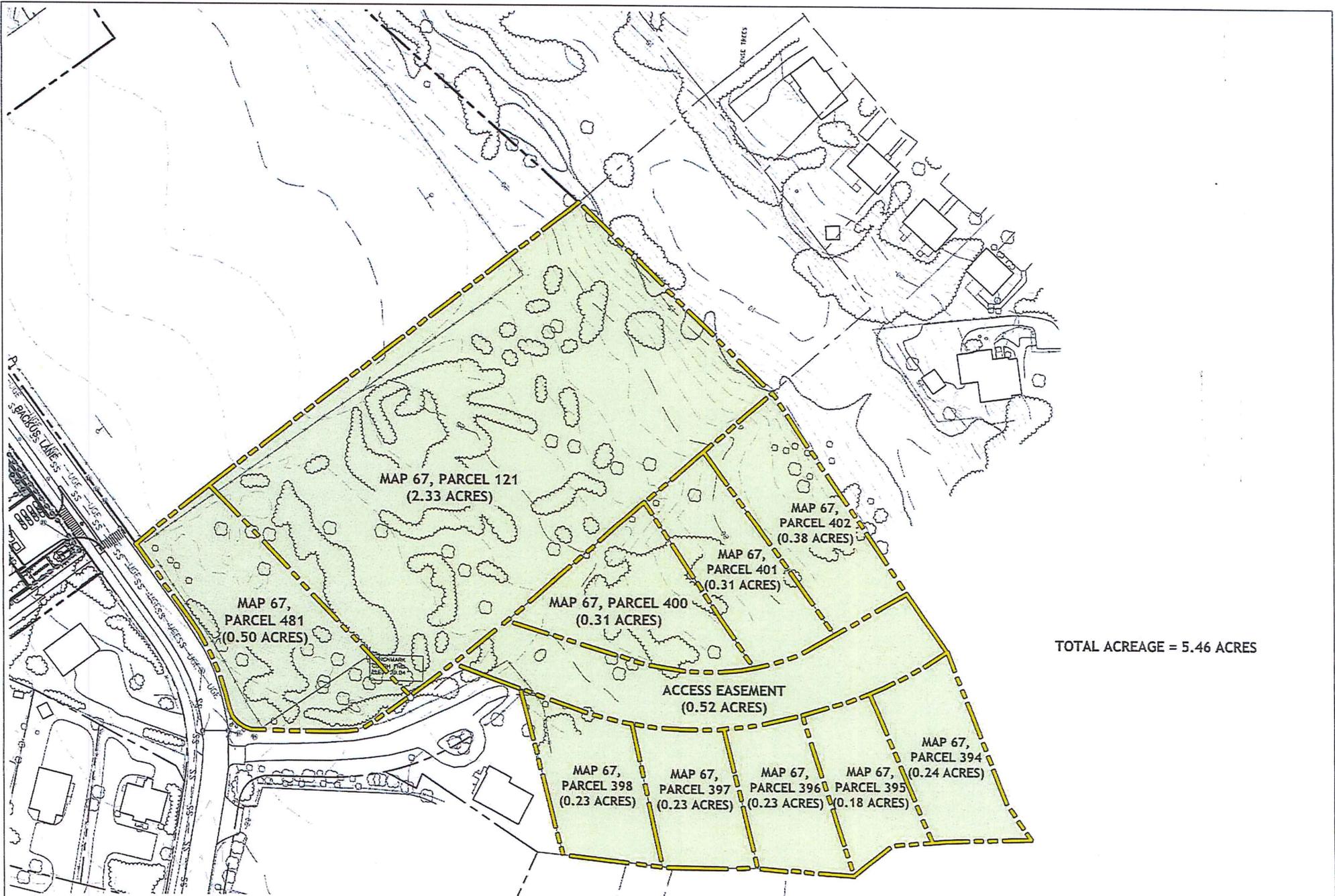
Description **Total Project Cost:** \$375,000
 This request is to improve the Land Bank land that has been approved at ATM & has gone through legislature to be turned over to the schools for recreational purposes.

Justification
 With the new Intermediate 3-5 school opening in the fall of 2017 we need to add playground areas for their use. We also need to move the varsity baseball field from its current location onto this property as well as some additional parking. This funding will be necessary to get this project underway.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Construction/Maintenance	375,000										375,000
Total	375,000										375,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund	375,000										375,000
Total	375,000										375,000

Budget Impact/Other



LAND BANK PROPERTY ACREAGE
BACKUS LANE
 NANTUCKET, MASSACHUSETTS

Project # NPS-19-001

Project Name Outside Basketball hoops/all courts

Type Improvement

Department School Department

Useful Life

Contact Diane O'Neill

Category Nantucket Public Schools

Priority 1 Critical

Fund Type General Fund

Enterprise Fund Not Applicable

Location NPS Campus Wide

Description

Total Project Cost: \$100,000

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Construction/Maintenance		50,000					50,000				100,000
Total		50,000					50,000				100,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund		50,000					50,000				100,000
Total		50,000					50,000				100,000

Budget Impact/Other

Project # NPS19-004
Project Name Parking Lot Lighting

Type Improvement **Department** School Department
Useful Life **Contact** Diane O'Neill
Category Nantucket Public Schools **Priority** 1 Critical
Fund Type General Fund **Enterprise Fund** Not Applicable
Location NHS/CPS

Description **Total Project Cost:** \$50,000

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Construction/Maintenance		50,000									50,000
Total		50,000									50,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund		50,000									50,000
Total		50,000									50,000

Budget Impact/Other

Project # NPS-24-002
Project Name NES Roof

Type Improvement **Department** School Department
Useful Life **Contact** Diane O'Neill
Category Nantucket Public Schools **Priority** 2 Very Important
Fund Type General Fund **Enterprise Fund** Not Applicable
Location Elementary School

Description **Total Project Cost:** \$200,000

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Construction/Maintenance							200,000				200,000
Total							200,000				200,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							200,000				200,000
Total							200,000				200,000

Budget Impact/Other



LERNER LADDS BARTELS
161 Exchange St.
Pawtucket, RI 02860
401.421.7715
WWW.LLBARCH.COM

ARCHITECTS

NANTUCKET FACILITIES ASSESSMENT

CLIENT

Town of Nantucket, MA
16 Broad St.
Nantucket, MA

CONSULTANTS

Consulting Engineering Services
811 Middle St.
Middletown, CT

A. M. Fogarty & Associates, Inc.
175 Derby St.
Hingham, MA

10 June 2015

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ARCHITECTS

10 June 2015

MS. HEIDI BAUER
Procurement and Project Manager

TOWN OF NANTUCKET
16 Broad Street
Nantucket, MA 02554

Re: Draft Report for the Town of
Nantucket Facilities Assessment

Dear Ms. Bauer,

We are proud to submit our report of the Facilities Assessment for the Town of Nantucket. All of our team members found the time spent at the buildings and working with Nantucket's staff to be quite enjoyable. The Town of Nantucket can be justifiably proud of the sense of pride and responsibility shown by Town staff and apparent in their approach to each of the buildings we visited.

We were warmly received by staff wherever we went and were provided with candid insight and full access to each of the buildings. We extend a heart-felt thanks to you, Larry Kester, and all of the Nantucket staff, business owners, and residents we met for providing an unmatched level of assistance and guidance throughout the effort.

Please do not hesitate to contact either of us if there are any questions regarding any aspect of the report.

Sincerely,

R. Drayton Fair, AIA, ALA, LEED AP
Principal

Gregory J. Smolley, AIA, AICP, REFP, LEED AP
Principal

INTRODUCTION

In April of 2015 the Town of Nantucket retained LLB Architects to conduct a town-wide facilities study. Our team included Consulting Engineering Services, who provided expertise with mechanical, electrical, plumbing, fire protection systems, and cost estimating consultants A. M. Fogarty.

Team members reviewed historical data and files for each property and then visited each of the 16 buildings that the study covers. This report is the culmination and written documentation of the study's methodology and findings. In the future use of this document and database, the assumptions and exclusions contained herein are as important as the recommendations and conclusions. This study's guidance is a composite of the available data, conclusions gained through visual observation, and knowledge of the construction market conditions at the time of writing. No destructive investigation or testing was conducted, thus concealed conditions and similar circumstances are necessarily part of subsequent investigations into individual buildings. There must also be recognition that design issues are beyond the scope of the study, and that there is volatility inherent in forecasting construction pricing.

This survey involves documentation of 16 buildings. The resulting analysis is a distillation of broad-range and detailed observations made by a team comprised of multiple professional disciplines. The primary objective of the study is to provide a database and methodology by which the Town of Nantucket may better plan for work at its facilities through a uniform rating system and independent cost projections. In most cases the data and forecasts developed through this study will form the basis for more intensive investigation of a particular facility prior to undertaking repairs or making alterations.

The team found the overall condition of the buildings we studied ranged from fair to essentially new. In addition to ADA / MAAB concerns, there are some identified code compliance, health, or life-safety issues that warrant attention or further study as the immediate next step. These issues range for missing roof shingles to water leaks and deteriorating walls. Similarly, there are deficiencies and needs common to all of the buildings. Those issues that were deemed to be of concern within the next three years were, to a fair extent, known to the Town staff already. From the point the Town is at now, this study should allow forecasting for the fiscal and physical needs of the facilities stock for the next twenty years. It is recommended that the buildings be revisited and the database and cost projections updated annually.

LLB Architects thanks Town Manager Elizabeth Gibson, Assistant Town Manager Gregg Tivnan, Procurement Manager Heidi Bauer, Facilities Manager Larry Kester, and all of staff of the Town of Nantucket for their expertise, time, and technical contributions to the content of this study.

EXECUTIVE SUMMARY

The costs of operating and maintaining facilities is one of the largest budget drivers for most municipalities. The Town of Nantucket owns a number of buildings that encompass a wide range of construction methods. As a step to better understand what may be needed to keep these buildings in a condition appropriate for a public investment, the Town retained LLB Architects to undertake a facilities assessment of 16 Town owned buildings. Individually, and as a team, we have formed our opinion of the condition of each building. Our analysis includes individual components of the building, systems that are fundamental to the operation of the building, and the building as a whole. This report is not intended to evaluate the building relative to its suitability for the use currently housed within, but is directly focused on the physical aspects of the building and the potential costs of renewing or replacing each system.

The overall condition of the buildings assessed ranges from poor to essentially new. Buildings grading poor include the Children's Beach Concession, 3 Chestnut Street, the Visitor's Center, and the PLUS Building. Most of the buildings rate overall as fair, though most have pending repairs or upgrades that may drive critical decisions in the next five years. The DPW Fleet Garage and the Public Safety building rated good. This is not to imply that expenditures are not or will not be needed, only that those potential costs are projected to be required some years from now.

Areas of concern common to numerous buildings include wet, moldy, or rotted wood frame walls, aging shingles, and water damage from previous or current water leaks and infiltration. Some of the areas of deterioration are significant enough to lead to a recommendation of further investigation prior to investment in repair, to better assure the repair is adequate to correct the issue, if that is possible at all. Examples of this include water infiltration and damp walls at Visitor Services, 3 Chestnut Street, and the Sheriff's Office. Similar concern was expressed for 34 and 37 Water Street - Marine Department and Finance Building, both of which are subject to periodic flooding and may not have been properly constructed to withstand that impact.

Another ongoing maintenance and cost of ownership involves the roofs of all of the buildings. Many of the Town's buildings we assessed were built in the 1960 - 1990's. Many have the original roof, or have been re-roofed years ago. This may lead to the need for a number of re-roof projects and it may be advantageous to group buildings with similar roof material types to

gain better pricing through volume. Buildings with near term (3 - 10 years) roof needs include the DPW Administrative office, Town Building, 3 Chestnut Street, Visitor Services, and Surfside Concession.

Perhaps the most costly elements are the building systems, including furnaces, boilers, heating systems, and air conditioning. The buildings do not have much similarity of systems and many are reaching the end of their expected life cycles. These systems are expensive to replace, but the need to address this at multiple buildings may allow the Town to standardize systems while moving to more energy efficient units as well. The Central Fire Station, Town Building, Finance and Marine Buildings, and the PLUS Building were all noted for building systems needs.

There are limitations to accessibility at some of the buildings, mostly due to the original design of the structure. Some of these matters are easily resolved, such as at the DPW Administrative office. Other situations will require an in-depth consideration of the situation to assure that investment is not made where no improvement could be expected, such as at the Central Fire Station and the PLUS Building.

Overall the Town buildings that comprise this study represent a cross section of construction types and ages. Typical for municipal buildings, the facilities have been modified over the years they have been in service. Also typical for municipal buildings, some of the modifications are more successful and conducive to Town business than others. The objective of a facilities assessment is to provide a baseline which can be utilized as one factor in the budgeting and scheduling of repairs. Through this information, a discussion of the viability or appropriateness of a specific building for a particular use may take a different direction, with the potential costs more completely understood.

To help make the data more easily assimilated into the planning and budgeting discussion, need and cost are projected to four priority groupings that span 20 years. A fifth priority category is intended for work that may need to be done in the case of a substantial renovation or a change of use.

All costs are based on present day construction costs as of June, 2015, with appropriate overhead costs added. To account for the effects of cost escalation and inflation, Priority #2 items include 3% annual cost escalation, compounded for five years. Priority #3 items include 3% annual cost escalation compounded

for 10 years, and Priority #4 includes the same 3% compounded for 20 years.

In no case was a building that is part of this assessment felt to be in need of evacuation, cessation of use, or emergency repair.

Priority #1 items are those that should be addressed within the next two years. In some cases there are items that should be addressed immediately. In no case with the buildings assessed was a building found to be unsafe. The projected cost for Priority #1 items is approximately \$1,900,000. The cost of investigation or design fees for work that is needed but undefined is not included in this allocation. Examples of this type of project include resolving the issue of freezing pipes at the Natural Resources building and investigating the extent of damage and potential solutions to the water infiltration at the Visitors Services and 3 Chestnut Street buildings.

Priority #2 items are those suggested to be addressed within three to five years. The projected cost for these items is approximately \$1,300,000.

Priority #3 items fall into the five to 10 year time frame. This is where many of the roofs and heating systems fall, thus the projected cost for this Priority is approximately \$5,000,000.

Priority #4 items are projected to be addressed from ten to twenty years from the date of the report. These items are projected to cost approximately \$7,200,000.

The scope of work needed for any item in the report will need to be defined prior to the work moving forward. Likewise, the material costs and escalation allowances should be revisited on a regular basis to assure the most accurate projections for the Town's planning purposes.

METHODS

This section describes an overview of the work, scope, walk-through survey processes, document review processes, conditional analysis, and data content.

OVERVIEW

This survey includes documentation of 16 buildings. The resulting analysis is a distillation of broad-range and detailed observations made by a team comprised of multiple disciplines: architectural, civil, mechanical, electrical, plumbing, and fire protection. This study includes observations made by this team in the spring 2015. The primary objective of the study is to identify and observe systems, assemblies, or components of each building and note deficiencies by visual inspection. All observations made by the team are the result of existing document review, interviews, and walk-through surveys. Quantities and costs to remedy the deficiencies are applied to develop an order of magnitude estimate of deferred maintenance items. These estimates are then compared relative to each other, using a facility condition index, which can provide a level of severity of deficiencies per building, removing the size and significance from the comparison.

In efforts to streamline data collection and further analysis of the information, LLB Architects utilized a database to store and process the information, primarily structured by building element utilizing the Uniformat Building Element Classification.

The study database and this high-level report for use by the Facilities Department are both provided as final deliverables for the project. All collected data and observations within the database can be organized, filtered, and presented in numerous ways based upon the users' needs, providing the option for both broad analyses and detailed reporting. Furthermore, the database can be updated to rapidly recreate future studies.

OBSERVATION SCOPE

The following describes which elements were observed, how, and to what extent:

Site and Utilities: Topography for unusual or problematic access issues.

Structural Frame and Building Envelope: Visual identification of basic type of structure (steel/wood frame, etc.), substructure including foundation walls, slab-on-grade, basement enclosure, superstructure including floor and roof framing (where readily accessible), building envelope including facades, curtain wall system, glazing system, exterior sealants,

balconies, porches and other architectural features of importance or noted as deficient. Observations of the building's exterior are generally viewed from the ground and not by special conveying, unless alternative vantage points from balconies or adjacent buildings were available. A structural consultant was not retained to perform the study.

Roofing: Identification of the material of the exposed membrane/material including parapet. Observations were made to note any deficiencies in drainage, damage to the system, and leaks. Roofing was accessed directly wherever possible, with the exception of steep-sloped roofing. Where readily available, information related to the roof age or warranty was cross-referenced and verified during the walk-through survey. A roofing consultant was not retained to perform the study.

Interior Elements: Visual inspection of typical occupied spaces including lobbies, corridors, assembly spaces, restrooms, and special or unusual areas. Observations and deficiencies are noted for typical floor, wall, and ceiling finishes, fixtures, layout, and user comfort issues.

Plumbing: Identification of the sanitary, storm, and supply piping material, fixtures, domestic hot water, and other special fixtures such as emergency wash units. Deficiencies are noted for any distribution and fixtures which are damaged or beyond apparent useful life.

Heating, Venting, and Cooling: Generation and distribution system, observed for components and assemblies past useful life or damaged. Any equipment that is shutdown or not operational is observed as an opinion of its condition or deficiency. In many cases observations were extended to special equipment such as laser cutting machines.

Electrical: Identification and observation of the service provided, size, visual of the distribution system including panels, transformers, meters, emergency generation, and exit signs. In many cases observations were extended to special equipment.

Fire Protection: Identification and observation of fire protection systems including sprinklers, standpipes, fire alarms, panels, smoke detectors, and other equipment.

Additional scope considerations: Other observations were collected on matters of environmental impact, Accessibility, air and temperature quality. Although these observations and deficiencies were noted throughout the study, a thorough and detailed study

of these items was not within the scope of this project. Code and life safety consultants were not retained to perform the study.

WALK-THROUGH SURVEY PROCESSES

Walk-through surveys were conducted for every building selected for review in this project. The purpose of each walk-through survey was to visually observe the facility to gather information on architectural, civil, mechanical, electrical, plumbing, and fire protection components and systems. Deficiencies that were visible and readily accessible were noted and entered into the study database.

Each building was thoroughly photographed at interior and exterior locations, highlighting building envelope components, roofing, structural systems (where readily accessible), representative interiors, and any unique or unusual spaces. The photo documentation serves to record typical conditions, identification of materials, and deficiencies.

