LERNER LADDS BARTELS
161 Exchange St.
Pawtucket, RI 02860

401.421.7715
WWW.LLBARCH.COM

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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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 Conscession.

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 standarize 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 delieverables 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 studys.

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 maintainence 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 opertaion, 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.

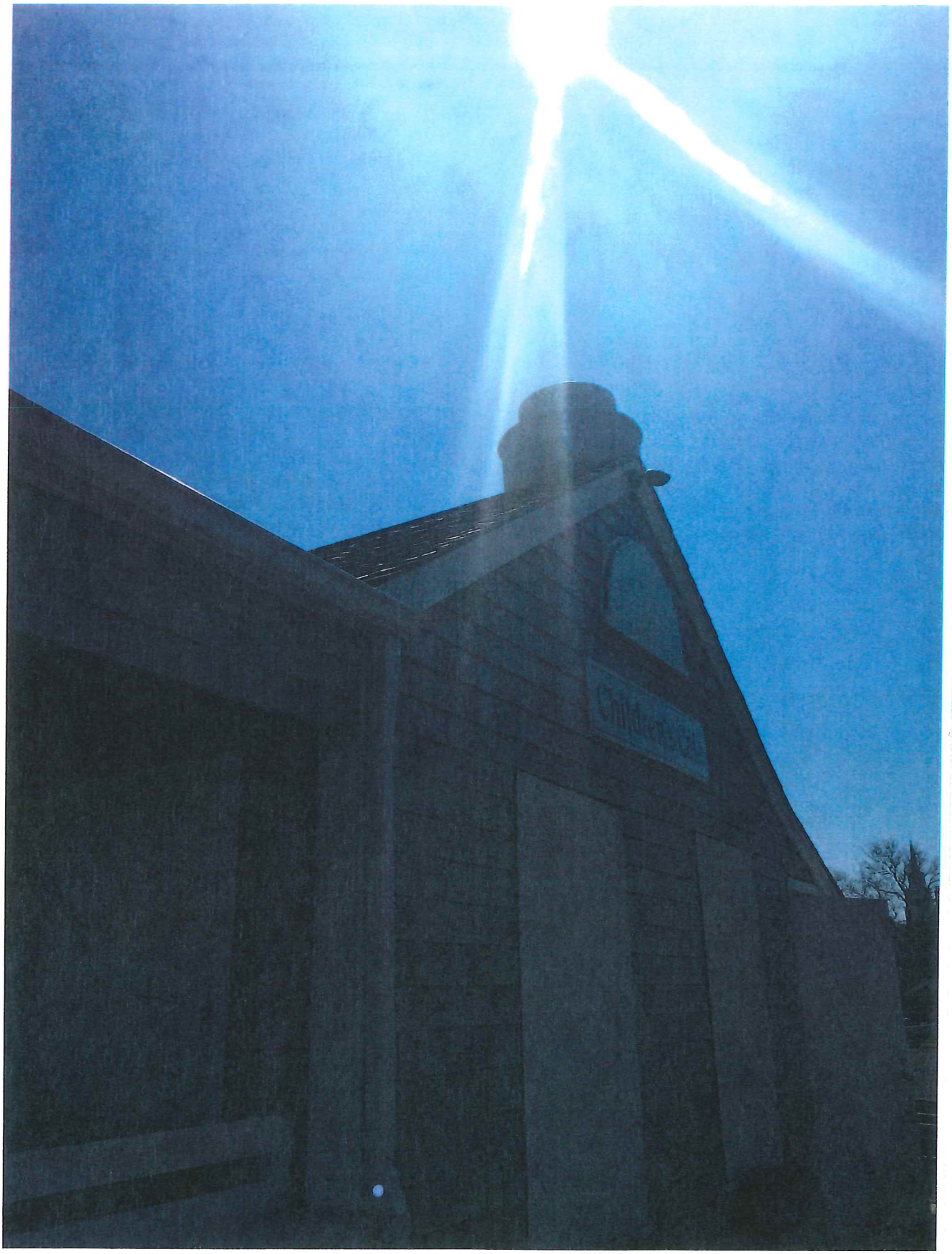
International Building Code. Country Club Hills, IL: International Code Council, 2012.

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.

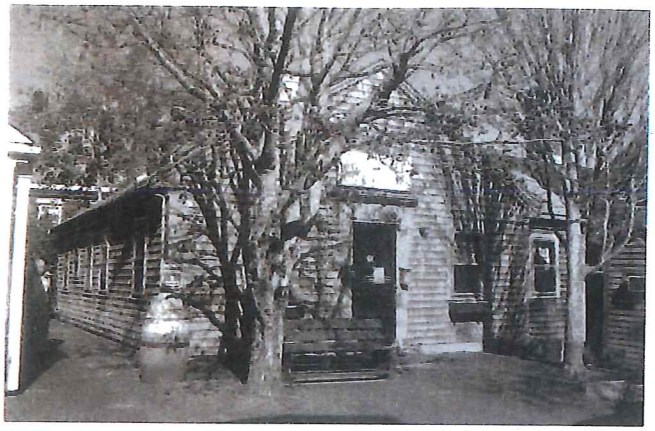
4 — Recommended (10-20): Includes items that represent a sensible improvement to existing conditions, improve overall usability and/or reduce long-term maintenance costs.

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.

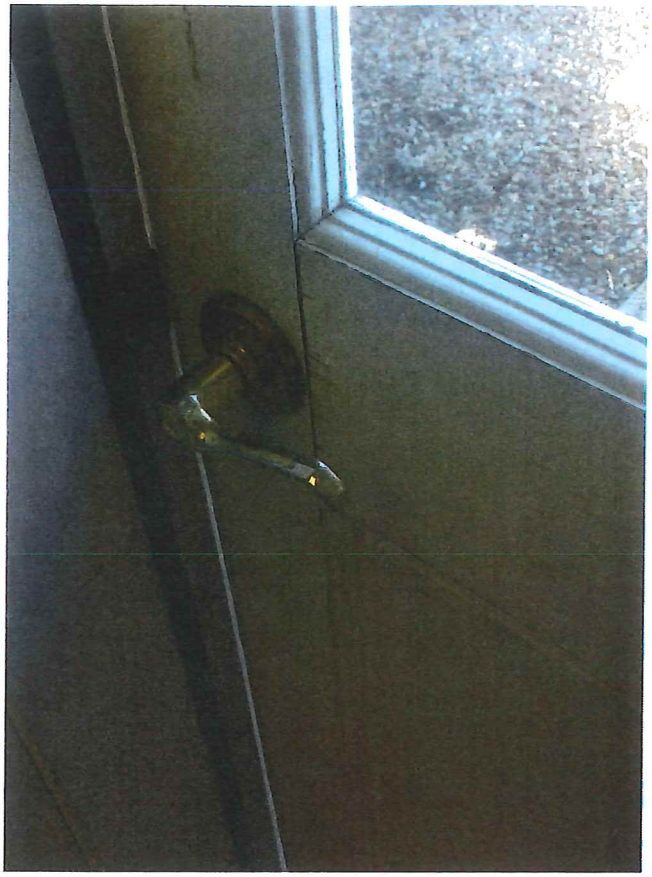
COOLING

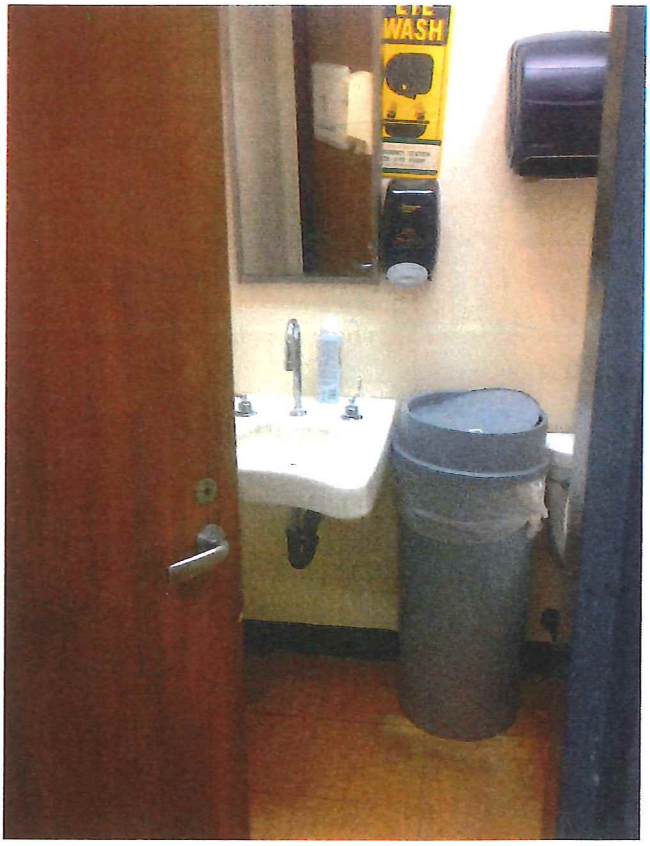
Limited cooling exists with window units. Air conditioning should be provided for certain areas of the building from a central source.

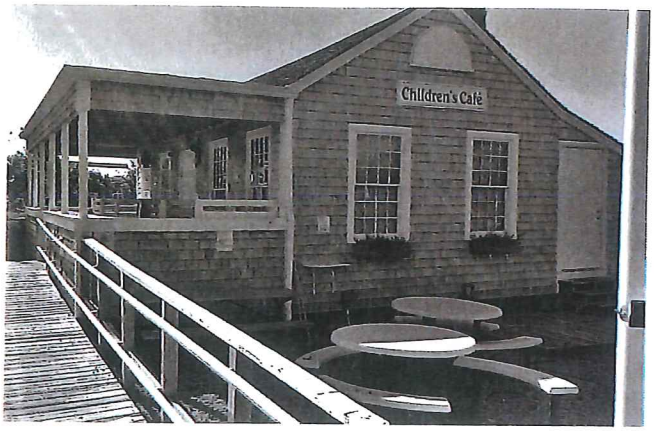
PRIORITY 1		**$285,650**
D1010	Vertical Conveying Systems	$181,250
Z1040	ADA/MAAB	$104,400
PRIORITY 2		**$287,935**
B2010.10	Exterior Wall Veneer	$29,000
B2020	Exterior Windows	$8,700
B2050	Exterior Doors and Grilles	$5,075
C1010	Interior Partitions	$11,600
C1030	Interior Doors	$3,263
C2010	Wall Finishes	$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
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




WASH



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

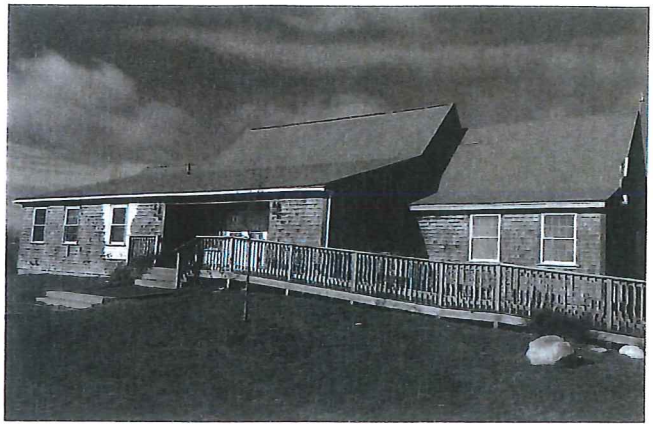
A1010 Standard Foundations: Settlement evident