DOCUMENT REVIEW AND INTERVIEW PROCESSES

The purpose of including document review and interviews is to supplement the walk-through survey and to assist the team's understanding of the facility and any pre-existing deficiencies or ongoing maintenance efforts.

Collected documents included existing drawings, building historical data, systems inventories, and building department records from the city's zoning and tax's assessor's departments. These documents and data from other sources were organized, reviewed, and migrated into the study database as existing information. This information was referenced to augment and enhance the walk-through survey and is explicitly distinguished from the actual knowledge obtained by verification and observation.

Interviews were informally conducted during the walk-through surveys. Additionally, a point of contact was sometimes assigned to aid in a walk-through survey, during which an interview was conducted simultaneously.

PRIORITY RATINGS

A priority rating scale, rated 1 through 5 was defined by the town, and determines the level of necessity for a remedy to an deficiency. These ratings closely correlate to ASTM standards. Condition criteria ratings are indicated as follows:

1— *Critical / Immediate (1-2 Years): Requires immediate action to correct a cited safety hazard, stop accelerated deterioration, return a facility to operation, correct an environmental hazard*

2 — *Potentially Critical (2-5 Years): May become Critical within a year if not corrected expeditiously. Situations include Intermittent operations, rapid deterioration, potential life safety hazards, environmental non-compliance*

3 — *Necessary (5-10 Years): Requires appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.*

4 — *Recommended (10-20): Includes items that represent a sensible improvement to existing conditions, improve overall usability and/or reduce long-term maintenance costs.*

5 — *Grandfathered (20+ Years): Includes items that do not conform to existing codes. No action is required at this time, but should substantial work be undertaken in contiguous areas, certain existing conditions may require correction.*

DEFERRED MAINTENANCE COST ESTIMATING

Based on the walk-through survey and other information gathered during the document review and interviews, remedies for deficiencies requiring repair, replacement were assigned a quantity, cost, and location to obtain order-of-magnitude estimates for deferred maintenance. Sources of cost information are obtained through the cost estimator and may reflect unit costs from the estimator's database or files, owner's historical experience costs, or other qualified sources that the consultant determines appropriate. Opinions of probable costs are limited to construction related costs; those types of costs that commonly are provided by contractors who perform the work. Wherever possible, a cost description details the work that is included in the cost, supplementing the remedy narrative.

Opinions of remedies and costs should only be construed as preliminary, order of magnitude budgets. Actual costs will most likely vary from the consultant's opinions 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, phasing of the work, quality of contractor, quality of project management exercised,

market conditions, and whether competitive pricing is solicited, etc.

ADDITIONAL STUDY COSTS

Some deficiencies suggested remedies that require further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these cases, the observation was flagged as an item to study, but not provided a cost to do so.

BUILDING SUMMARY DESCRIPTIONS

Civil: Utility entry points and identification of materials, general system-wide deficiencies, prominent localized deficiencies.

Structural: Findings related to the roof and floor structural frames, exterior and interior bearing walls, and foundation types are listed. General system wide or localized areas of concern observed are recommended to be further investigated by professional engineer to determine extent of deficiency.

Building Envelope: Identification of roofing, exterior wall systems and finishes, exterior windows, curtainwalls, and subgrade wall systems materials and general system wide or localized deficiencies.

Mechanical: Heating, ventilation and cooling system descriptions, sizes, types, materials, special or localized services, general system-wide deficiencies, prominent localized deficiencies.

Electrical: Service, panel and fixture and fire alarm descriptions, capacity, types, materials, special or localized services, general system-wide deficiencies, prominent localized deficiencies.

Plumbing: Service, distribution, and fixture descriptions, sizes, types, materials, special or localized services, general system-wide deficiencies, prominent localized deficiencies.

Fire Protection: System, distribution, and fixture descriptions, sizes, types, materials, special or localized services, general system-wide deficiencies, prominent localized deficiencies.

NOTES, SPECIAL CONSIDERATIONS, DEVIATIONS FROM THE GENERAL METHODS

1. Assessed values of buildings were taken from building property records and transcribed into the

study database. Assessed values should always be viewed in conjunction with lot information so that true values can be understood in context.

2. Building use was recorded as indicated by the building department record, and not by the International Building Code definitions of use.

RESOURCES

American National Standard Accessible and Usable Buildings and Facilities Standard & Commentary. Country Club Hills, IL: International Code Council, 2009.

ASTM International. *Standard Guide for Property Condition Studys: Baseline Property Condition Study Process*. West Conshohocken: ASTM, 2008.

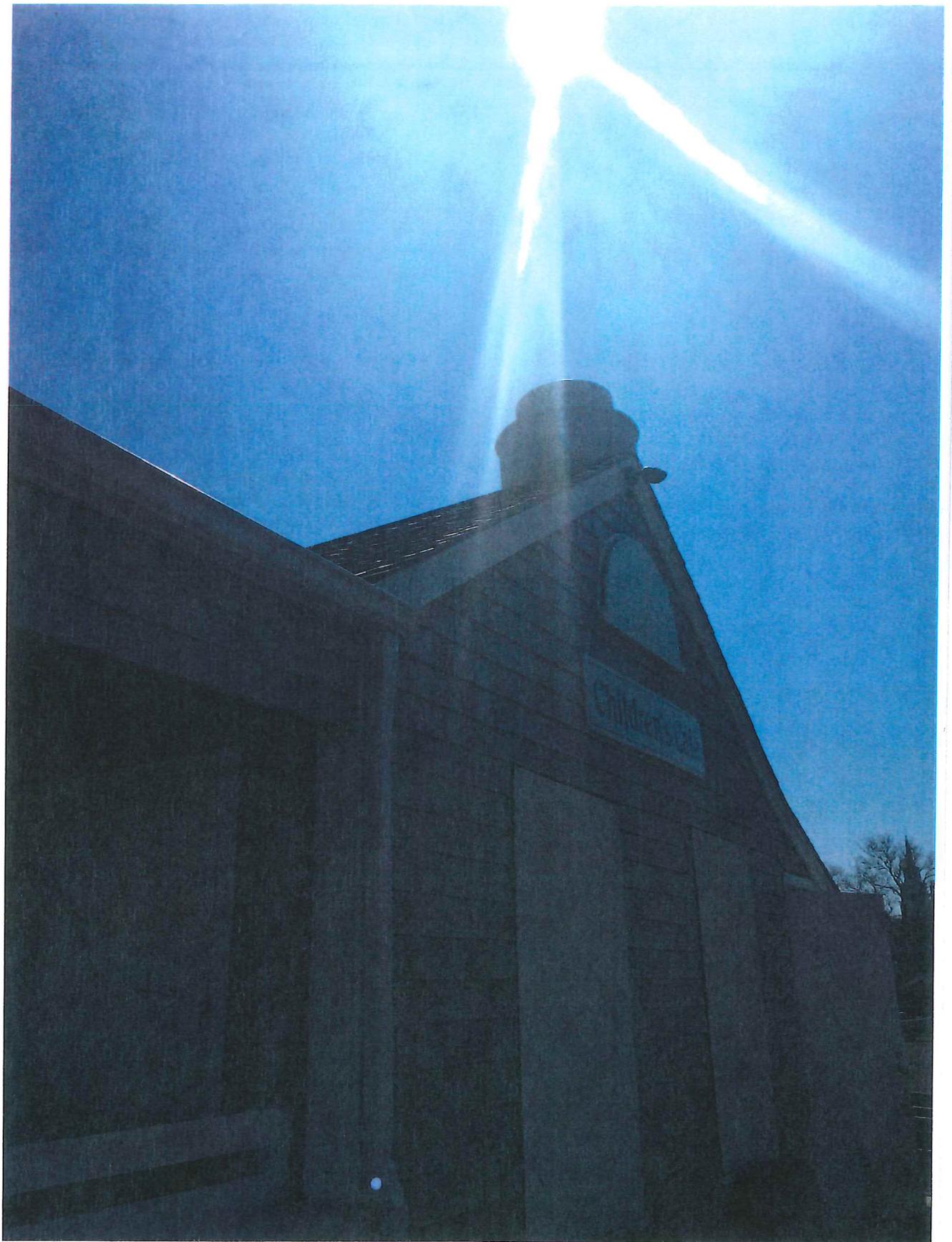
International Building Code. Country Club Hills, IL: International Code Council, 2012.

Johnson et al., *UniFormat: A Uniform Classification of Construction Systems and Assemblies*. Alexandria: The Construction Specifications Institute, 2010.

NFPA 101 Life Safety Code. Quincy, MA: National Fire Protection Association, 2003.

COST SUMMARY

The following table summarizes building needs by priority. For further clarification, refer to the project terms deferred maintenance deficiency, improvement, and facilities condition index. Methods and notes for cost estimating are found in the methods section.



2015 NANTUCKET FACILITIES ASSESSMENT

BUILDING	1	2	3	4	5
3 CHESTNUT ST.	\$54,317	\$0	\$58,132	\$0	\$0
CENTRAL FIRE STATION	\$285,650	\$333,796	\$1,807,343	\$343,071	\$0
CHILDREN'S BEACH CONCESSIONS	\$31,987	\$7,564	\$31,569	\$0	\$0
DPW ADMINISTRATION	\$310,736	\$31,426	\$20,270	\$0	\$0
DPW FLEET GARAGE	\$0	\$12,607	\$151,686	\$196,415	\$0
FINANCE BUILDING	\$1,813	\$4,841	\$405,735	\$31,426	\$0
JETTIES BEACH BATH HOUSE AND CONCESSIONS	\$14,500	\$53,118	\$80,134	\$35,983	\$0
MARINE DEPARTMENT	\$0	\$3,530	\$233,471	\$56,961	\$0
NATURAL RESOURCES	\$18,125	\$0	\$23,638	\$87,732	\$0
PLUS BUILDING	\$447,512	\$132,963	\$401,004	\$707,093	\$0
PUBLIC SAFETY FACILITY	\$0	\$0	\$3,897	\$1,079,626	\$0
SCONSET COMFORT STATION	\$1,015	\$0	\$16,564	\$6,522	\$0
SHERIFF'S OFFICE	\$263,444	\$363,715	\$366,775	\$822,283	\$0
SURFSIDE CONCESSIONS	\$2,886	\$7,615	\$30,199	\$66,781	\$0
TOWN BUILDING	\$394,045	\$313,767	\$1,192,206	\$3,725,346	\$0
VISITOR SERVICES	\$0	\$26,857	\$79,749	\$0	\$0
	\$1,826,030	\$1,291,799	\$4,902,373	\$7,159,239	\$0

PRIORITY RATINGS

1— *Critical / Immediate (1-2 Years): Requires immediate action to correct a cited safety hazard, stop accelerated deterioration, return a facility to operation, correct an environmental hazard*

2— *Potentially Critical (2-5 Years): May become Critical within a year if not corrected expeditiously. Situations include Intermittent operations, rapid deterioration, potential life safety hazards, environmental non-compliance*

3— *Necessary (5-10 Years): Requires appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.*

4— *Recommended (10-20): Includes items that represent a sensible improvement to existing conditions, improve overall usability and/or reduce long-term maintenance costs.*

5— *Grandfathered (20+ Years): Includes items that do not conform to existing codes. No action is required at this time, but should substantial work be undertaken in contiguous areas, certain existing conditions may require correction.*

ESCALATION

Compounded interest was factored in at 3% annually to reflect the cost to do work in the future priorities' timeframes:

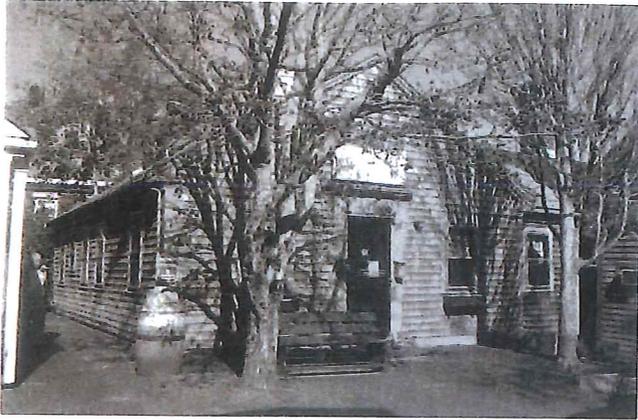
Priority 1: No escalation

Priority 2: Interest compounded annually for 5 years

Priority 3: Interest compounded annually for 10 years

Priority 4: Interest compounded annually for 20 years





PARCEL	CONSTRUCTION TYPE
CURRENT USAGE	GROSS AREA, SF 1,104
YEAR BUILT 1960	FOOTPRINT AREA, SF 1,104
REPLACEMENT COST \$533,500	BLDG. ASSESSED VALUE \$169,679

3 CHESTNUT ST.

3 East Chestnut St.
Nantucket, MA
Parcel

Houses the administrative offices of the Nantucket Regional Transportation Authority as well as the public health offices for the Town, the building has lobby space where visitors can get information about transportation options on the Island. The town offices are located in the rear of the building.

The building is a single story, wood framed structure with cedar shake siding and asphalt roof shingles. There is no basement.

STRUCTURE

Wood framed two story building. Generally sound but showing signs of rot in various locations, especially at base of walls where water and dampness appear to be constantly present.

EXTERIOR VERTICAL ENCLOSURE

Wood shakes on wood framed walls. Wood windows with storm windows. Wood doors.

ROOF AND RAINWATER MANAGEMENT

Asphalt shingles, wood gutters, plastic and metal rain leaders. There is an appreciable leak which is entering the interior of the building in the southeast corner. This has led someone to place a plastic tarp to protect the network server, battery backup unit, and alarm system electronics from water.

VERTICAL CIRCULATION AND CONVEYING

Single floor, steps from exterior to the building at both entrances.

INTERIORS AND FINISHES

Carpeted floors, painted walls and ceilings.

PLUMBING

Domestic Water Heater is a 15 gallon, electric unit manufactured by Ruud, nearing the end of its useful life

HVAC

Controls are local and should be upgraded/replaced with the furnace

ELECTRICAL

The emergency lighting consists of 2 head emergency lights. These units are nearing the end of their useful life expectancy

ELECTRICAL

Presently there is no fire alarm system in the building. We recommend providing a new fire alarm system.

ACCESSIBILITY

Neither entrance is ADA or MAAB compliant. Interior of the building is comprised of hallways and passages that are too narrow for wheelchair passage. No compliant restroom.

SITE

Pad mounted transformer, shared with Town Hall
Underground fuel tank, shared with Town Hall

COOLING

Cooling for this building is provided by window units. The window units have not been evaluated.

VENTILATION

The heating for this building is by a force hot air Ruud oil fired furnace. This age of this unit is unknown, replacement within the next 10 years is typical for this type of equipment.

PRIORITY 1		\$54,317
B1020	Roof Construction	\$4,060
B2010.10	Exterior Wall Veneer	\$34,800
B2020	Exterior Windows	\$9,425
B3020	Roof Appurtenances	\$6,032
PRIORITY 3		\$43,256
B3010	Roofing	\$5,438
D3020	Heating Systems	\$3,045
D3060	Ventilation	\$19,210
D5040	Lighting	\$4,463
D7050	Detection and Alarm	\$11,101

ITEMS REQUIRING FURTHER STUDY

B1010 Floor Construction: Moisture, mildew, mold, and/or moss issues evident

B2010 Exterior Walls: Moisture, mildew, mold, and/or moss issues evident

B3010.10 Steep Slope Roofing: Active or inactive water infiltration evident





PARCEL 55 27	CONSTRUCTION TYPE 5B
CURRENT USAGE Fire station with crew living	GROSS AREA, SF 8,884
YEAR BUILT 1979	FOOTPRINT AREA, SF 4,442
REPLACEMENT COST \$667,500	BLDG. ASSESSED VALUE \$2,878,900

CENTRAL FIRE STATION

131 Pleasant St.
Nantucket, MA
Parcel 55 27

Built in 1979, this facility is located on Pleasant Street and has served as the Town's main fire station since opening.

The building is a two floor, wood framed structure with brick and cedar shake siding, asphalt shingle roof, and wood windows.

The efficiency and effectiveness of this facility for its intended use has been studied by the Town over a number of years and thus most functional inadequacies are well documented.

STRUCTURE

Two story, wood framed, slab on grade. Generally in fair condition with evidence of termite infestation and general deterioration.

EXTERIOR VERTICAL ENCLOSURE

Brick faced to the eave line, cedar shakes about. Painted wood trim. Wood double hung windows, most without storm windows. Metal and wood entry doors.

ROOF AND RAINWATER MANAGEMENT

Asphalt shingles with no gutters or rain leaders.

VERTICAL CIRCULATION AND CONVEYING

There is one stairway to connect the upper and lower floors. There is no elevator.

INTERIORS AND FINISHES

The walls are mostly wallboard, finished with various paint colors. Bathrooms appear to be wallboard as well. There are a number of floor finishes used throughout. These range from painted concrete to tile and carpet.

PLUMBING

Domestic water heater is a 50 gallon Therma Flow indirect fired fed from the boiler and is nearing the end of its useful life

ELECTRICAL

The original 300 amp, 120/240 volt 1 phase electrical service should be upgraded to meet modern technology needs throughout the building.

The lighting throughout consists of T8 and T12 fixtures. The existing emergency generator is an aged 30 kilowatt Superior diesel generator.

The existing fire alarm system is manufactured by FCI

and is a zoned fire alarm system.

ACCESSIBILITY

There is no elevator to the inspectors offices on the second floor, which could be considered to be a required item. Similarly, there is no designated handicapped parking space.

SITE

Above ground - 1,000 gallon fuel oil tank for boiler, 275 gallon for generator, 2,000 diesel for trucks, 4,000 gallon gasoline for cars

Below grade - 120 gallon propane for cooking

HEATING

The original Peerless oil fired boiler is rated 400 Mbh and (2) Taco hot water circulation pumps are beyond their useful life expectancy. In addition, the heating hot water distribution system, terminal components, ventilation and exhaust systems and controls should be replaced/upgraded.

COOLING

Limited cooling exists with window units. Air conditioning should be provided for certain areas of the building from a central source.