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

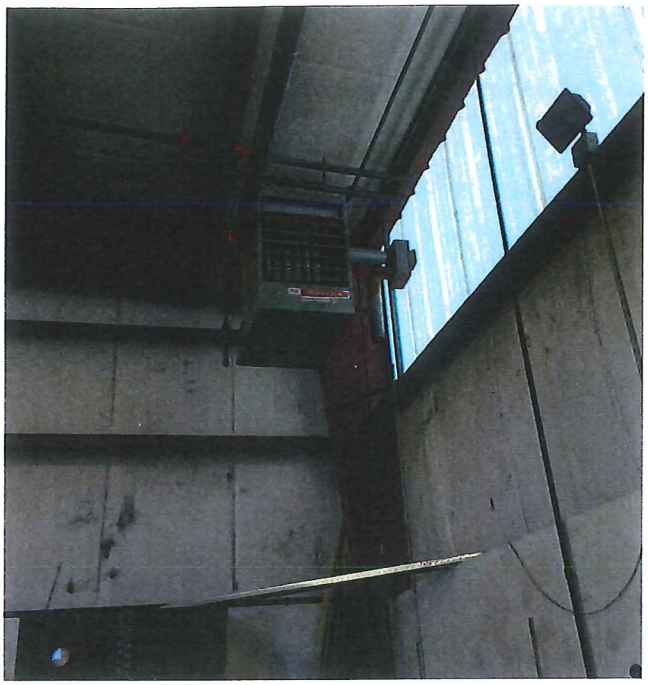
SITE
An underground propane tank (unknown size) services the emergency generator

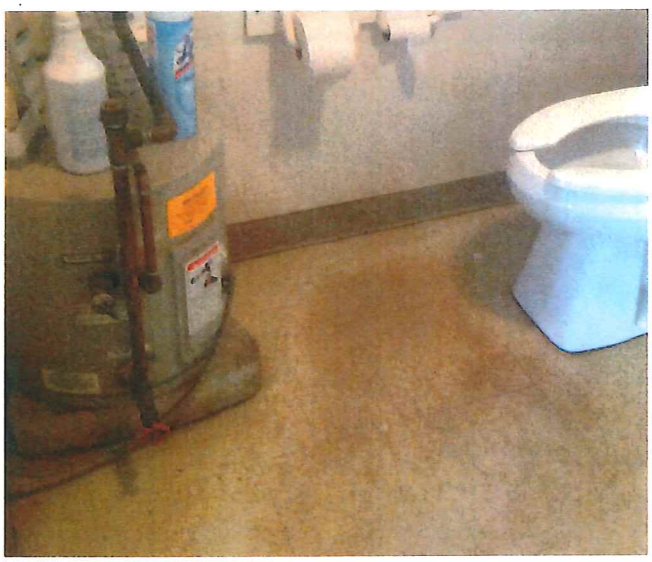
HEATING
Modine propane unit heaters serve the garage

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 t the meter

HEATING

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

COOLING

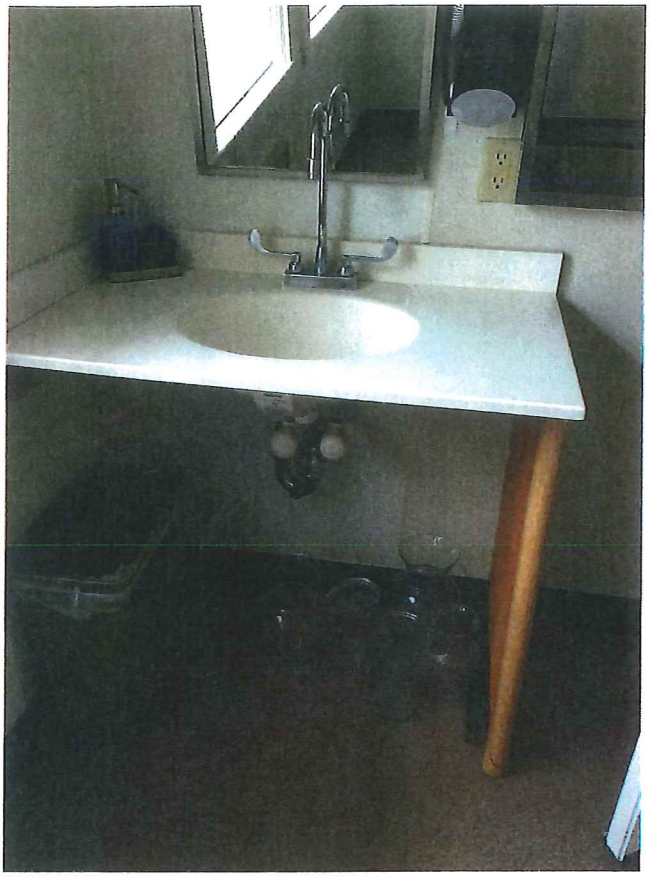
The building is cooled by electric heat pumps on exterior walls. These units are manufactured by Carrier

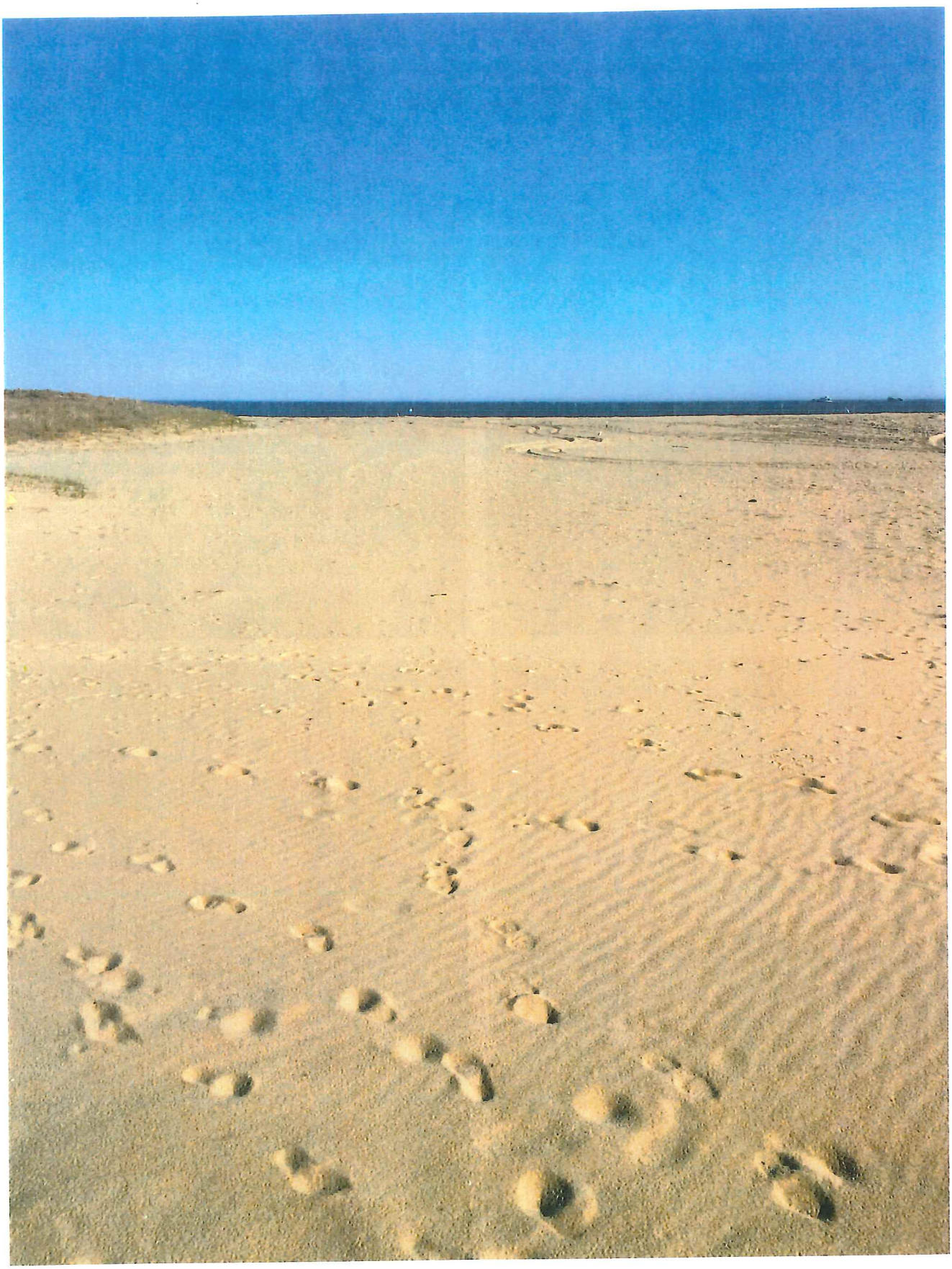
PRIORITY 1		**$1,813**
C1010	Interior Partitions	$0
Z1040	ADA/MAAB	$1,813
PRIORITY 2		**$4,176**
B3020	Roof Appurtenances	$4,176
PRIORITY 3		**$301,905**
B2010.10	Exterior Wall Veneer	$8,773
B2020	Exterior Windows	$4,350
B2080	Exterior Wall Appurtenances	$5,800
C1030	Interior Doors	$3,045
C2010	Wall 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