D3030	Cooling Systems	\$193,227
D3060	Ventilation	\$39,759
D3060	Ventilation	\$189,382
D5010	Facility Power Generation	\$253,750
D5020	Electrical Service and Distribution	\$102,779
D5040	Lighting	\$78,048

PRIORITY 4 \$189,950

B2010.10	Exterior Wall Veneer	\$141,013
B3010	Roofing	\$48,938

ITEMS REQUIRING FURTHER STUDY

B2010 Exterior Walls: System failure evident

PRIORITY 1 \$285,650

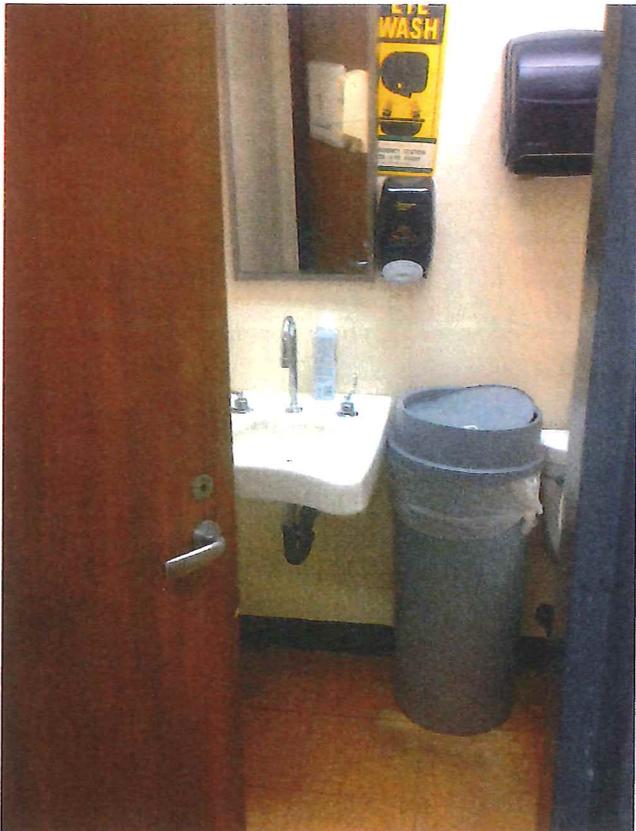
D1010	Vertical Conveying Systems	\$181,250
Z1040	ADA/MAAB	\$104,400

PRIORITY 2 \$287,935

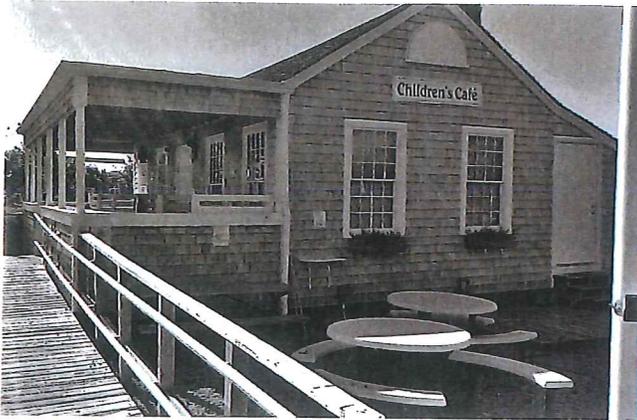
B2010.10	Exterior Wall Veneer	\$29,000
B2020	Exterior Windows	\$8,700
B2050	Exterior Doors and Grilles	\$5,075
C1010	Interior Partitions	\$11,600
C1030	Interior Doors	\$3,263
C2010	Wall Finishes	\$31,900
C2030	Flooring	\$133,400
C2050	Ceiling Finishes	\$8,700
D7050	Detection and Alarm	\$56,298

PRIORITY 3 \$1,344,833

B2010.10	Exterior Wall Veneer	\$10,875
B2020	Exterior Windows	\$3,480
B2050	Exterior Doors and Grilles	\$65,250
B3010	Roofing	\$48,307
D3010	Facility Fuel Systems	\$14,500
D3020	Heating Systems	\$345,477







PARCEL 42.4.2 9	CONSTRUCTION TYPE 5A
CURRENT USAGE Seasonal concession, resto	GROSS AREA, SF 720
YEAR BUILT 1970	FOOTPRINT AREA, SF 720
REPLACEMENT COST \$465,850	BLDG. ASSESSED VALUE \$246,100

CHILDREN'S BEACH CONCESSIONS

15 Harbor View Way
Nantucket, MA
Parcel 42.4.2 9

A seasonal use facility, the building contains a commercial kitchen, sales area, and two publicly accessible restrooms. The building is a single story, wood framed structure that rests on concrete block piers with unknown footings. The siding and roof are cedar shakes, with the obvious deterioration and missing shingles. The windows are wood framed single glazed, double hung units that are in generally good condition. Doors are wood with raised panels and are in generally good condition.

Stairs, ramps, and porches are wood and are in generally good condition. Hand rails are wood and are in fair condition.

The building is located within an AE Zone and is subject to scouring from storm surge. The building is located below the FEMA designated flood elevation as well.

STRUCTURE

Wood frame on stacked and mortared concrete blocks. Wood framed floor and roof structures.

EXTERIOR VERTICAL ENCLOSURE

Cedar shake shingles in fair to good condition. Wood trim is painted and in fair condition. Windows are wood, single glazed, true divided lite in good condition.

ROOF AND RAINWATER MANAGEMENT

Roof is a combination of cedar shakes in fair condition and EPDM on the porch roof, which is in good condition.

Gutters are aluminum in good condition, leaders are aluminum, in good condition.

VERTICAL CIRCULATION AND CONVEYING

A single floor building with an attic. There is a wood ladder that provides access to the attic. This appears to be a shop-made ladder and does not carry any ASTM, OSHA, or similar labels or certifications.

The building is approximately two feet above grade and is accessed via stairs or ramps. All are constructed of wood and are fair to good condition.

INTERIORS AND FINISHES

The interior of the public space is painted Masonite or

other paneling, with the joints covered with batten strips. The walls are generally in good condition. The floor in this area is VCT and in good condition.

The kitchen area has ceramic tile floors, FRP wall coverings for most of the area, with stainless steel covering at the cooking area. The finishes in this area are generally in fair to good condition.

The storage area has no wall coverings, the floors are wood. This area is overall in fair condition.

The two public restrooms have painted walls and ceilings; the walls about the FRP wainscot are painted ship-lap wood siding, the ceilings are GWB. The floors are vinyl sheet with rubber base.

ACCESSIBILITY

The facility appears to be in compliance with applicable ADA and MAAB guidelines and regulations.

PRIORITY 1		\$31,987
B3010	Roofing	\$18,792
Z1040	ADA/MAAB	\$13,195
PRIORITY 2		\$6,525
B2010.10	Exterior Wall Veneer	\$3,625
B2020	Exterior Windows	\$2,900
PRIORITY 3		\$23,490
B3010	Roofing	\$23,490

ITEMS REQUIRING FURTHER STUDY

A1010 Standard Foundations: Load capacity issues evident

B1010.10 Floor Structural Frame: Girder(s)/beam(s) structural issues evident

A1010 Standard Foundations: Load capacity issues evident

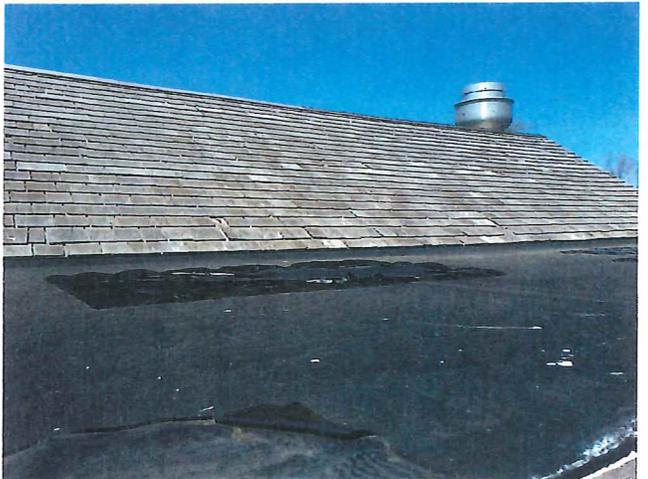
A1010 Standard Foundations: Settlement evident

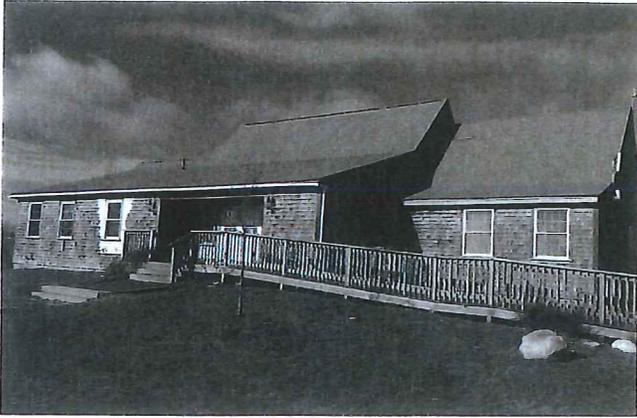
B1020 Roof Construction: Load capacity issues evident

B2010 Exterior Walls: Wind load issues evident

B1010 Floor Construction: Load capacity issues evident

B1080 Stairs: Egress stair appears non-compliant with current regulatory standards due to width, winders, riser height and /or tread depth..





PARCEL 39 14	CONSTRUCTION TYPE
CURRENT USAGE Administrative and meeting	GROSS AREA, SF 2,226
YEAR BUILT 1998	FOOTPRINT AREA, SF 2,226
REPLACEMENT COST \$1,002,000	BLDG. ASSESSED VALUE \$496,140

DPW ADMINISTRATION

188 Madaket Road
Nantucket, MA
Parcel 39 14

This building houses the majority of the administrative functions for the Department of Public Works.

Single floor with unfinished basement, wood framed. Cedar shake siding, asphalt roof.

STRUCTURE
Wood frame on poured concrete foundation. Recent construction remains sound and in overall good condition.

EXTERIOR VERTICAL ENCLOSURE
Cedar shakes with wood trim, all in good condition and aging nicely. Clad, insulated windows in good condition, some tears in screens.

ROOF AND RAINWATER MANAGEMENT
Asphalt shingles in good condition. No gutters or rain leaders.

VERTICAL CIRCULATION AND CONVEYING
Staircase to unfinished basement is in good condition.

Exterior stairs in good condition.

INTERIORS AND FINISHES
Laminate wood floors, walls and ceilings are painted gypsum. All surface and finishes in generally very good condition.

ELECTRICAL
The electrical service consists of a 150 amp, 120/240 volt, 1 phase service. Romex wire is used throughout the building.
LED and Fluorescents light fixtures for normal lighting. 2 head emergency lights are provided for emergency egress means. A 60 kilowatt propane fired emergency generator is shared between this building and the DPW Fleet building.
A Simplex 4004 zoned fire alarm system serves this building

ACCESSIBILITY
No handicapped designated parking space was

observed. No designated route from the parking lot to the building was seen.

Ramp may exceed acceptable slope for ADA / MAAB conformance.

No ADA compliant restroom was found.

SITE

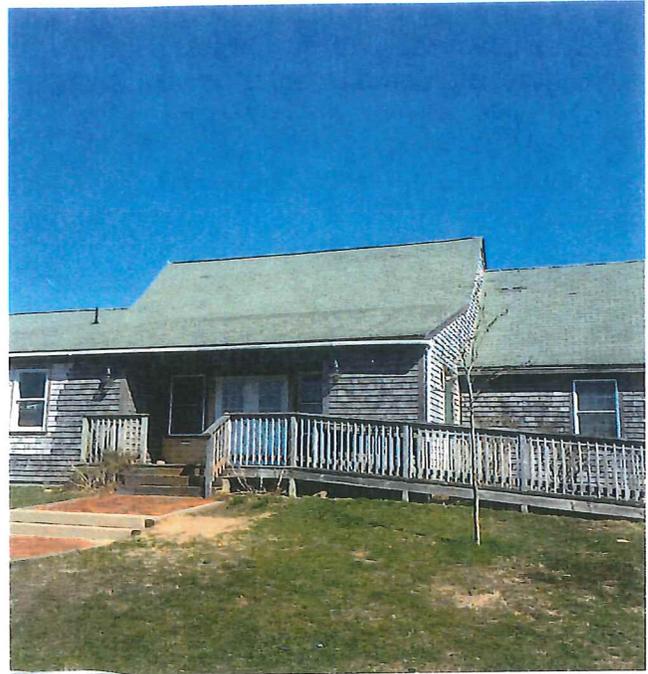
Underground electrical service to meter

HEATING

The heating system consists of an oil fired 126 mbh Weil McClain Boiler, with a 4 zone hydronic piping system, fed by copper piping, serving baseboard hot water fin tube radiation

VENTILATION

a local exhaust system is provided for the restroom



PRIORITY 1		\$310,736
B1080	Stairs	\$12,325
B3010	Roofing	\$2,175
Z1040	ADA/MAAB	\$296,236

PRIORITY 2		\$27,108
B2020	Exterior Windows	\$2,900
B3010	Roofing	\$24,208

PRIORITY 3		\$15,083
B2010.10	Exterior Wall Veneer	\$11
B2020	Exterior Windows	\$5,800
D5040	Lighting	\$9,272



ITEMS REQUIRING FURTHER STUDY

B3010.10 Steep Slope Roofing: Aging shingles, shakes, and/or tiles suggest new roof replacement





PARCEL	CONSTRUCTION TYPE
CURRENT USAGE Equipment service, administ	GROSS AREA, SF 5,668
YEAR BUILT 2001	FOOTPRINT AREA, SF 5,668
REPLACEMENT COST \$1,125,000	BLDG. ASSESSED VALUE \$537,607

DPW FLEET GARAGE

188 Madaket Road
Nantucket, MA
Parcel

This is the primary facility for maintenance, service, and cleaning of DPW machinery and trucks. There is a break room and supervisor's office.

The building is a prefabricated metal sheathed building set on poured concrete knee-walls. A concrete floor with integral floor drains and multiple overhead doors facilitate access and operation.

STRUCTURE

Prefabricated steel bents on poured concrete knee walls. Concrete floor slab with floor drains.

EXTERIOR VERTICAL ENCLOSURE

Uninsulated concrete knee walls to approximately three feet above grade. Steel sheet sheathing with insulating batts.

ROOF AND RAINWATER MANAGEMENT

Steel sheet roofing, no gutters or rain leaders.

VERTICAL CIRCULATION AND CONVEYING

Primarily one floor. Wood stairs to mezzanine storage area. No elevator.

INTERIORS AND FINISHES

Generally good condition throughout.

PLUMBING

A 2" main with a 3/4" meter and copper piping service this building.

An electric water heater serves the restroom

Plumbing fixtures are vitreous china

FIRE PROTECTION

A 4" fire protection main service and double check valve at the service entrance exists.

Sprinklers are installed throughout the building for complete coverage.

ELECTRICAL

A 150 amp, 120/240 volt, 1 phase electrical service feeds the building

The lighting system is T5 fluorescents throughout

The emergency generator is shared with the DPW admin building

The fire alarm system is manufactured by EST and is a

zoned system

ACCESSIBILITY

Appears to be generally in compliance with ADA / MAAB guidelines and regulations. Some concern for turning clearance between toilet and hot water heater. Sink in lavatory should have trap and water feeds insulated.

SITE

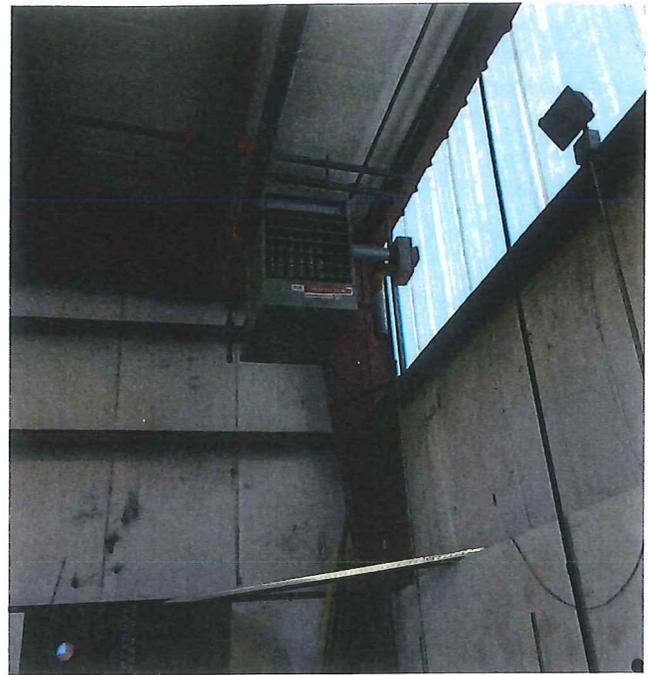
An underground propane tank (unknown size) services the emergency generator

HEATING

Modine propane unit heaters serve the garage

VENTILATION

Paddle fans are located at the ceiling of the garage
Exhaust fans with louvers are mounted on the sidewall in garage



PRIORITY 2 **\$10,875**

A4010 Standard Slabs-on-Grade \$10,875

PRIORITY 3 **\$112,869**

D3020 Heating Systems \$3,263

D3020 Heating Systems \$40,600

D3060 Ventilation \$41,093

D5040 Lighting \$27,914

PRIORITY 4 **\$108,750**

B2010.10 Exterior Wall Veneer \$13,050

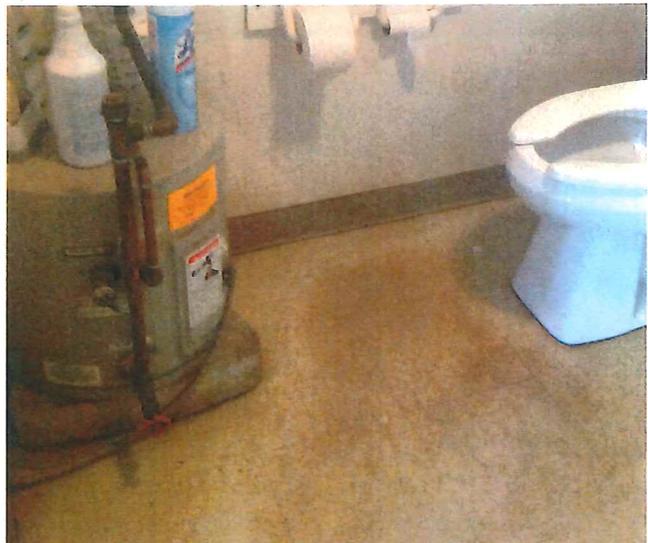
B2020 Exterior Windows \$52,200

B2050 Exterior Doors and Grilles \$43,500



ITEMS REQUIRING FURTHER STUDY

B2010 Exterior Walls: Thermal resistance issues evident





PARCEL 42.3.2 84	CONSTRUCTION TYPE
CURRENT USAGE	GROSS AREA, SF 4,967
YEAR BUILT 1977	FOOTPRINT AREA, SF 2,500
REPLACEMENT COST \$2,235,000	BLDG. ASSESSED VALUE \$1,135,200

FINANCE BUILDING

37 Washington St.
Nantucket, MA
Parcel 42.3.2 84

Housing the finance and assessor's offices, this building is adjacent to a public parking lot and across from the building housing Marine Services.

This two story, wood framed residential style building has Cedar shake siding, asphalt shingle roof. There is no basement and the building is subject to periodic flooding.

STRUCTURE

Wood frame, two story, on concrete slab and foundation walls. Stick framed roof with collar ties.

EXTERIOR VERTICAL ENCLOSURE

Cedar shakes, asphalt roof shingles. Wood double hung windows. Metal entry doors.

ROOF AND RAINWATER MANAGEMENT

Asphalt shingles. Wood gutters with undersized PVC leaders.

VERTICAL CIRCULATION AND CONVEYING

One stair case between the floors. Carpeted, good condition. A pull-down stair provides access to the attic.

There is a LULA elevator to provide ADA compliant, limited accessibility to the second floor.

INTERIORS AND FINISHES

The ground level is subject to periodic flooding and when inspections were done there was no floor covering on the this level. The walls on this level are painted GWB and generally in good condition. The ceilings are painted GWB or plaster and in good condition.

The second floor has carpeted floors, with the materials in good condition. Walls and ceilings are painted GWB or plaster and generally in good condition.

PLUMBING

The domestic water main is 3/4" copper piping
Domestic water heater is a 6 gallon RUUD electric unit
Plumbing fixtures are vitreous china, tank type water closets

ELECTRICAL

The electrical service is a 400 amp, 120/240 volt 1 phase service

The lighting consists of surface mounted fluorescent light fixtures

Emergency lighting is provided by 2 head emergency units

The fire alarm system is manufactured by Fire Lites and is a zoned system with ADA strobes

ACCESSIBILITY

The facility appears to be generally in conformance with applicable ADA and MAAB guidelines and regulations.

SITE

Electrical underground service to the meter

HEATING

The building is heated by electric heat pumps on exterior walls. These units are manufactured by Carrier

COOLING

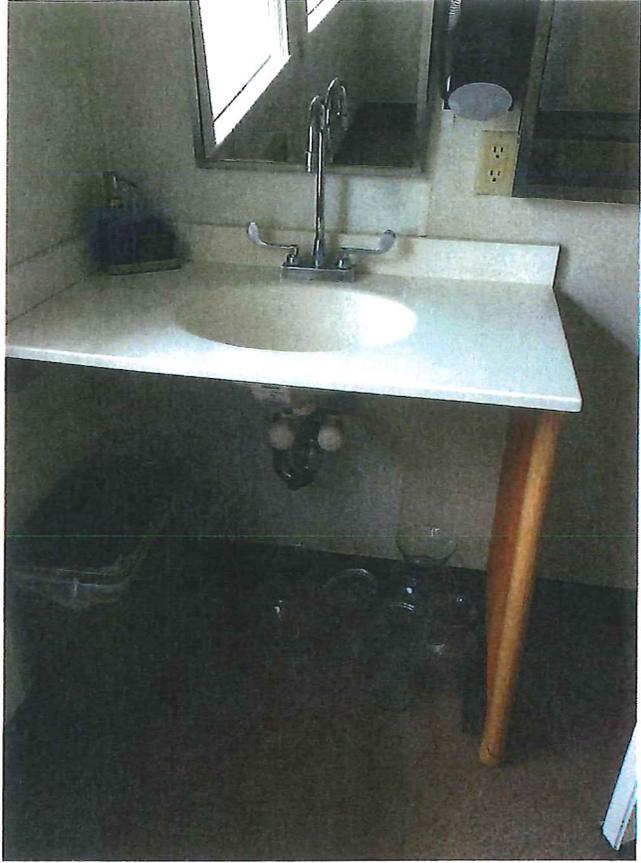
The building is cooled by electric heat pumps on exterior walls. These units are manufactured by Carrier

ITEMS REQUIRING FURTHER STUDY

A4010 Standard Slabs-on-Grade: Active or inactive water infiltration evident

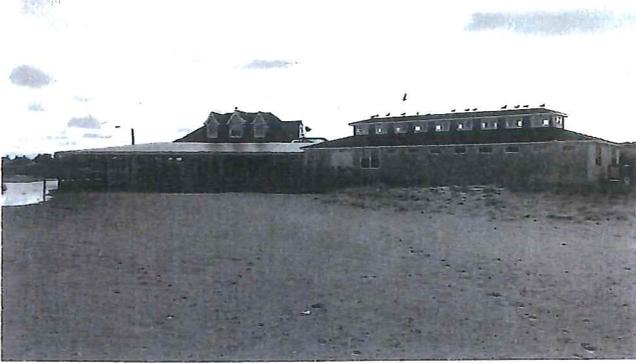
B2010 Exterior Walls: Moisture, mildew, mold, and/or moss issues evident

PRIORITY 1		\$1,813
C1010	Interior Partitions	\$0
Z1040	ADA/MAAB	\$1,813
PRIORITY 2		\$4,176
B3020	Roof Appurtenances	\$4,176
PRIORITY 3		\$301,905
B2010.10	Exterior Wall Veneer	\$8,773
B2020	Exterior Windows	\$4,350
B2080	Exterior Wall Appurtenances	\$5,800
C1030	Interior Doors	\$3,045
C2010	Wall Finishes	\$23,925
C2030	Flooring	\$18,125
C2050	Ceiling Finishes	\$5,438
D1010	Vertical Conveying Systems	\$36,250
D3020	Heating Systems	\$3,263
D3060	Ventilation	\$13,536
D3060	Ventilation	\$156,600
D5040	Lighting	\$22,802
PRIORITY 4		\$17,400
B3010	Roofing	\$17,400





6



PARCEL 29 1	CONSTRUCTION TYPE
CURRENT USAGE	GROSS AREA, SF 1,832
YEAR BUILT 1980	FOOTPRINT AREA, SF 0
REPLACEMENT COST \$1,190,800	BLDG. ASSESSED VALUE \$646,952

JETTIES BEACH BATH HOUSE AND CONCESSIONS

4 Bathing Beach Rd.
Nantucket, MA
Parcel 29 1

This is a seasonal use complex providing a concession stand with seating, two worker's apartments, and an office within the larger building and changing areas and restrooms in the smaller structure.

The two buildings are linked by a wood deck. Both buildings are wood framed with cedar shake siding and asphalt roofs.

The concession stand is two floors, with the two bedrooms and office on the second floor. The bath house is a single floor building.

STRUCTURE

Both structures are wood framed.

The Concession building is two floors with multiple levels of wood decks. The decks and building are raised above surrounding grade, supported on concrete block piers.

The Bath House is a single floor structure raised above the surrounding grade on piers.

EXTERIOR VERTICAL ENCLOSURE

Both buildings are clad with cedar shakes with painted wood trim. Both buildings have wood framed windows.

ROOF AND RAINWATER MANAGEMENT

Both buildings have asphalt shingles, with no gutters or rain leaders.

VERTICAL CIRCULATION AND CONVEYING

There are ramps and stairs leading to the various levels. The second floor of the Concession building contains two bedrooms and an office. There is no elevator.

INTERIORS AND FINISHES

The majority of the areas are in good condition. They exhibit wear consistent with a public seasonal building. The interiors are a mix of materials ranging from bare framing and sheathing to painted GWB, with FRP in the kitchen and food prep areas.

PLUMBING

Bath House:

Domestic water main & piping is 3/4" copper
The domestic water heater is a RUUD 40 gallon electric unit

Plumbing fixtures are vitreous china with flush valves
Concessions Building:

Domestic water main and piping is copper and PEX tubing

The domestic water heater is a RUUD 50 gallon propane fired unit

Plumbing fixtures are vitreous china with flush valves

ELECTRICAL

Bath House:

The electrical services panelboard was inaccessible

Light fixtures are fluorescent enclosed fixtures

Emergency lighting is provided by 2 head emergency lighting units

The fire alarm systems is served by FCI panel in the concessions building, with heat detectors and ADA strobes

Concessions:

The electric service is rated 200 amp, 120/240 volt

Light fixtures are incandescent and fluorescent

Emergency lighting is provided by 2 head emergency lighting units

The fire alarm system is a FCI zoned system, with heat detectors and non-ADA strobes

Fire alarm coverage for the apartment included AC/DC combination smoke/CO detectors

ACCESSIBILITY

Both structures appear to be substantially in compliance with applicable ADA and MAAB regulations and guidelines.

SITE

Electrical services are fed underground

The concession building has (3) above ground propane tanks

HEATING

No heating systems

COOLING

Concessions building is partially served by window cooling units

VENTILATION

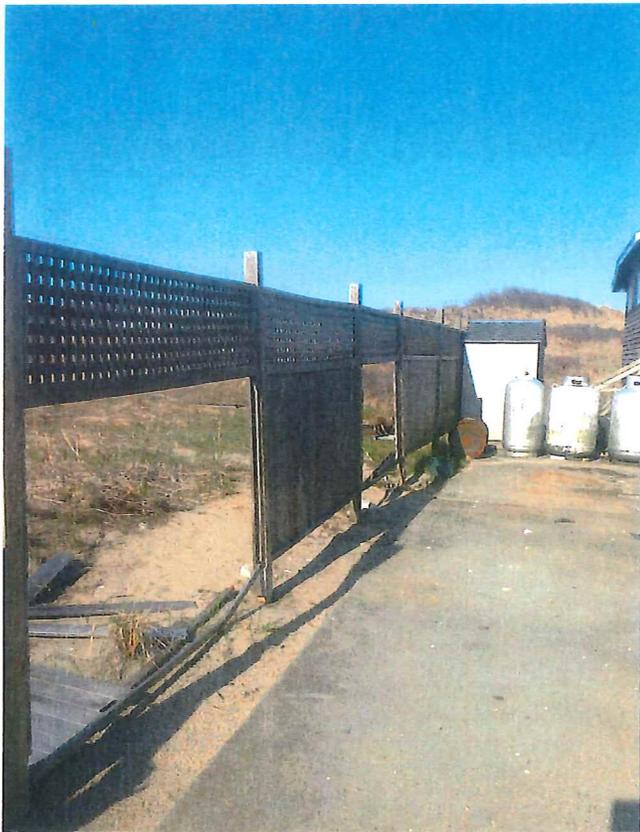
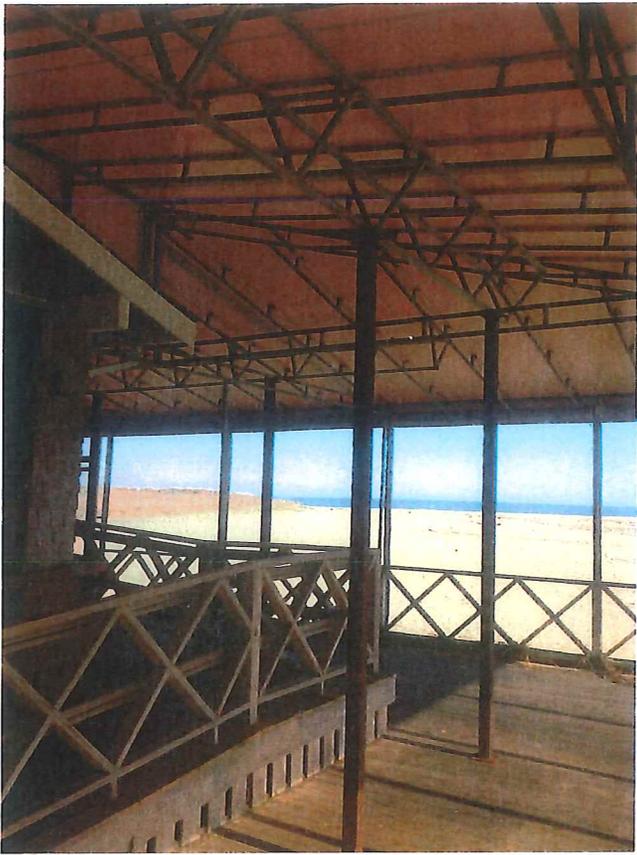
Bath House:

Local exhaust systems serve the restrooms

Concessions:

The kitchen is served by a hood and exhaust system with an Ansul fire protection system & fan

PRIORITY 1		\$14,500
B2010	Exterior Walls	\$12,325
B3010	Roofing	\$2,175
PRIORITY 2		\$45,820
B1010	Floor Construction	\$2,320
B1020	Roof Construction	\$36,250
C1010	Interior Partitions	\$7,250
PRIORITY 3		\$59,627
B2010.10	Exterior Wall Veneer	\$6,525
C1010	Interior Partitions	\$13,050
C2030	Flooring	\$5,800
D5040	Lighting	\$34,252
PRIORITY 4		\$19,923
B3010	Roofing	\$19,923





ACCESSIBILITY

The facility appears to be substantially in compliance with applicable ADA and MAAB guidelines and regulations.

SITE

The electrical service is underground to the meter
An above ground propane tank exists and feeds the furnace

COOLING

The building is cooled by window A/C units

PRIORITY 1 **\$18,125**

Z1040 ADA/MAAB \$18,125

PRIORITY 3 **\$17,589**

B2010.10 Exterior Wall Veneer \$4,713

B2020 Exterior Windows \$4,060

B3020 Roof Appurtenances \$725

D7050 Detection and Alarm \$8,091

PRIORITY 4 **\$48,575**

B3010 Roofing \$8,700

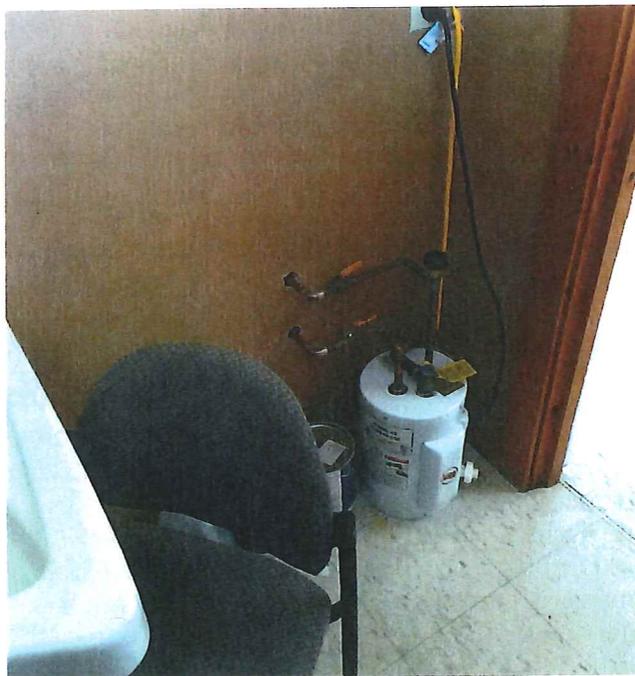
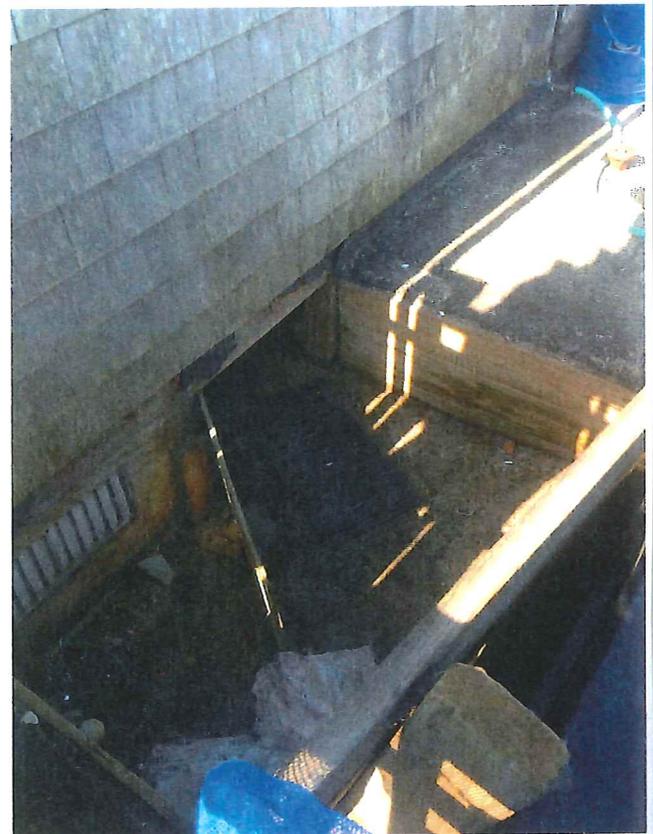
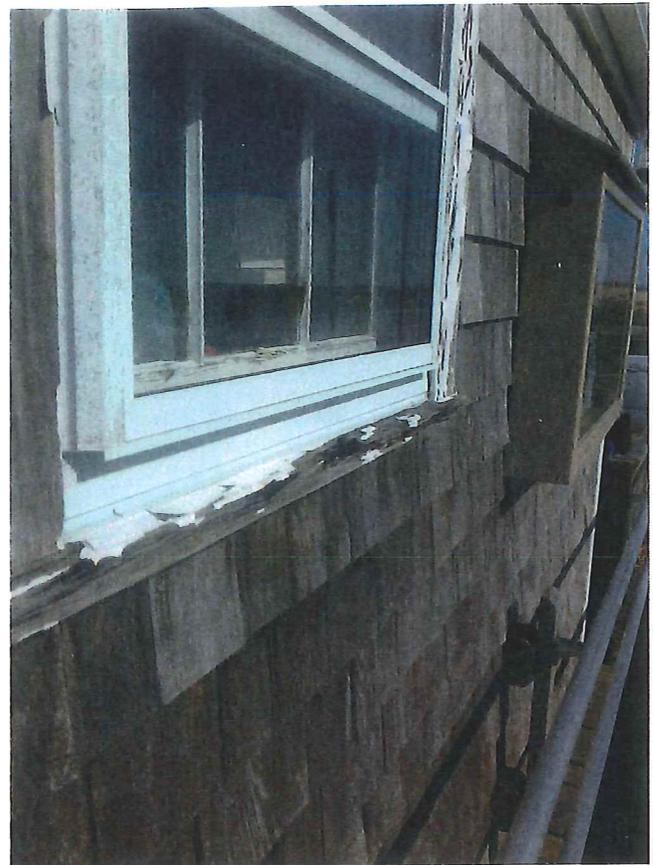
C1010 Interior Partitions \$1,885

C2010 Wall Finishes \$5,583

C2010 Wall Finishes \$1,523

C2030 Flooring \$16,675

C2050 Ceiling Finishes \$14,210





MARINE DEPARTMENT

34 Washington St.
Nantucket, MA
Parcel 42.2.3 2

Housing the marine services department and publicly accessible restrooms, this building is across from the building housing finance and the assessor's offices and to a public parking lot.