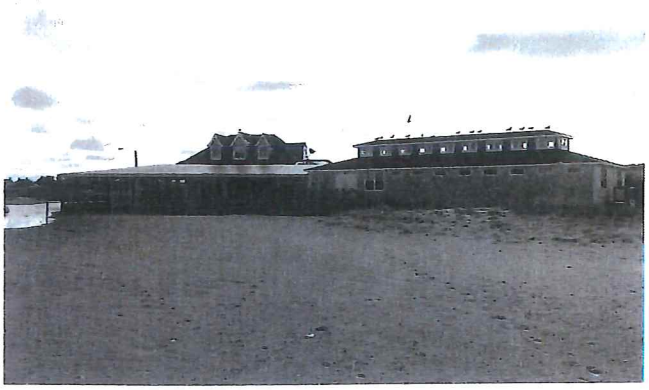
ITEMS REQUIRING FURTHER STUDY

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

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







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

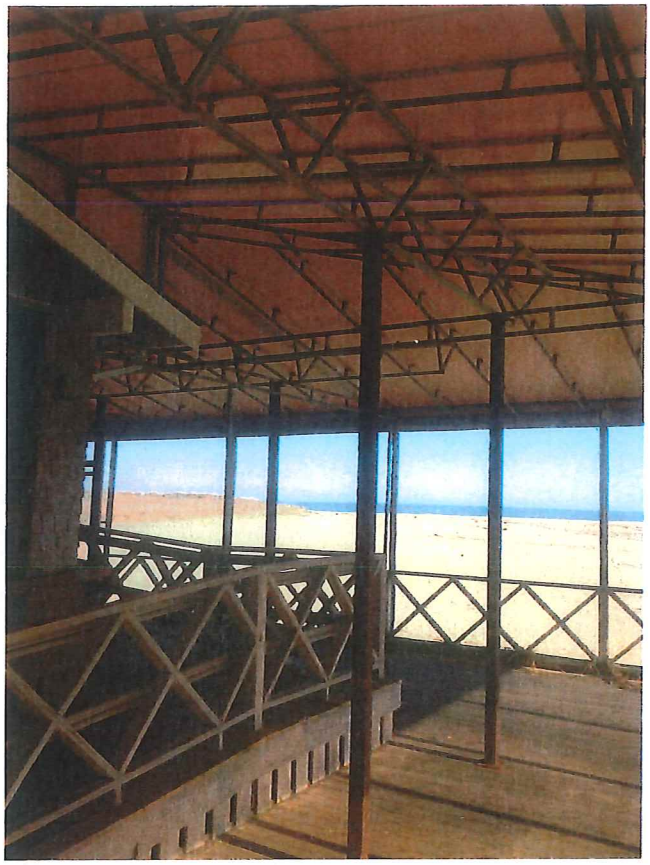
Bath House:

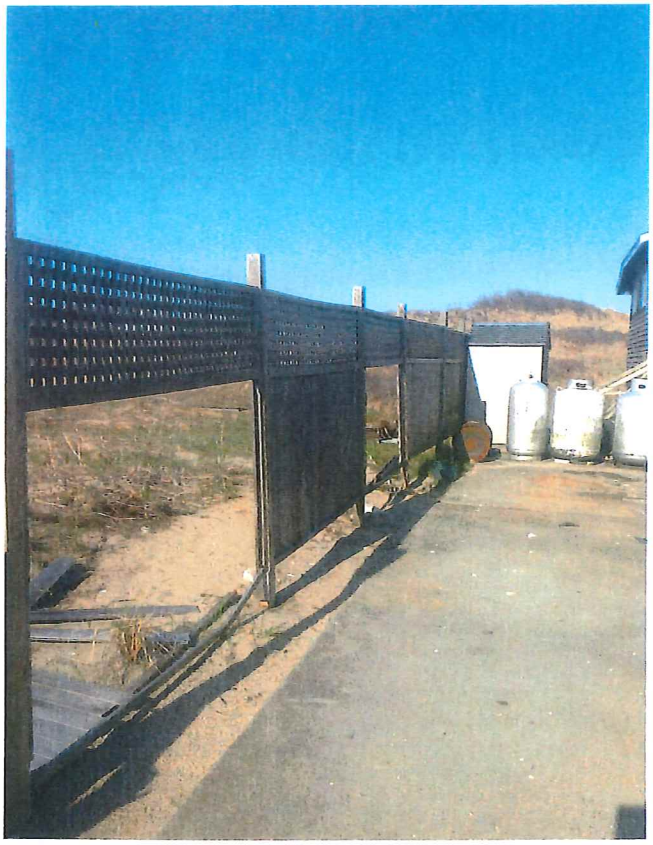
Local exhaust systems serve the restrooms

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





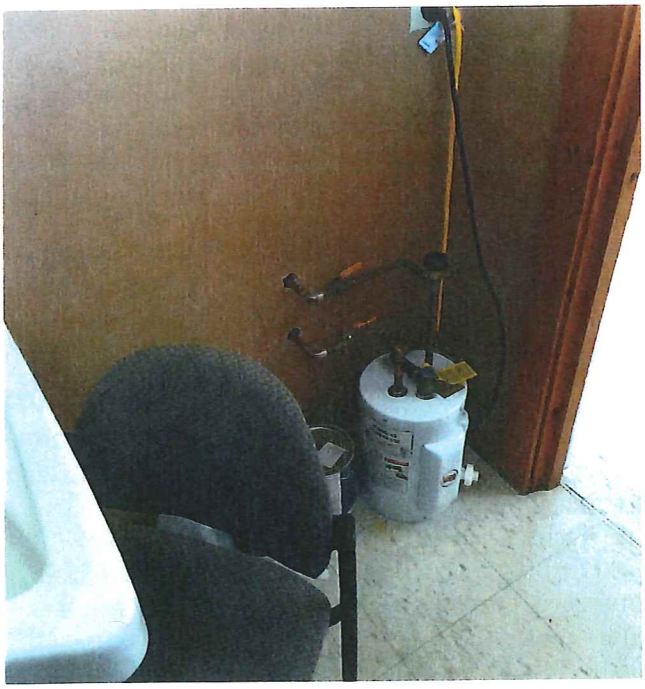

NO
TRESPASSING

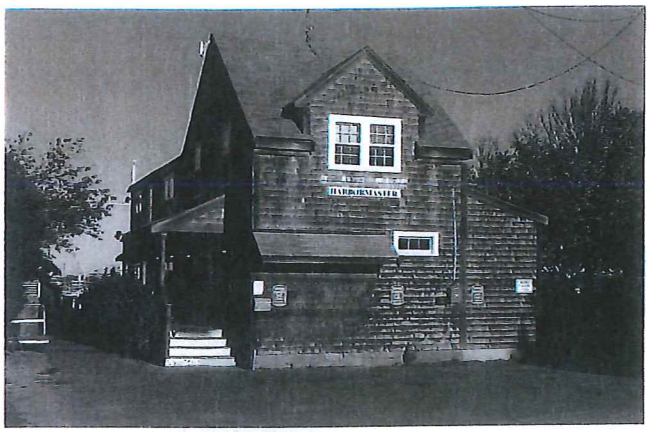
ACCESSIBILITY
The facility appears to be substantially in compliance with applicable ADA and MAAB guidelines and regulations.

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 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

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.

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

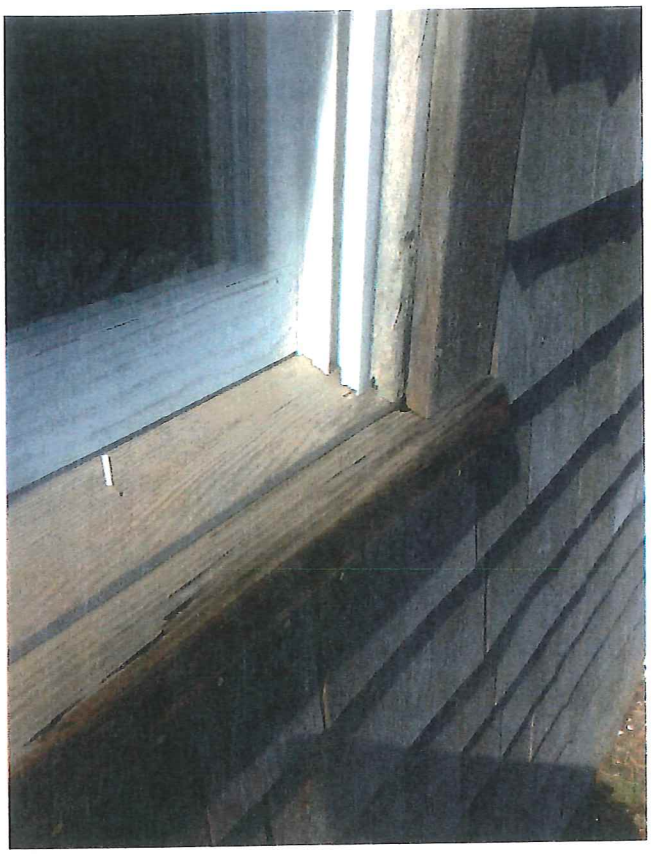
HEATING
Heating is provided by wall mounted Rinnai direct vent propane furnaces
The second floor heater/furnace is not functional

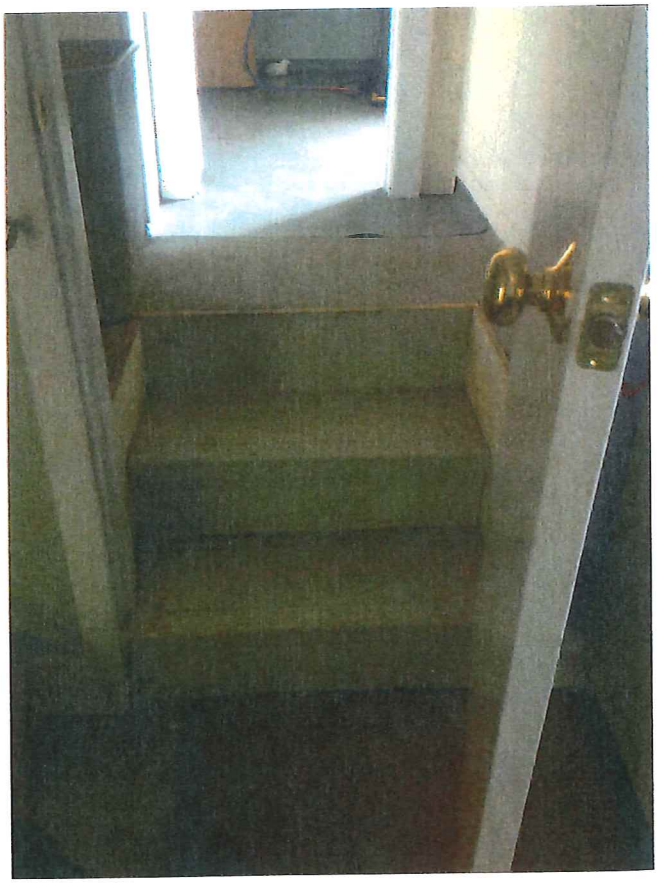
COOLING
Window units provide cooling for the building

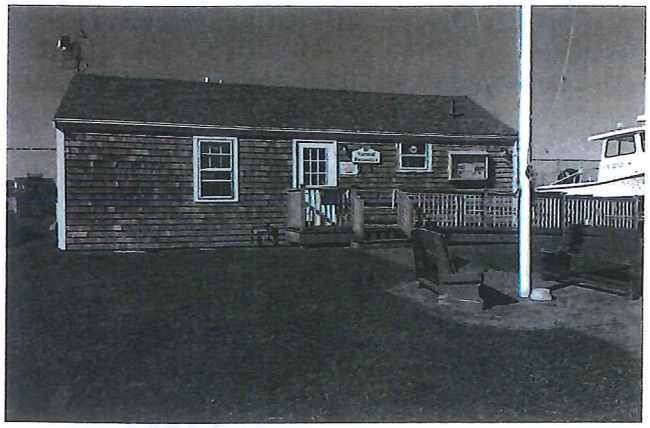
VENTILATION
The restroom exhaust is provided by an attic mounted exhaust fan