The building is a two story wood framed, residential style building with cedar shake siding and an asphalt shingle roof. There is no basement and this building is subject to periodic flooding.

PARCEL 42.2.3 2	CONSTRUCTION TYPE
CURRENT USAGE	GROSS AREA, SF 2,426
YEAR BUILT 1988	FOOTPRINT AREA, SF 1,213
REPLACEMENT COST \$1,273,600	BLDG. ASSESSED VALUE \$554,274

STRUCTURE

A two story, wood framed building on a concrete foundation. There is an attic space as well, accessed via a pull-down staircase.

EXTERIOR VERTICAL ENCLOSURE

Cedar shakes with wood trim, some painted, some left natural to weather. Wood double hung windows with storm sashes. metal raised panel doors.

ROOF AND RAINWATER MANAGEMENT

Asphalt three tab shingles with no rain gutters or leaders.

VERTICAL CIRCULATION AND CONVEYING

A wood staircase internal to the building. No elevator.

PLUMBING

The water meter is located under the ramp/access door
Copper distribution piping
We assume the domestic water heater is electric, as we could not locate unit
Plumbing fixtures are vitreous china, tank type water closets

ELECTRICAL

The electrical service is rated 200 amp, 240/120 volt
Light fixtures are surface mounted fluorescent fixtures
Emergency lighting is provided by 2 head emergency units
The fire alarm system is manufactured by Fire Lites MS4 fire alarm panel (serves restrooms only)
The electric service also serves the adjacent dock lights

ACCESSIBILITY

The facility appears to be substantially in compliance with applicable ADA and MAAB guidelines and regulations.

SITE

The electrical is fed underground to the meter
Above ground propane tank serves the heating system

HEATING

Heating is provided by wall mounted Rinnai direct vent propane furnaces
The second floor heater/furnace is not functional

COOLING

Window units provide cooling for the building

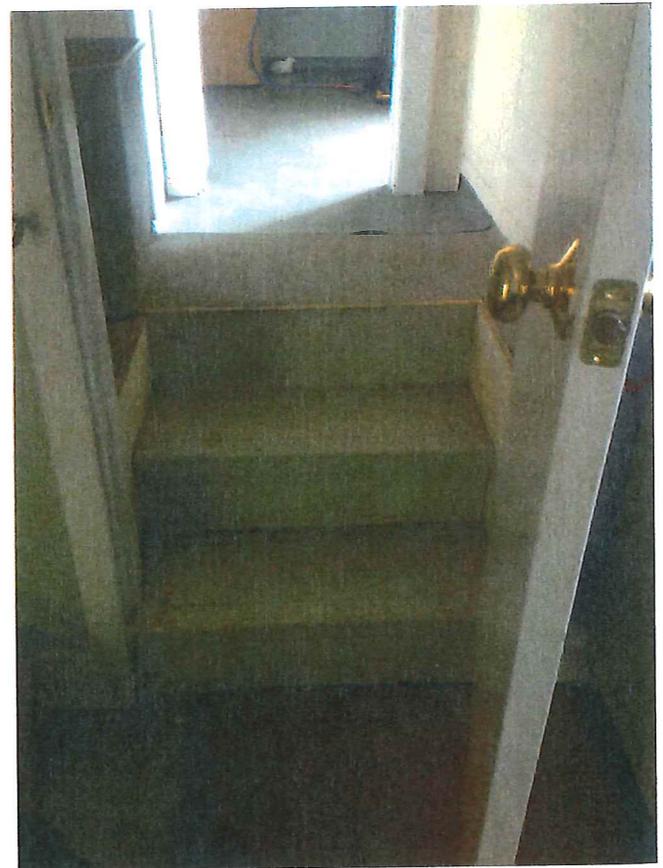
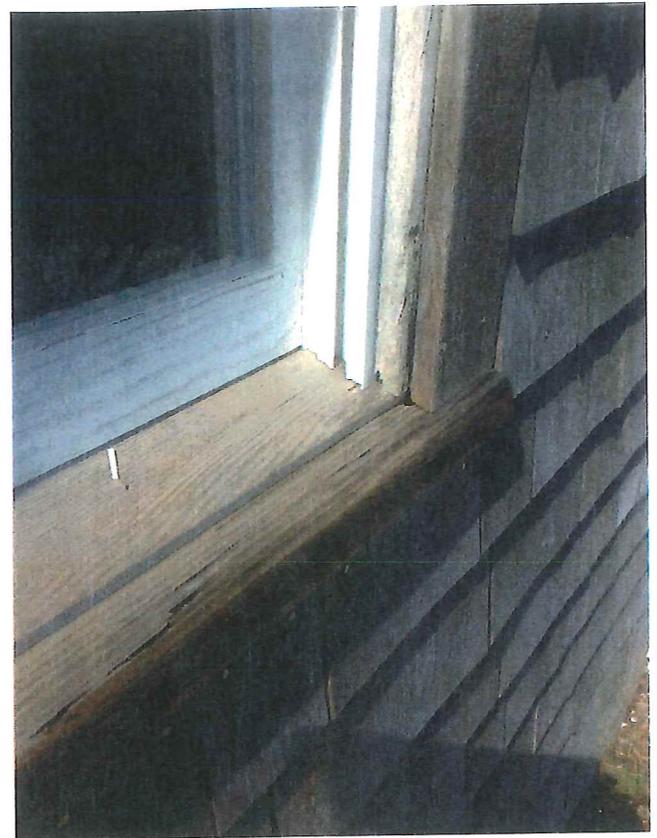
VENTILATION

The restroom exhaust is provided by an attic mounted exhaust fan

PRIORITY 2		\$3,045
B2020	Exterior Windows	\$3,045
PRIORITY 3		\$173,724
B1020	Roof Construction	\$3,480
B1080	Stairs	\$12,325
B2010.10	Exterior Wall Veneer	\$3,625
B2020	Exterior Windows	\$7,613
C1010	Interior Partitions	\$4,785
C1030	Interior Doors	\$3,263
C2010	Wall Finishes	\$3,698
C2010	Wall Finishes	\$13,159
C2030	Flooring	\$66,700
C2050	Ceiling Finishes	\$2,719
D3020	Heating Systems	\$36,975
D3020	Heating Systems	\$4,046
D5040	Lighting	\$11,338
PRIORITY 4		\$31,538
B2080	Exterior Wall Appurtenances	\$5,438
B3010	Roofing	\$26,100

ITEMS REQUIRING FURTHER STUDY

B2010 Exterior Walls: Moisture, mildew, mold, and/or moss issues evident





PARCEL 29 1	CONSTRUCTION TYPE
CURRENT USAGE	GROSS AREA, SF 720
YEAR BUILT 1950	FOOTPRINT AREA, SF 720
REPLACEMENT COST \$378,000	BLDG. ASSESSED VALUE \$194,180

NATURAL RESOURCES

2 Bathing Beach Rd.
Nantucket, MA
Parcel 29 1

This facility houses the administrative offices for the Natural Resources department and provides not only office space but is also the point of contact between the Department and the public. The building is adjacent to the public tennis courts and a large parking lot.

This is a single story wood framed building with a crawl space underneath and an attic, which is accessed via a pull down stair. The building has cedar shake siding and asphalt roof shingles.

STRUCTURE

A wood framed, single story structure with a crawl space below and an attic. Foundation is poured concrete.

EXTERIOR VERTICAL ENCLOSURE

Cedar shakes with painted trim boards. Wood, single glazed double hung windows with storm windows. Metal entry doors.

ROOF AND RAINWATER MANAGEMENT

Asphalt strip shingles with aluminum gutters and PVC leaders.

VERTICAL CIRCULATION AND CONVEYING

The operational areas of the building are on one floor. The attic is accessed via a pull-down staircase.

INTERIORS AND FINISHES

Generally in good condition. A combination of floor finishes including VCT and ceramic tile. Walls and ceilings are painted GWB.

PLUMBING

The domestic water heater is a Ruud 2.5 gallon electric unit

HVAC

A propane fired forced hot air furnace, manufactured by Johnson Controls, exists in the attic and serves the heating for the building with fiberboard ductwork

ELECTRICAL

The electrical service is rated 100 amp, 120/240 volt Light fixtures are fluorescent surface mounted fixtures Emergency lighting is provided by 2 head emergency lighting units

ACCESSIBILITY

The facility appears to be substantially in compliance with applicable ADA and MAAB guidelines and regulations.

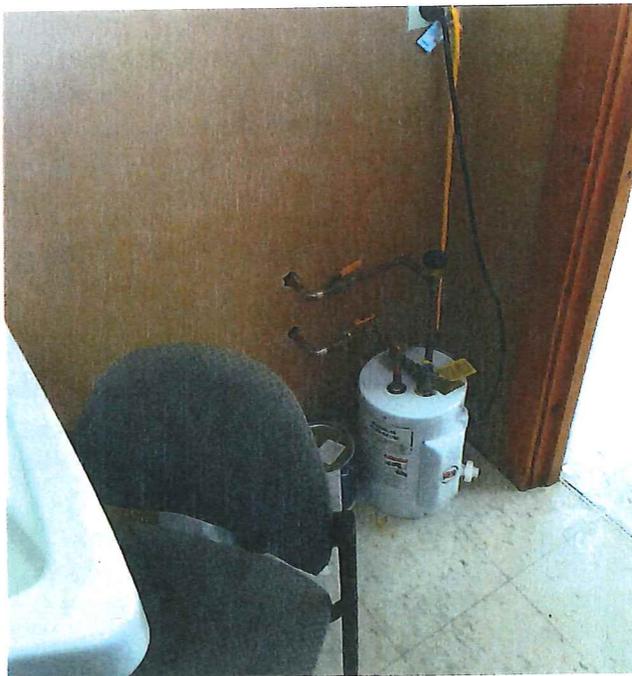
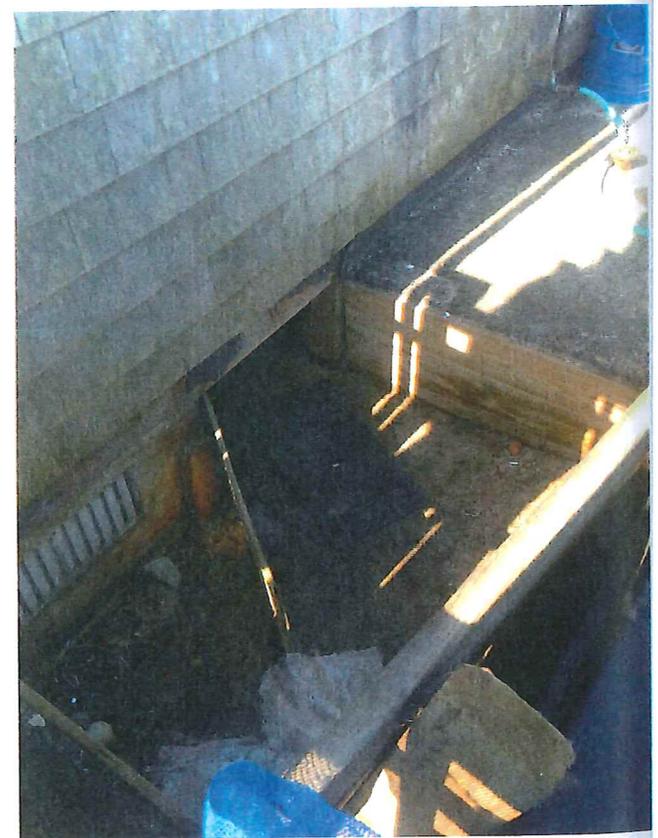
SITE

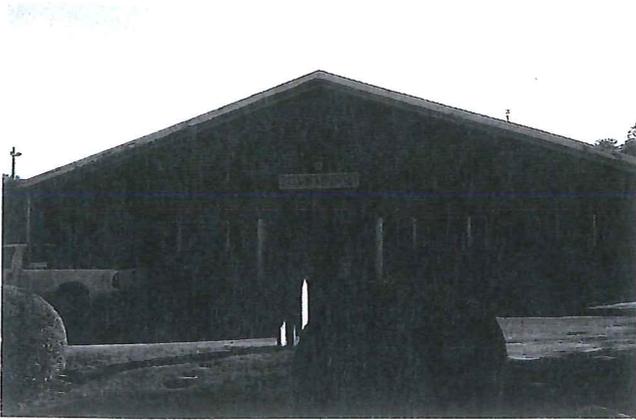
The electrical service is underground to the meter
An above ground propane tank exists and feeds the furnace

COOLING

The building is cooled by window A/C units

PRIORITY 1		\$18,125
Z1040	ADA/MAAB	\$18,125
PRIORITY 3		\$17,589
B2010.10	Exterior Wall Veneer	\$4,713
B2020	Exterior Windows	\$4,060
B3020	Roof Appurtenances	\$725
D7050	Detection and Alarm	\$8,091
PRIORITY 4		\$48,575
B3010	Roofing	\$8,700
C1010	Interior Partitions	\$1,885
C2010	Wall Finishes	\$5,583
C2010	Wall Finishes	\$1,523
C2030	Flooring	\$16,675
C2050	Ceiling Finishes	\$14,210





PARCEL 67 40	CONSTRUCTION TYPE
CURRENT USAGE	GROSS AREA, SF 13,390
YEAR BUILT 1969	FOOTPRINT AREA, SF 13,390
REPLACEMENT COST \$8,703,500	BLDG. ASSESSED VALUE \$845,300

PLUS BUILDING

2 Fairgrounds Rd.
Nantucket, MA
Parcel 67 40

This facility houses the Planning and Land Use departments for the Town. It is the contact point between the public and the Town for many activities, including permitting of buildings and applications for public commission hearings. There are garage bays to the rear for storage of various pieces of machinery and trucks. There is also break and meeting rooms, workshops, supervisor's offices, and a large mezzanine area used for storage.

The building is a prefabricated metal sheathed building set on a poured concrete floor. The north facade is clad with cedar shakes, the east and south facades have multiple overhead doors to facilitate access and operations.

STRUCTURE

The facility is a prefabricated metal building on a concrete slab. The structure appears to be in good condition throughout.

EXTERIOR VERTICAL ENCLOSURE

The north facade is the main public entrance point. This facade is finished with wood shakes, painted wood trim and a wood overhang. The shakes are in good condition, the trim appears to be sound, but the paint is flaking and bare wood is exposed in places.

The three other facades are metal sheathing. These are in fair to good condition, with some rot obvious throughout.

Windows throughout are a combination of wood and metal framed units, some double hung, some awning. All are in poor to fair condition.

Doors are a mix of wood and metal. Several that were tried were found to be non-operational. Most are in fair to good condition.

There are several large overhead doors for vehicle and material ingress/egress. These doors all appear to be in fair to good condition.

ROOF AND RAINWATER MANAGEMENT

The roof is metal sheathing. Areas of rot and deterioration are apparent. Some areas have been repaired previously.

There are no rain gutters or leaders.

VERTICAL CIRCULATION AND CONVEYING

The building has a metal mezzanine which is accessed via an integral steel staircase. This is in good condition.

There is no elevator.

INTERIORS AND FINISHES

The building has a number of different interior finishes.

In general the storage and workshop areas do not have finished walls, with the insulation blankets providing the only finish. The workshop areas are generally raw concrete and unpainted concrete block. These are in fair condition. The records storage area is unfinished and is in good condition.

The office and meeting rooms are a combination of wood paneling and painted GWB. These areas all feel dated and are generally in fair condition. The floors in these areas are a combination of carpets and tiles and all are generally in fair condition.

PLUMBING

Domestic copper water piping, fed from well
The domestic water heater was inaccessible and is assumed to be electric
Plumbing fixtures are vitreous china
Users of the building mentioned there has been plumbing/drainage issues

ELECTRICAL

800 amp main, 208/120 volt, 3 phase
fluorescent, recessed and chain hung
2 head emergency lights
80 kw diesel Onan generator, enclosure corroding, signs of oil leak at tank
No fire alarm exists

ACCESSIBILITY

The building in general, and the public entry in particular, is not ADA / MAAB compliant. There is not a compliant route from the designated parking spaces to the front door. The door hardware is not compliant. There is not a compliant accessible restroom. There is not a compliant transaction desk or counter.

SITE

Underground electrical service fed by the pad mounted transformer

HEATING

The existing heating system for the building is electric
The workshop area is cold during the winter, as it is

serviced by 2 small electric heaters, we recommend adding 4 additional units
We further recommend replacing the electric heat with a hot water boiler system

COOLING

DX condensing units on grade provide cooling to the air handling units which serve the office areas

VENTILATION

Ventilation is provided to the office space with local air handling units mounted above the ceiling
The restroom has a local exhaust system

PRIORITY 1 \$447,512

D3020	Heating Systems	\$16,240
D5010	Facility Power Generation	\$362,500
D7050	Detection and Alarm	\$57,398
Z1040	ADA/MAAB	\$11,374

PRIORITY 2 \$114,695

B1020	Roof Construction	\$90,625
B2010.10	Exterior Wall Veneer	\$3,335
B2050	Exterior Doors and Grilles	\$6,960
C1030	Interior Doors	\$13,775

PRIORITY 3 \$298,385

B2020	Exterior Windows	\$66,700
B2050	Exterior Doors and Grilles	\$65,250
C2030	Flooring	\$30,450
D2010	Domestic Water Distribution	\$62,916
D3020	Heating Systems	\$3,045
D3030	Cooling Systems	\$11,963
D5040	Lighting	\$58,062

PRIORITY 4 \$391,500

D3020	Heating Systems	\$391,500
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ITEMS REQUIRING FURTHER STUDY

- B2010.40 Fabricated Exterior Wall Assemblies: System failure evident
- B1020 Roof Construction: Thermal resistance issues evident
- B2010 Exterior Walls: Thermal resistance issues evident



PARCEL 67 752	CONSTRUCTION TYPE 2C
CURRENT USAGE	GROSS AREA, SF 35,000
YEAR BUILT 2010	FOOTPRINT AREA, SF 17,500
REPLACEMENT COST \$22,500,000	BLDG. ASSESSED VALUE \$16,951,900

PUBLIC SAFETY FACILITY

4 Fairgrounds Rd.
Nantucket, MA
Parcel 67 752

Home of the Nantucket Police Department, this recently constructed two story building presents the Town's image to many members of the public who come here for official business and town meetings.

This is a steel framed building with masonry infill walls with brick and masonry exterior finishes. There is a wood trussed roof with asphalt roof shingles.

Significant environmentally sensitive building systems are present, including ground source heat pumps and grey water recycling.

STRUCTURE

Steel frame, masonry infill, trussed roof system. Concrete floor slabs on metal pan system.

EXTERIOR VERTICAL ENCLOSURE

Brick, block, stone, and cast stone cladding. Metal windows and doors.

ROOF AND RAINWATER MANAGEMENT

Architectural grade asphalt shingles. Metal rain gutters and leaders.

VERTICAL CIRCULATION AND CONVEYING

One publicly accessible stair off of the entry lobby. One limited access stair within the police department area.

ADA / MAAB compliant elevator within the main lobby.

INTERIORS AND FINISHES

Various floor surfaces, ranging from laminate wood to carpet, including ceramic and stone tiles.

Walls are generally painted.

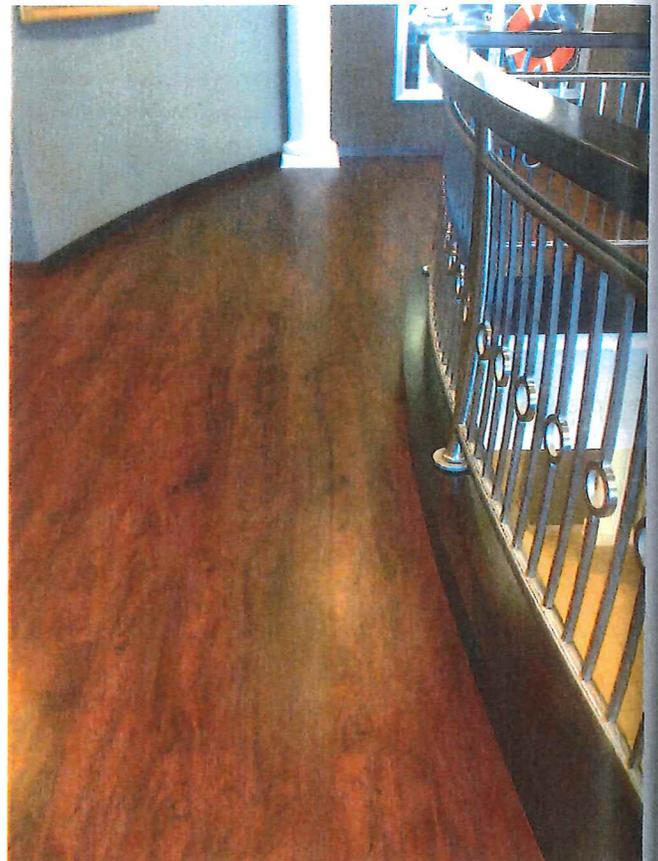
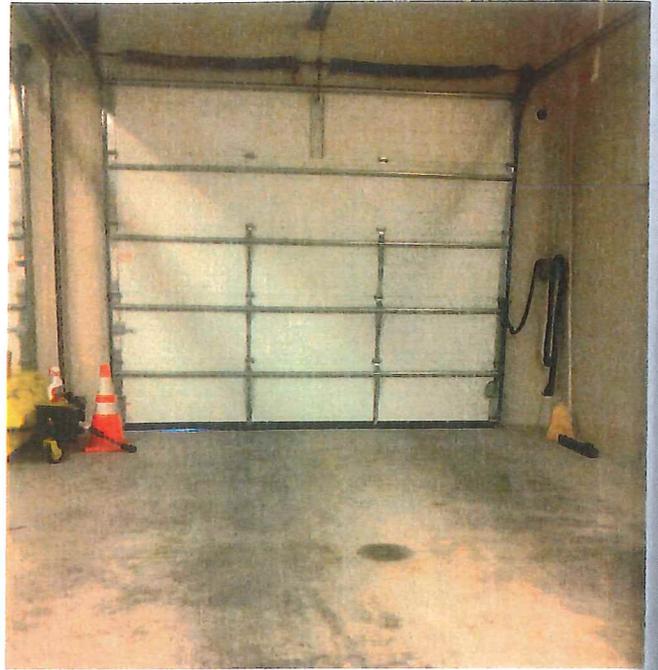
Ceilings are generally acoustical tiles.

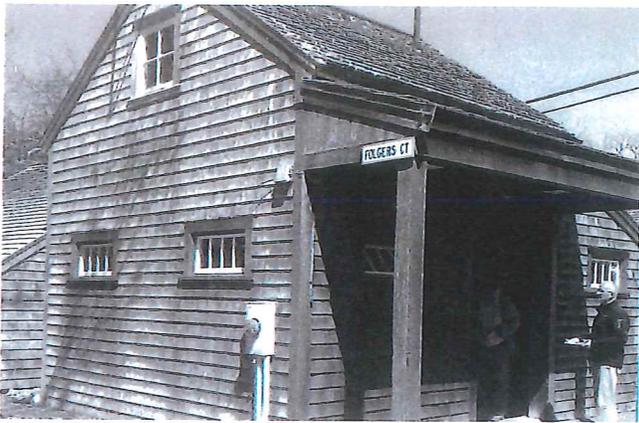
ACCESSIBILITY

Appears to be fully compliant with ADA and MAAB regulations and guidelines.

PRIORITY 3		\$2,900
B3020	Roof Appurtenances	\$2,900
PRIORITY 4		\$597,763
B2010.10	Exterior Wall Veneer	\$92,800

B2020	Exterior Windows	\$8,700
B3010	Roofing	\$190,313
C1010	Interior Partitions	\$23,200
C2010	Wall Finishes	\$63,800
C2030	Flooring	\$55,825
C2050	Ceiling Finishes	\$126,875
D1010	Vertical Conveying Systems	\$36,250





PARCEL 73.1.3 77	CONSTRUCTION TYPE
CURRENT USAGE	GROSS AREA, SF 332
YEAR BUILT 1981	FOOTPRINT AREA, SF 332
REPLACEMENT COST \$149,400	BLDG. ASSESSED VALUE \$63,100

SCONSET COMFORT STATION

1 Folgers Ct.
Nantucket, MA
Parcel 73.1.3 77

This is a small building nestled into its neighborhood, providing changing spaces and restrooms on a seasonal basis.

It's a single story, wood framed building with cedar shake siding and roof.

STRUCTURE

Wood framed, slab on grade, single story.

EXTERIOR VERTICAL ENCLOSURE

Cedar shakes with unpainted wood trim. Wood framed windows.

ROOF AND RAINWATER MANAGEMENT

Asphalt shingles, no gutters or rain leaders.

VERTICAL CIRCULATION AND CONVEYING

Single story, no stairs, ramps, or elevator.

INTERIORS AND FINISHES

Ceramic tile floors and wainscot. Painted wallboard above the wainscot line. All in good condition.

PLUMBING

The domestic water heater is electric, which is located in the inaccessible attic

ELECTRICAL

The electrical service is rated 100 amp, 120/240 volt
Light fixtures are surface mounted fluorescent
Emergency lighting is provided by 2 head emergency units

The fire alarm system is manufactured by FCI and is NOT operational

ACCESSIBILITY

The facility appears to be in conformance with applicable ADA and MAAB regulations and guidelines.

SITE

The electrical service is fed from underground

VENTILATION

Exhaust system are local for the restrooms

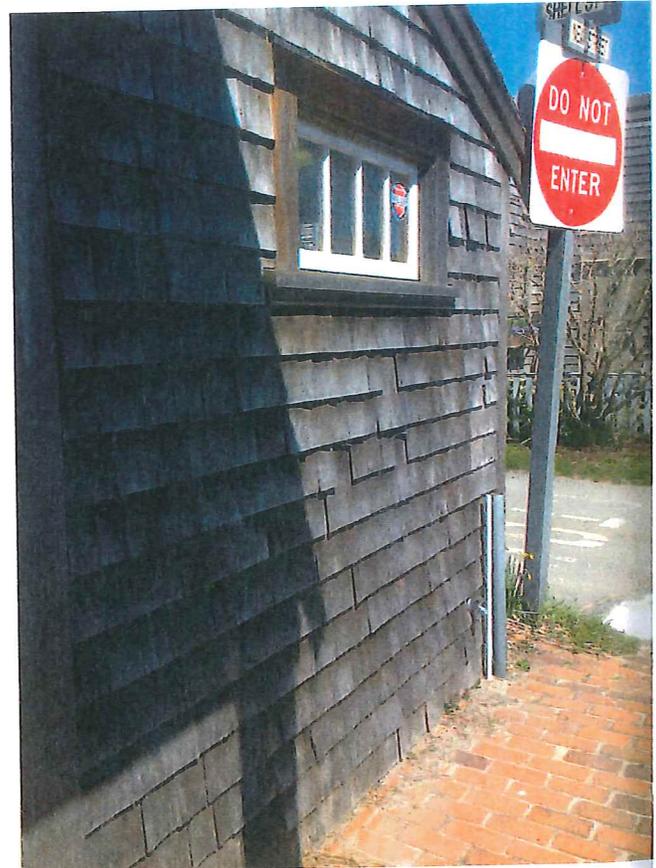
PRIORITY 1		\$1,015
Z1040	ADA/MAAB	\$1,015
PRIORITY 3		\$12,325
B2010.10	Exterior Wall Veneer	\$1,450
D7050	Detection and Alarm	\$10,875
PRIORITY 4		\$3,611
B3010	Roofing	\$3,611

ITEMS REQUIRING FURTHER STUDY

B1020 Roof Construction: Moisture, mildew, mold, and/or moss issues evident

B2010 Exterior Walls: System failure evident

B3010.10 Steep Slope Roofing: Aging shingles, shakes, and/or tiles suggest new roof replacement





PARCEL 42.4.2 29	CONSTRUCTION TYPE
CURRENT USAGE	GROSS AREA, SF 5,153
YEAR BUILT 1929	FOOTPRINT AREA, SF 2,575
REPLACEMENT COST \$3,864,750	BLDG. ASSESSED VALUE \$2,314,485

SHERIFF'S OFFICE

20 South Water St.
Nantucket, MA
Parcel 42.4.2 29

This building, along with Town Hall, form an integral part of the downtown fabric. Much older than Town Hall, this building is now under-utilized since the police department moved to 4 Fair Grounds Road.

This is a two story masonry building with asphalt roof shingles, wood windows and doors.

Though some historical elements have been lost, many remain, and the building retains its historical character.

STRUCTURE

Appears to be generally sound and sturdy. Roof leaks both prior, and apparently, ongoing, raise concern for roof and some floor structure.

EXTERIOR VERTICAL ENCLOSURE

Brick work appears to be sound and structurally stable. No excessive efflorescence was apparent. Stone sills and watertable appear to be sound and stable.

Windows are wood and mostly single glazed. They appear to be sound double hung units though operability of each unit is undetermined.

Entry and overhead doors are in fair to good condition overall. Operability of all of the overhead doors is doubtful, though none appear to have been permanently disabled.

ROOF AND RAINWATER MANAGEMENT

The building was re-roofed in 2013 after being subject to leakage for a number of years. The dormer siding was not replaced at the time the roofing was done, so the integrity of the step and counter flashings can not be positively confirmed.

VERTICAL CIRCULATION AND CONVEYING

There are several staircases within the building, both from grade into the lower level and from the first level to the second. The stairways are in good condition.

There is no elevator and the second floor is therefore not accessible under the ADA/MAAB guidelines.

INTERIORS AND FINISHES

The first floor is generally in good condition. The current detention cells and dispatch area are in active use and

are serviceable. The remaining portions of the first floor are sporadically used and serviceable but grimy.

The second floor is not currently in use. The plaster in many areas has suffered considerable damage from water infiltration incurred before the roof was replaced. These areas are damaged through to the base coat of plaster and will require skillful repair.

The entire building interior would benefit from new floor finishes, wall and ceiling painting, and general cleaning.

PLUMBING

The domestic water main is copper and is fed by the meter, which is located in an outdoor pit
The domestic water heater is an indirect fired unit fed by the boiler
Plumbing fixtures are vitreous china w/flush valves

HVAC

The HVAC system is served by attic mounted air handling units.
Users of the building noted heating, cooling and plumbing issues

ELECTRICAL

The electrical service is rated 200 amp, 120/208 volt 3 phase
The light fixtures are primarily recessed fluorescent
Emergency lighting is provided by 2 head emergency units
A 15 kw Onan, propane fired (no gas/propane connection exists) emergency generator
The fire alarm system is a Fire Lite zoned system with ADA strobes
Circuit breakers trip frequently

ACCESSIBILITY

The ground floor is not completely accessible. The dispatch area is accessed via two steps, with no provision for a non-ambulatory person to access this area.

There is no elevator and thus the second floor is not accessible.

SITE

The building covers almost the entire site. The sidewalks and apron are in generally good condition.

Plants and grass are appropriate for the building type and location and appear to be healthy and well cared

for.

SITE

Underground electrical service fed by shared pad mounted transformer
Underground fuel oil tank, shared with Town Hall

HEATING

The building is heated by an oil fired Peerless boiler rated 279 mbh with Tekmar controls
The boiler feeds fin tube radiation with copper piping and multiple zone valves

COOLING

Carrier condensing units serve attic mounted air handling units
There are several Mitsubishi and Sanyo ductless units which serve separate rooms

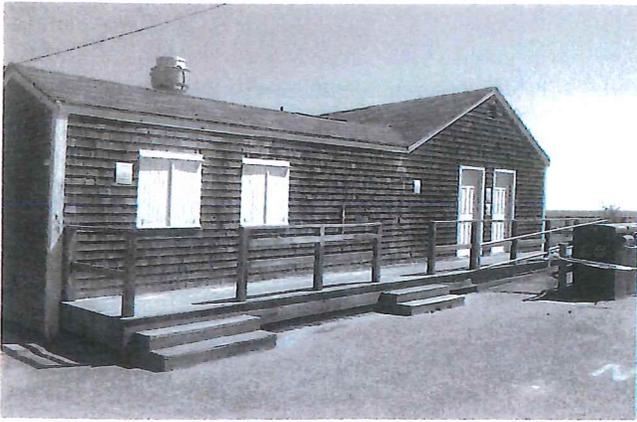
PRIORITY 1	\$263,444	
B1010	Floor Construction	\$348
B2010.10	Exterior Wall Veneer	\$3,480
C1010	Interior Partitions	\$0
C2010	Wall Finishes	\$43,500
D5020	Electrical Service and Distribution	\$105,447
D5040	Lighting	\$77,712
D7050	Detection and Alarm	\$32,958
PRIORITY 2	\$313,744	
B2010.10	Exterior Wall Veneer	\$2,719
B3020	Roof Appurtenances	\$11,600
C1030	Interior Doors	\$9,425
C2030	Flooring	\$36,250
D1010	Vertical Conveying Systems	\$181,250
D5010	Facility Power Generation	\$72,500
PRIORITY 3	\$272,915	
D3030	Cooling Systems	\$93,590
D3060	Ventilation	\$179,324
PRIORITY 4	\$455,278	
B3010	Roofing	\$28,003
D2010	Domestic Water Distribution	\$67,247
D3020	Heating Systems	\$360,028

B2020 Exterior Windows: Thermal resistance issues evident

B1080.50 Stair Railings: Height lower than 42", is ladder type and/or baluster spacing exceeds 4"







PARCEL	CONSTRUCTION TYPE
CURRENT USAGE	GROSS AREA, SF 830
YEAR BUILT 1981	FOOTPRINT AREA, SF 830
REPLACEMENT COST \$373,500	BLDG. ASSESSED VALUE \$138,000

SURFSIDE CONCESSIONS

4 Western Ave.
Nantucket, MA
Parcel

A seasonal use facility containing a concession, restrooms, and changing rooms. The building is situated at one edge of a large public parking lot.

A single story wood framed structure. No basement or attic. Cedar shake siding with asphalt shingle roof.

STRUCTURE

Wood framed, single story building with wood ramps, stairs, and decks. The roofs are wood trusses in some places, stick framed in others.

EXTERIOR VERTICAL ENCLOSURE

Cedar shakes with painted wood trim. The shakes and trim are in fair to good condition. The entry doors are metal and are in fair to good condition.

ROOF AND RAINWATER MANAGEMENT

Asphalt strip shingles with no gutters or rain leaders.

VERTICAL CIRCULATION AND CONVEYING

There are wood ramps and stairs which are in generally good condition. There is no elevator.

INTERIORS AND FINISHES

The restroom/changing areas are painted panels with wood flooring in the changing areas and ceramic tile in the restroom areas.

The kitchen has FRP panels on the walls with ceramic tile floors.

PLUMBING

The domestic water main is serviced by an onsite well
The water distribution piping is copper

The domestic water heater was inaccessible at time of survey

The plumbing fixtures are vitreous china, with waterless urinals

ELECTRICAL

There are 2 electrical services that enter building, both panels were inaccessible at the time of our survey

Light fixtures are surface mounted fluorescent

Emergency lighting is provided by 2 head emergency units

ACCESSIBILITY

The building appears to be generally in compliance with applicable ADA and MAAB regulations and guidelines.

The designated ADA parking spaces might be better located closer to the beach access path.