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

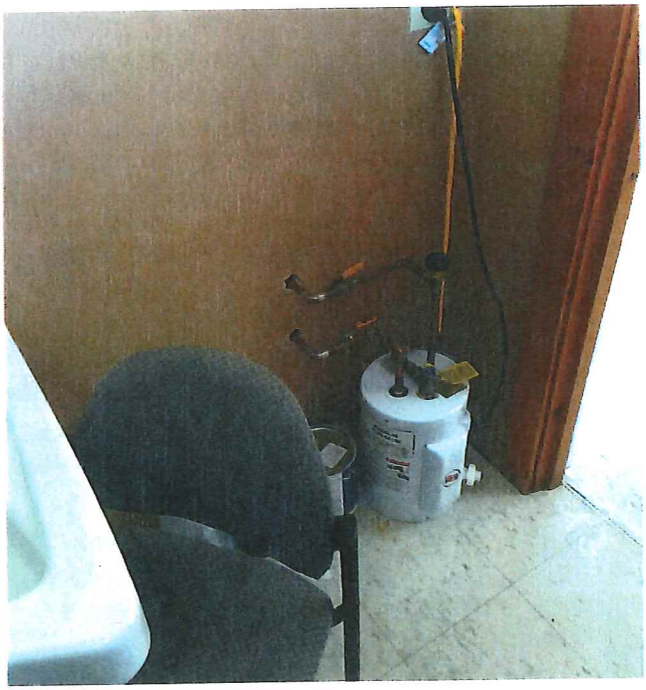
ELECTRICAL
The electrical service is rated 100 amp, 120/240 volt
Light fixtures are fluorescent surface mounted fixtures
Emergency lighting is provided by 2 head emergency lighting units

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

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

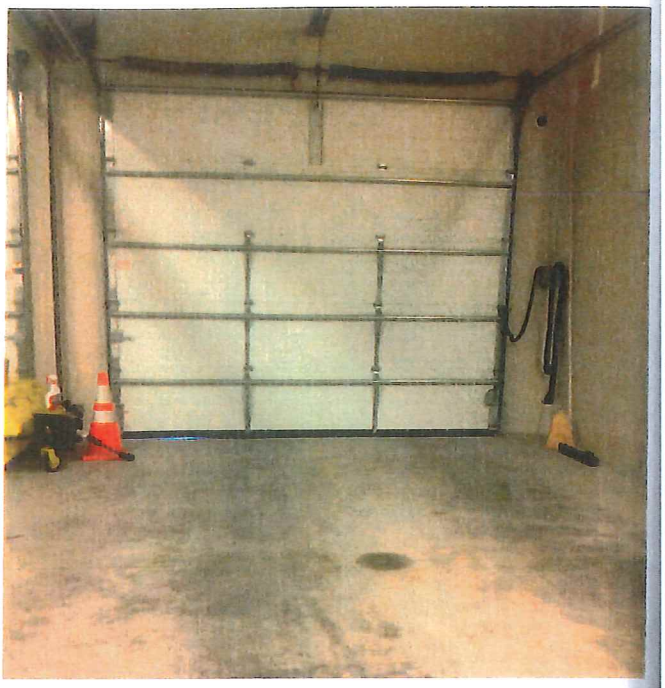
Walls are generally painted.

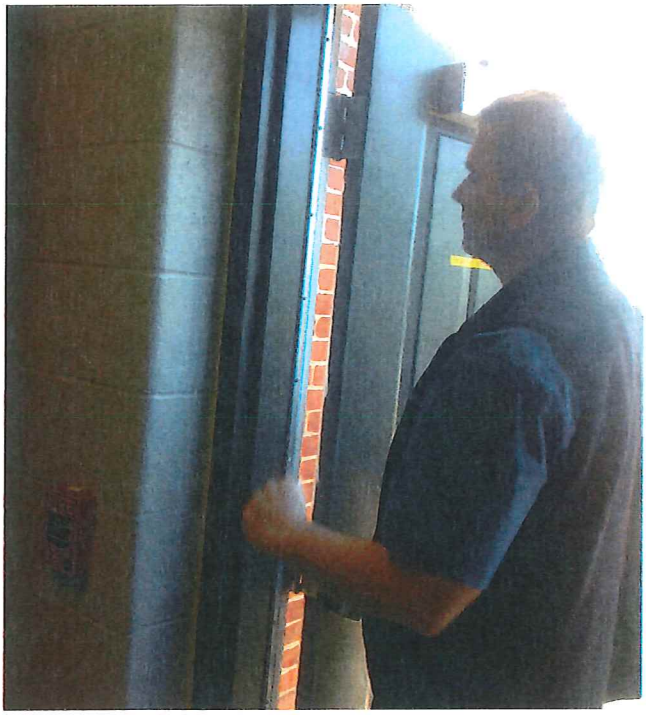
Ceilings are generally acoustical tiles.