SITE

The electric service is fed underground
An above grade propane tank services the building

HEATING

No heating system exists

VENTILATION

Kitchen exhaust system/hood with Ansul fire protection system

PRIORITY 1		\$2,886
Z1040	ADA/MAAB	\$2,886
PRIORITY 2		\$6,569
B3020	Roof Appurtenances	\$5,568
C1090	Interior Specialties	\$1,001
PRIORITY 3		\$22,471
B2010.10	Exterior Wall Veneer	\$9,063
B3010	Roofing	\$9,026
C1030	Interior Doors	\$870
D5040	Lighting	\$3,513
PRIORITY 4		\$36,975
B1080	Stairs	\$36,975

ITEMS REQUIRING FURTHER STUDY

A1010 Standard Foundations: Load capacity issues evident

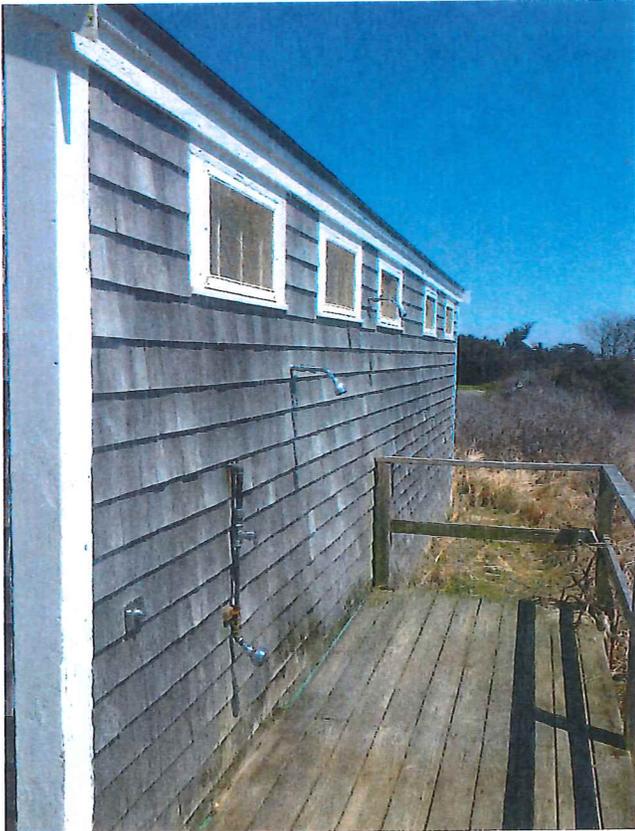
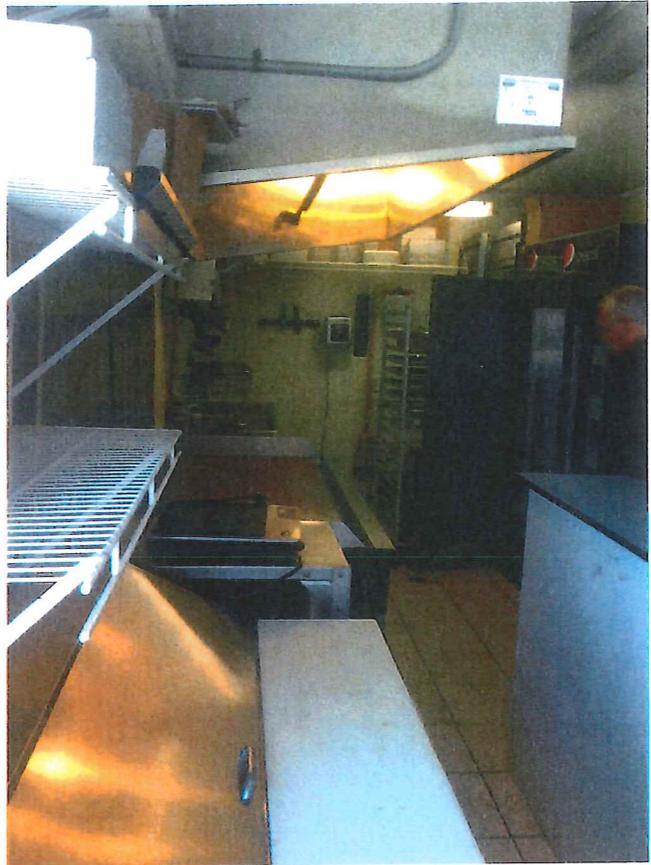
B1010 Floor Construction: Vibration issues evident

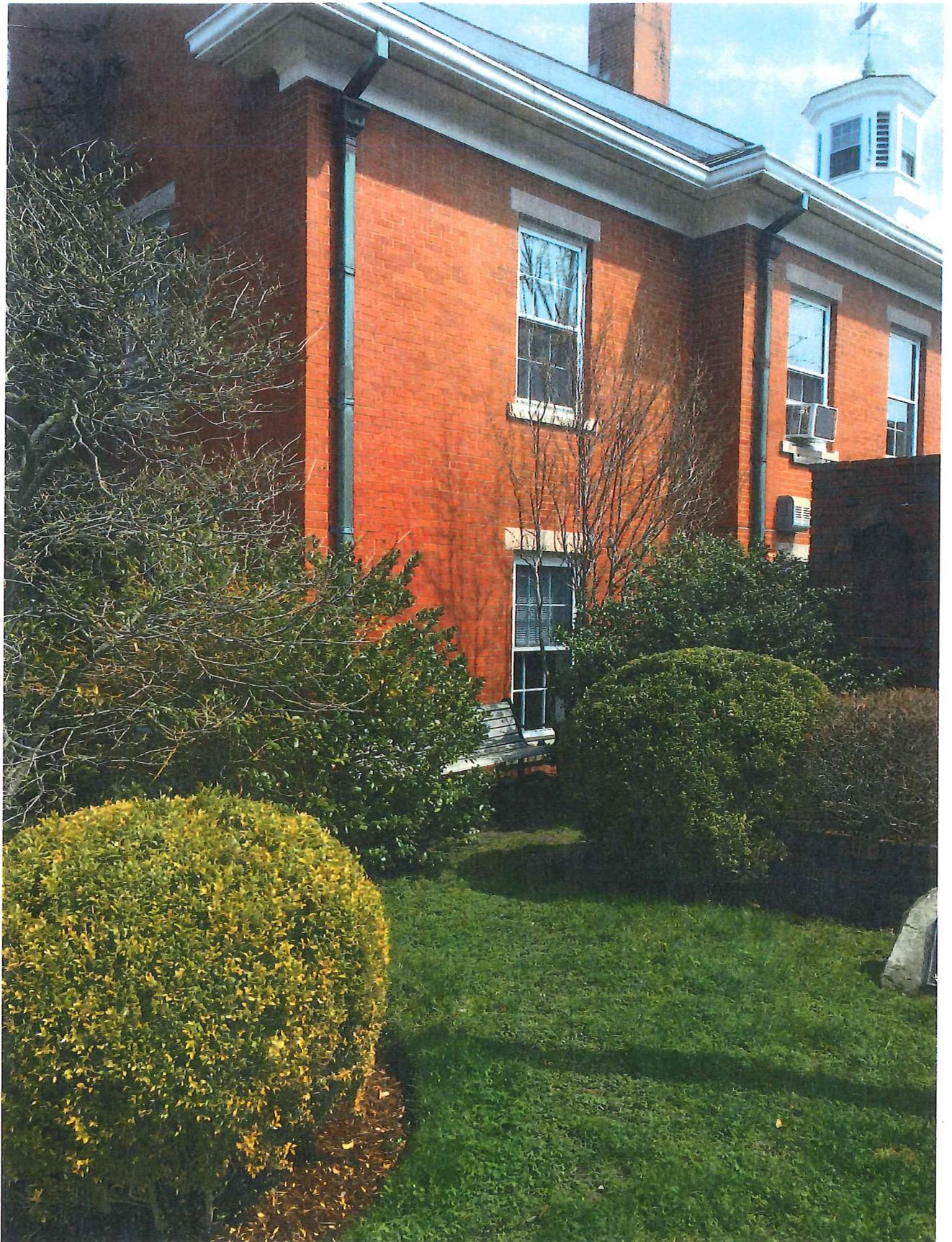
B2010 Exterior Walls: Moisture, mildew, mold, and/or moss issues evident

B2020 Exterior Windows: Moisture, mildew, mold, and/or moss issues evident

B3010.10 Steep Slope Roofing: Aging shingles, shakes, and/or tiles suggest new roof replacement

B1080.50 Stair Railings: Height lower than 42", is ladder type and/or baluster spacing exceed 4"







PARCEL 42.4.2 30	CONSTRUCTION TYPE
CURRENT USAGE	GROSS AREA, SF 13,364
YEAR BUILT 1964	FOOTPRINT AREA, SF 6,000
REPLACEMENT COST \$10,023,750	BLDG. ASSESSED VALUE \$6,501,600

TOWN BUILDING

16 Broad St.
Nantucket, MA
Parcel 42.4.2 30

The central administrative building for the Town, this facility also houses the County Court and the State Registry of Motor Vehicle offices.

A wood framed two story structure, the building is brick clad with asbestos-cement roof shingles.

STRUCTURE

The building appears to be structurally sound, with the acknowledgement of a crack in the foundation and exterior brick facing on the south façade. This crack appears to be from differential settlement and was not apparent from within the building.

EXTERIOR VERTICAL ENCLOSURE

The brick cladding appears to be in overall good condition. There is some efflorescence, especially on the eastern façade, but this does not appear to be excessive.

Windows are wood, single glazed, most with storm windows. About half of the windows show some degree of rot in the sill, in some cases the rot is quite extensive.

ROOF AND RAINWATER MANAGEMENT

The roof is asbestos-cement shingles and is in generally good condition. Some broken and missing shingles were noted, but this is not excessive. Flashings appear to be in good condition.

The gutters are wood and are in fair condition. Evidence of previous repairs can be seen and these repairs were done in sections, not through replacement of full runs.

The rain leaders are in fair condition, with some appearing to be undersized for the amount of water they convey.

VERTICAL CIRCULATION AND CONVEYING

Stair ways to the second floor are located at the west and east ends of the building; there are short stair runs from the north and east sidewalks to the first floor.

The stairs are in good condition and appear to be uniform in riser and tread dimensions. Some storage items were found in various location on landings and these should be removed to create a clear path.

There is an elevator to provide access to the second floor. This machine appears to meet applicable codes and regulations and is licensed by the Commonwealth.

INTERIORS AND FINISHES

The building overall is in good condition. The plaster contains asbestos but remains unbroken throughout the building.

The paint finishes are older and dull.

Carpets and flooring is good in some places, fair in others. There are some areas with asbestos containing tiles, generally under carpet, but not in all places where these tiles are located.

PLUMBING

The building is served by a 1" domestic water main with copper piping
 The water heater is an Electric RUUD 60 gallon unit
 The plumbing fixtures are vitreous china with flush valves

FIRE PROTECTION

A 4" fire protection water main serves the building
 Wet pipe system coverage is provided for most of the building, while a dry pipe systems services the attic.

ELECTRICAL

The electrical service is rated 200 Amp, Westinghouse panel, 120/208 volt, 3 phase, system is outdated and tired.
 A pad mounted transformer feeds this building and other adjacent buildings
 Light fixtures are primarily T8 surface mounted fixtures, yellowed lens
 Emergency lighting consists of remote heads with batteries in attic
 The fire alarm is manufactured by FCI and is a zoned system with ADA horn/strobes and non-ADA pull stations

ACCESSIBILITY

The building appears to meet ADA and MAAB regulations and guidelines. The accessible route to the west door would benefit from some attention to the placement of the brick surface to provide a smoother, more uniform surface.

HEATING

The heating is provided by an oil fired Weil McLain, Carlin burner, rated for 400mbh with a Tekmar controller

The heating circulator pumps are Bell & Gossett inline pumps, which distributes heating hot water thru black steel and copper piping

Terminal units consist of cabinet unit heaters and baseboard radiation

Barber Colman T-stats w/zone valves for controls.

There are many heating complaints from the occupants

VENTILATION

Exhaust Systems are mounted in the attic. At the time of our investigations, we noted that these systems are not used because they are noisy

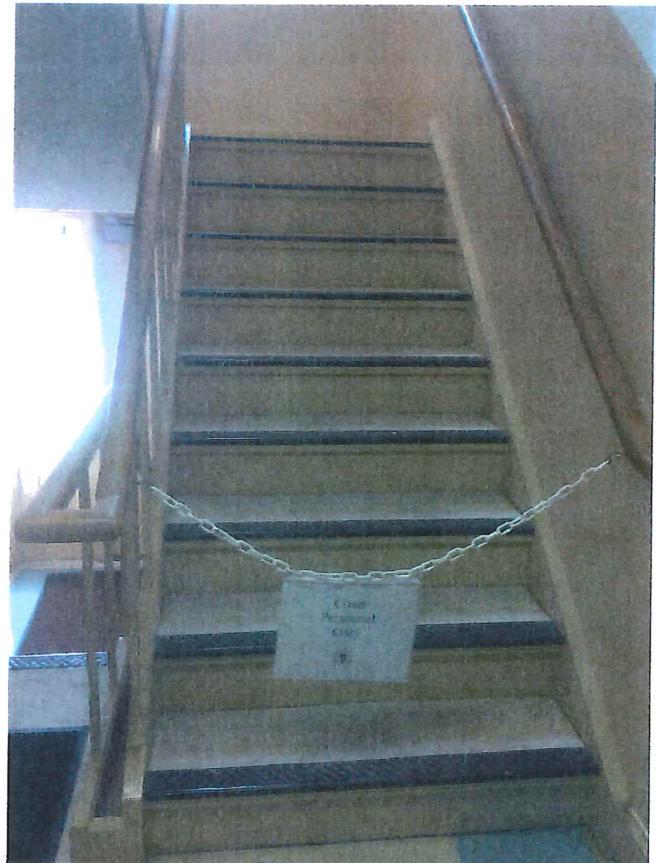
PRIORITY 1		\$394,045
C1030	Interior Doors	\$40,600
D3010	Facility Fuel Systems	\$43,500
D3060	Ventilation	\$232,534
D5010	Facility Power Generation	\$19,378
D5040	Lighting	\$58,033
PRIORITY 2		\$270,658
B2020	Exterior Windows	\$24,882
C2030	Flooring	\$64,525
D3020	Heating Systems	\$181,251
PRIORITY 3		\$887,113
B2010.10	Exterior Wall Veneer	\$36,250
B2050	Exterior Doors and Grilles	\$6,525
C2010	Wall Finishes	\$21,750
D2010	Domestic Water Distribution	\$7,250
D3020	Heating Systems	\$21,750
D3020	Heating Systems	\$290,667
D3060	Ventilation	\$239,250
D5020	Electrical Service and Distribution	\$29,067
D5040	Lighting	\$137,817
D7050	Detection and Alarm	\$96,788
PRIORITY 4		\$2,062,634
B3010	Roofing	\$1,740,000
D2010	Domestic Water Distribution	\$196,678
D4010	Fire Suppression	\$125,956

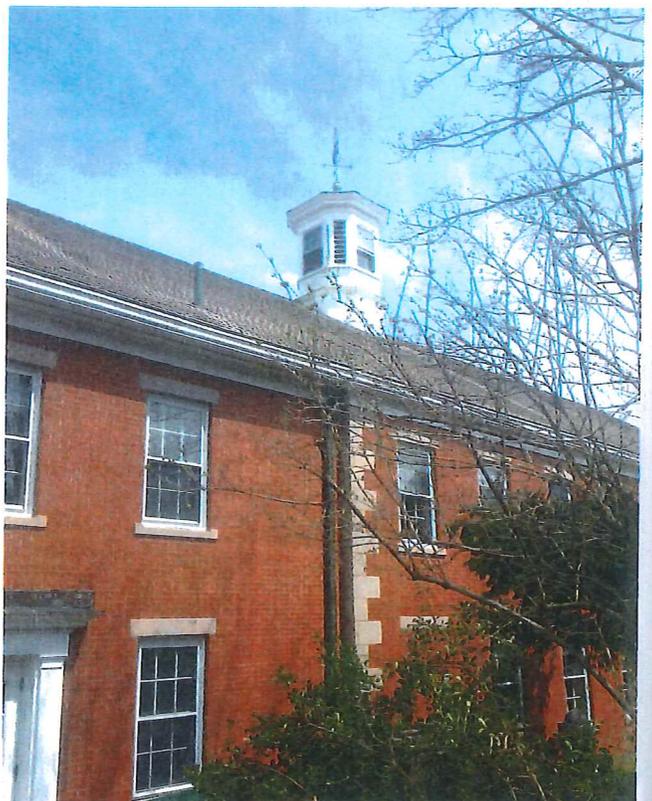
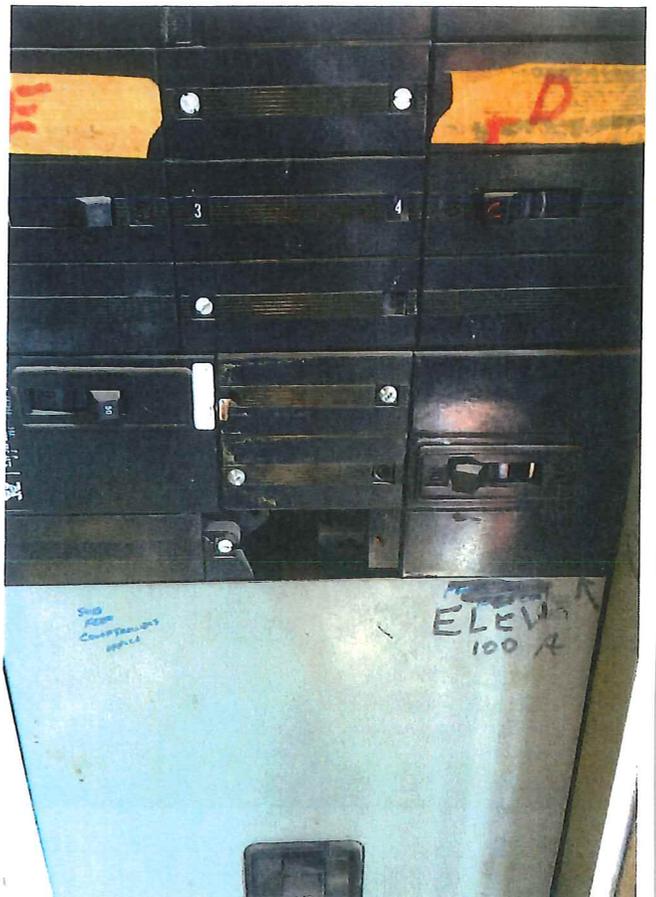
ITEMS REQUIRING FURTHER STUDY

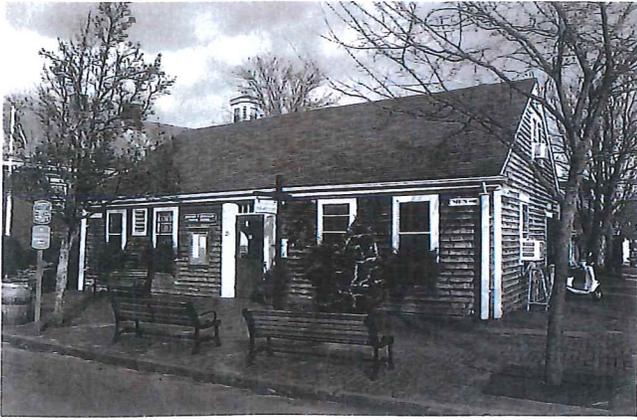
A1010 Standard Foundations: Settlement evident

B3010.10 Steep Slope Roofing: Aging shingles, shakes, and/or tiles suggest new roof replacement

B1080 Stairs: All or portion of stair shaft in not in a rated assembly







PARCEL	CONSTRUCTION TYPE
CURRENT USAGE	GROSS AREA, SF 1,550
YEAR BUILT 1950	FOOTPRINT AREA, SF 1,050
REPLACEMENT COST \$697,550	BLDG. ASSESSED VALUE \$255,335

VISITOR SERVICES

25 Federal St.
Nantucket, MA
Parcel

One of the principle points of contact between the Town and visitors, the building has office/lobby space where visitors can get information about the Island. There are also public restrooms on the ground floor. The director's office is on the upper level.

The building is a wood framed structure with cedar shake siding and asphalt shingle roof.

STRUCTURE

Two story wood framed building on concrete slab. Generally sound but with noticeable areas of rot at the base of some of the walls where water and dampness are constant.

EXTERIOR VERTICAL ENCLOSURE

Wood shakes with painted trim - fair condition throughout. Wood windows with storm windows. Wood doors at all entry points.

ROOF AND RAINWATER MANAGEMENT

Three tab asphalt shingles in fair condition. Wood gutters in fair condition. Under-sized PVC rain leaders in some places, metal leaders in other locations.

VERTICAL CIRCULATION AND CONVEYING

One interior staircase to Director's office on upper level. No elevator.

INTERIORS AND FINISHES

Vinyl composite tile in main areas of visitor center. Ceramic tile in public lavatories. Carpet in Director's office. All in good condition.

Walls are painted throughout and in good condition. Lavatories have ceramic tile wainscot and are in good condition.

Ceilings are acoustical tile on the lower level, gypsum in the Director's office and lavatories. All are in good condition.

PLUMBING

The water main is a 3/4" copper main
The domestic water heater is manufactured by State is a 40 gallon electric unit
The plumbing fixtures are vitreous china w/ flush valves

and/or tiles suggest new roof replacement

ELECTRICAL

The electrical service is rated 225 amp, 120/240 volt, 1 phase
Light fixtures are incandescent and fluorescent
Lamps for the exterior sign burn out frequently(replace fixture)

ACCESSIBILITY

The access points to both ground floor doors may not conform to limitations on pitch and cross slope and should be checked.

A compliant restroom for staff use was not found.

SITE

The electrical service is fed underground from a shared pad mounted transformer in the courtyard

HEATING

The existing heating system is electric baseboard radiation

COOLING

Cooling is provided by the thru wall/window units

VENTILATION

The restroom exhaust fan is located in the attic

PRIORITY 2 \$23,167

B2010.10	Exterior Wall Veneer	\$11,310
B3020	Roof Appurtenances	\$6,310
D5040	Lighting	\$5,546

PRIORITY 3 \$59,341

B2010.10	Exterior Wall Veneer	\$2,030
D3020	Heating Systems	\$3,371
D3020	Heating Systems	\$34,800
D5040	Lighting	\$7,069
D7050	Detection and Alarm	\$12,071

ITEMS REQUIRING FURTHER STUDY

- A4010 Standard Slabs-on-Grade: Moisture, mildew, mold, and/or moss issues evident
- B2010 Exterior Walls: Moisture, mildew, mold, and/or moss issues evident
- B2010 Exterior Walls: Air infiltration issues evident
- B3010.10 Steep Slope Roofing: Aging shingles, shakes,



PROJECT TERMINOLOGY

The section defines terminology that may apply to items in this report or to projects which may result from this report. This is intended to reflect and complement relevant terminology from the ASTM Standard E 218, 2008, "Standard Guide for Property Condition Study: Baseline Property Condition Study Process," ASTM International, West Conshohocken, PA, 2008, DOI: 10.1520/E2018-08, www.astm.org. This section does not constitute an exhaustive list.

DEFINITIONS

accessibility, n.— the ability to use, enter, or reach as related to the The Americans With Disabilities Act.

assessed value, n.— value of all building assets on the same parcel as taken from the city building department record.

study, n.— the process of performing an analysis of the condition of a single or group of facilities, primarily to identify, observe, and estimate costs for buildings elements which may have deficiencies. by a group of qualified of trained industry professionals and skilled trade-technicians.

study database, n.— the large set of structured study, facilities, and cost data stored in a single location

asset preservation, n.— the act of preserving existing building or property resources to avoid further deterioration.

association, n.— the institution's description of the building's primary use.

baseline, n.— the minimum level of observations, due diligence, inquiry/research, documentation review, and preparation of opinions of probable costs to remedy material physical deficiencies for conducting a building study as described in this guide.

building codes, n.— rules and regulations adopted by the governmental authority having jurisdiction over the commercial real estate, which govern the design, construction, alteration, and repair of such commercial real estate. In some jurisdictions, trade or industry standards may have been incorporated into, and made a part of, such building codes by the governmental authority. Building codes are interpreted to include structural, HVAC, plumbing, electrical, life-safety, fire, health, and vertical transportation codes.

building department records, n.— records maintained by or in possession of the local government authority with

jurisdiction over the construction, alteration, use, or demolition of improvements on the subject property, and that are readily available for use by the consultant within the time frame required for production of the study report and are practically reviewable by exercising appropriate inquiry.

building envelope, n.— the enclosure of the building that protects the building's interior from outside elements, namely the exterior walls, roof, windows, and curtain walls.

building systems, n.— interacting or independent components or assemblies, which form single integrated units that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

component, n.— a fully functional portion of a building system, piece of equipment, or building element.

conformance, n.— compliance with certain regulatory requirements related to Life Safety Code or RI State Building Code.

construction type, n.— description of the type of construction as researched from the building department record.

correction, n.— See *suggested remedy*.

deferred maintenance, n.— physical deficiencies that could have been remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

deferred maintenance deficiencies, n.— the total dollar amount of existing major maintenance repairs and replacements, identified by a comprehensive facilities condition audit of buildings, grounds, fixed equipment, and infrastructure needs. It does not include projected maintenance and replacements or other types of work, such as program improvements or new construction; these items are viewed, as separate capital needs.

de minimis condition, n.— a description of deficiencies that are not material to the condition of the property or do not require significant costs to correct, but nevertheless may be noted in the study report, in the opinion of the field observer or study report reviewer.

design specification, n.— written essential qualitative and quantitative characteristics that set criteria (such

as performance requirements, dimensions, weight, reliability, ruggedness) to be satisfied in designing a component, device, product, or system.

easily visible, adj.— describes items, components, and systems that are conspicuous, patent, and which may be observed visually during the walk-through survey without: intrusion, relocation or removal of materials, exploratory probing, use of special protective clothing, or use of any equipment (hand tools, meters of any kind, telescope instruments, stools, ladders, lighting devices, etc.).

element, n.— in the Uniformat Classification, any component, assembly, or system OR construction entity part which, in itself or in combination with other such parts, fulfils a predominating function of the construction entity.¹

expected useful life (EUL), n.— the average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

facility condition index (FCI), n.— a comparative indicator of the relative condition of facilities and is expressed as a ratio of the cost of remedying maintenance deficiencies to the current replacement value. The FCI provides the facilities professional a method of measurement to determine the relative condition index of a single building, group of buildings, or the total facility (physical plant). This calculation also provides the facility professional a corresponding rule of thumb for the annual reinvestment rate (funding percentage) to prevent further accumulation of deferred maintenance deficiencies.

field observer, n.— the individual that conducts the walk-through survey.

findings, n.— the knowledge gathered by the act of observation by an individual rather than an entity. Findings, as used in this guide, is to be distinguished from knowledge provided by others, or information contained on documents obtained during the course of conducting a building study.

¹ International Organization for Standardization. ISO 12006-2:2001. Building construction -- Organization of information about construction works -- Part 2: Framework for classification of information. Geneva, Switzerland: ISO, 2001.

guide, n.— a series of options and instructions that do not recommend a specific course of action.

immediate costs, n.— opinions of probable costs that require immediate action as a result of any of the following: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that if left uncorrected, have the potential to result in or contribute to critical element or system failure within one year or will result most probably in a significant escalation of its remedial cost.

improvement, n.— an enhancement or upgrade to components, assemblies, or system. A clear distinction is made between repair and replacement activities that maintain the facility in its intended design condition, versus actions that improve or reposition the facility.

institutional mission, n.— a preestablished objective or purpose which may direct the desired remedy to a deficiency

interest, n.— See *institutional mission*.

interior overview, n.— The general state of interior with consideration to fit out, finishes, and user comfort.

interviews, n.— discussions with those knowledgeable about the subject property.

observation, n.— the visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.

observe, v.— to conduct an observation pursuant to this guide within the context of easily visible and readily accessible.

obvious, adj.— plain, evident, and readily accessible; a condition easily visible or fact not likely to be ignored or overlooked by a field observer when conducting a walk-through survey or that which is practically reviewable and would be understood easily by a person conducting the building study.

owner, n.— the entity holding the title to the commercial real estate that is the subject of the building study.

owner's option, n.— condition of an observed issue not required to be addressed under another institutional mission or interest but which may be of value to invest in. Examples may include modernization or energy saving initiatives.

performance, n.— to the function, operation, or execution of the material or element.

performance specification, n.— written information that describes the functional performance criteria required for a particular equipment, material, or product.

physical deficiency, n.— conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed as a result of the field observer's walk-through survey. Included within this definition are material life-safety/building code violations and material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property.

Point of Contact (POC), n.— owner, owner's agent, or user-identified person or persons knowledgeable about the physical characteristics, maintenance, and repair of the subject property.

practically reviewable, adj.— describes information that is provided by the source in a manner and form that, upon review, yields information relevant to the subject property without the need for significant analysis, measurements, or calculations. Records or information that feasibly cannot be retrieved by reference to the location of the subject property are not generally considered practically reviewable.

property, n.— the site improvements, which are inclusive of both site work and buildings.

recorded use, n.— use as noted on the building department record.

readily accessible, adj.— describes areas of the subject property that are promptly made available for observation by the field observer at the time of the walk-through survey and do not require the removal or relocation of materials or personal property, such as furniture, floor, wall, or ceiling coverings; and that are safely accessible in the opinion of the field observer.

readily available, adj.— describes information or records that are easily and promptly provided to the consultant upon making a request in compliance with an appropriate inquiry and without the need for the consultant to research archive files.

remaining useful life (RUL), n.— a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventive maintenance exercised, climatic conditions, extent of use, etc.

renovation, n.— a restoration of a component, assembly, or system to maintainable standards, as if to make new again.

repair, n.— a localized remedy to an existing component, assembly, or system that does not require replacement, effectively refurbishing the element to maintainable standards.

replacement, n.— a complete exchange of an existing component, assembly, or system with its new equivalent.

replacement value, n.— an insurance value representing the total amount of expenditure in current dollars required to replace the facility to its optimal condition (excluding auxiliary facilities) meeting the current acceptable standards of construction and comply with regulatory requirements.

reported information, n.— information communicated to the observer from a user, usually during an interview.

representative observations, n.— observations of a reasonable number of samples of repetitive systems, components, areas, etc., which are conducted by the field observer during the walk-through survey. The concept of representative observations extends to all conditions, areas, equipment, components, systems, buildings, etc., to the extent that they are similar and representative of one another. The extent of representative observations conducted by the field observers should be identified in the study report. A user may increase the extent of representative observations conducted to enhance the due diligence

conducted under the building study or as required in the Annex.

reviewer, n.— the individual that both exercises responsible control over the field observer and who reviews prior to delivery to the user.

routine maintenance, n.— a repair that does not require specialized equipment, professional services, or contractors, but rather can be corrected within the budget and skill set of typical property maintenance staff.

short-term costs, n.— opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of probable costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. The performance of such additional services are beyond this guide. Generally, the time frame for such repairs is within one to two years.

site visit, n.— the visit to the subject property during which observations are made pursuant to the walk-through survey section of this guide.

standard, n.— as used by ASTM, a document that has been developed and established within the consensus principles of the Society and that meets the approval of the ASTM procedures and regulations.

structural frame, n.— the components or building system that supports the building's nonvariable forces or weights (dead loads) and variable forces or weights (live loads).

suggested remedy, n.— an opinion as to a course of action to remedy or repair a physical deficiency. Such an opinion may also be to conduct further research or testing for the purposes of discovery to gain a better understanding of the cause or extent of a physical deficiency (whether observed or highly probable) and the appropriate remedial or reparatory response. A suggested remedy may be preliminary and does not preclude alternate methods or schemes that may be more appropriate to remedy the physical deficiency or that may be more commensurate with the user's requirements.

survey, n.— observations made by the field observer during a walk-through survey to obtain information concerning the subject property's readily accessible and easily visible components or systems.

system, n.— a combination of interacting or interdependent components assembled to carry out one or more functions.

user, n.— the party that retains the consultant for the preparation of a baseline building study of the subject property in accordance with this guide. A user may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

universal accessibility or universal design, n.— the broad set of ideas meant to produce buildings, products, and environments that are inherently accessible to all people including people with disabilities.

walk-through survey, n.— conducted during the field observer's site visit of the facility, consisting of nonintrusive visual observations, survey of readily accessible, easily visible components and systems. Concealed physical deficiencies are excluded. It is the intent that such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal or relocation of materials, testing, or the use of equipment, such as ladders (except as required for roof access), stools, scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the facility.

ABBREVIATIONS AND ACRONYMS

A/C — Air Conditioning.

Acc. — Accessible.

ACT — Acoustical Ceiling Tile.

ADA — The Americans With Disabilities Act.

Addl. — Additional.

Adj. — Adjacent.

A/E — Architect/Engineer.

A.F.F. — Above Finish Floor.

Alum. — Aluminum.

Alt. — Alternate.

Anod. — Anodized.

Arch. — Architectural.

A.p. — Access Panel.

Apt. — Apartment.

Approx. — Approximate.

ASTM — ASTM International.

Auto. — Automatic.

Aux. — Auxiliary.

BAS — Building Automation System

Bd. — Board.

Bdrm — Bedroom.

Bitum. — Bituminous.

Bldg. — Building.

Blkg. — Blocking.

Blw. — Below.

Bsmt — Basement.

Bot. — Bottom.

Btwn — Between.

Cab. — Cabinet.

Clg. — Ceiling.

CMU — Concrete Masonry Unit.

Col. — Column.

Comp. — Compress(ed), (ion). (ible).

Conc. — Concrete.

Const. — Construction.

Coord. — Coordinate.

CPT — Carpet.

C.T. — Ceramic Tile.

Dbl. — Double.

Demo — demo(lish), (lition).

Det. — Detail.

Dia. — Diameter.

Diag. — Diagonal.

Dim. — Dimension.

Dtl. — Detail.

DWG — Drawing.

Ea. — Each.

EIFS — Exterior Insulation and Finish System.

El. — Elevation.

Elec. — Electric(al).

Elev. — Elevator.

Emer. — Emergency.

EPDM — Ethylene Propylene Diene Monomer.

Eq. — Equal.

Equip. — Equipment.

Ex'g. — Existing.

Ext. — Exterior.

F.C.U. — Fan Coil Unit.

FEC — Fire Extinguisher Cabinet.

FEMA — Federal Emergency Management Agency.

FF&E — Furniture, Fixture, and Equipment.

Fin. — Finish.

Fixt. — Fixture.

Fl. — Floor.

Fluor. — Fluorescent.

FM — Factory Mutual.
F.P. — Fire Protection.
Ft. — Feet.
Furn. — Furniture.

Galv. — Galvanized.
Gl — Glass.
Glz. — Glazing.
GSF — Gross Square Feet
GWB — Gypsum Board.

HM — Hollow Metal.
Hdwr. — Hardware.
Hor. — Horizontal.
Hr — Hour.
Ht. — Height.
HVAC — Heating, Ventilating and Air Conditioning.

In. — Inches.
Incl. — Include(d),(ing).
Info. — Information.
Insul. — Insulation.
Int. — Interior.

Kit. — Kitchen.

Lab. — Laboratory.
Lav. — Lavatory.
Lb — Pound(s).
L.E.D. — Light Emitting Diode.
Lib. — Library.
Loc. — Location.
Lvr — Louver.

Mas. — Masonry.
Mat. — Material.
Max. — Maximum.
Mech. — Mechanical.
Med. — Medium.
Memb. — Membrane.
Min. — Minimum.
Misc. — Miscellaneous.
M.O. — Masonry Opening.
Mtl. — Metal.

N.A. — Not Applicable.
Nat. — Natural.
NFPA — National Fire Protection Association.
Nom. — Nominal.
N.t.s. — Not to scale.

O.C. — On Center.
Opng. — Opening.
Opp. — Opposite.

Orig. — Original.
Ovhd — Overhead.
Oz. — Ounce.

Pnt. — Paint.
Ptd. — Painted.
Ptn — Partition.
Plywd — Plywood.

R.D. — Roof Drain.
Ref. — Refer.
Req'd. — Require(d).
Res. — Resilient.
Rev. — Revision.
Rm — Room.
R.o. — Rough Opening.

Sched. — Schedule.
Sect. — Section.
SF — Square Feet.
Sim. — Similar.
Spec. — Spec (-ified) (-ification).
Sq. — Square.
S.S. — Stainless Steel.
STC — Sound Transmission Class.
Std. — Standard.
Stor. — Storage.
Stl. — Steel.
Struct. — Structural.
Susp. — Suspend(ed).
Sys. — System.

Tel. — Telephone.
Temp. — Temporary.
Thk. — Thick(ness).
Thr. — Threshold.
T.O. — Top Of.
Typ. — Typical.

Vert. — Vertical.

W/ — With.
W.C. — Water Closet.
Wd — Wood.
Win. — Window.

Z.C.C. — Zinc Coated Copper.





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ARCHITECTS

Project # FAC-18-003
Project Name 2 Fairgrounds Rd ADA Improvements

Type New Construction **Department** Facilities
Useful Life 15 Years **Contact** Kara Buzanoski
Category Facilities Upgrades and Improve **Priority** 2 Very Important
Fund Type General Fund **Enterprise Fund** Not Applicable
Location

Description **Total Project Cost: \$25,000**
 Add ADA compliant accessible route to front entry.

Justification
 Currently not ADA compliant entry.
 Recommended by consultant LLB report page 43.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Construction/Maintenance	25,000										25,000
Total	25,000										25,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund	25,000										25,000
Total	25,000										25,000

Budget Impact/Other
 Priority from LLB report to be funded by General Fund.

Project # FAC-21-001
Project Name Marine Department reconstruction design.

Type New Construction **Department** Facilities
Useful Life 20 Years **Contact** Kara Buzanoski
Category Facilities Upgrades and Improve **Priority** 1 Critical
Fund Type **Enterprise Fund**
Location

Description **Total Project Cost:** \$500,000
 Design expansion and renovation of 34 Washington St.

Justification
 The Marine Department building is in poor repair. The bathrooms are over utilized for the usage. People counters were installed in summer 2016, which showed usage of up to 3000 people per day.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Planning/Design				500,000							500,000
Total				500,000							500,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				500,000							500,000
Total				500,000							500,000

Budget Impact/Other
 New construciton to be funded by the General Fund.