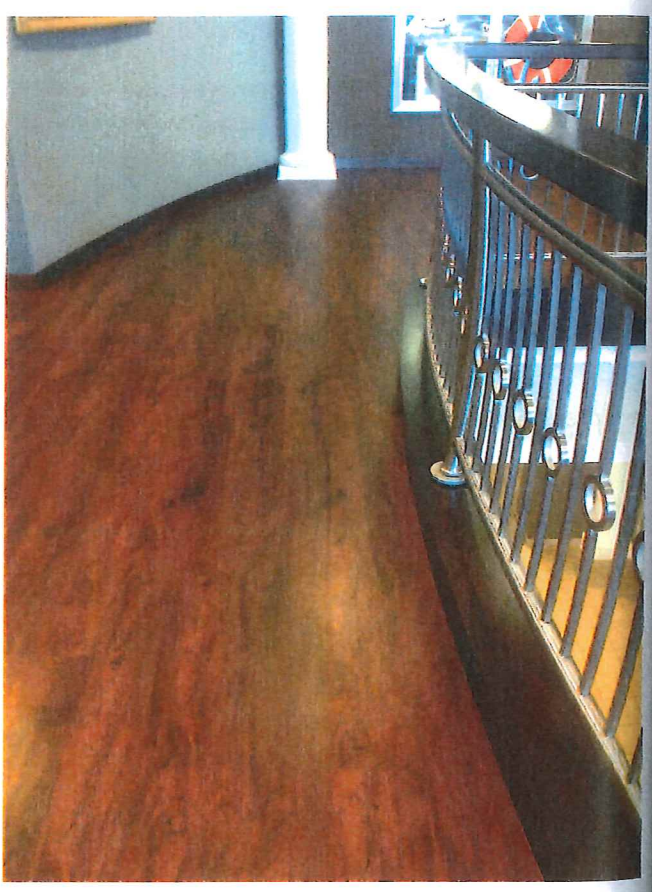
ACCESSIBILITY
Appears to be fully compliant with ADA and MAAB regulations and guidelines.

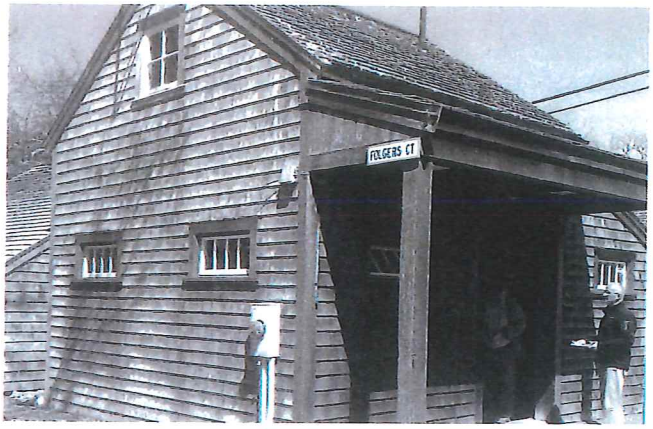
PRIORITY 3		**$2,900**
B3020	Roof Appurtenances	$2,900
PRIORITY 4		**$597,763**
B2010.10	Exterior Wall Veneer	$92,800

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

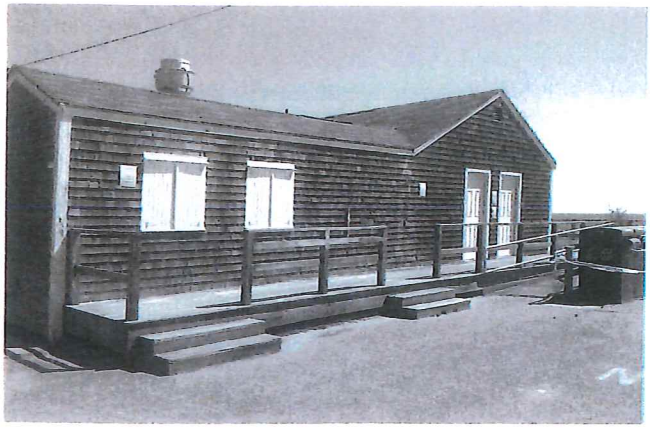
HEATING
The building is heated by an oil fired Peerless boiler rated 279 mbh with Tekmar controls
The boiler feeds fin tube radiation with copper piping and multiple zone valves

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

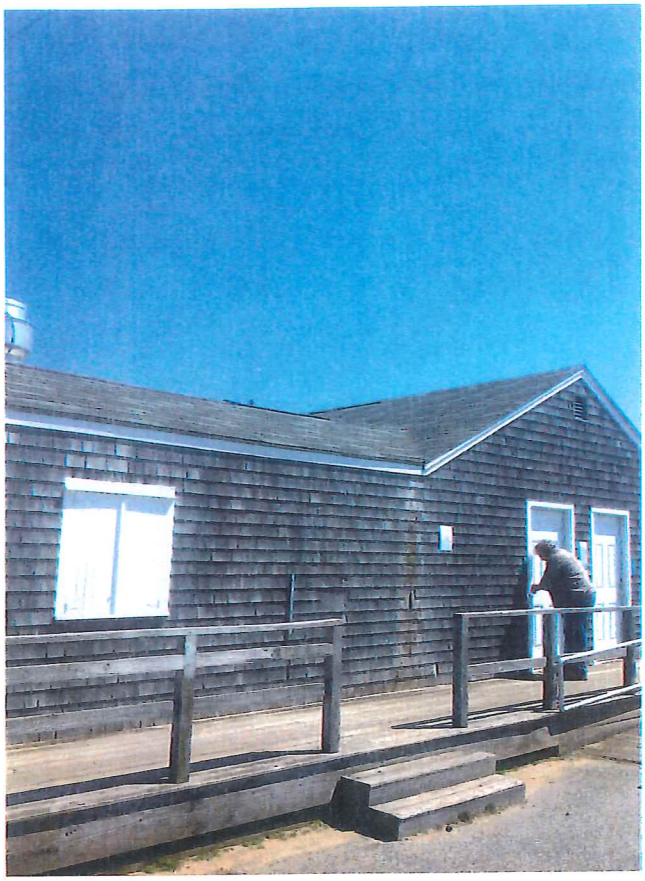
B1010 Floor Construction: Vibration issues evident

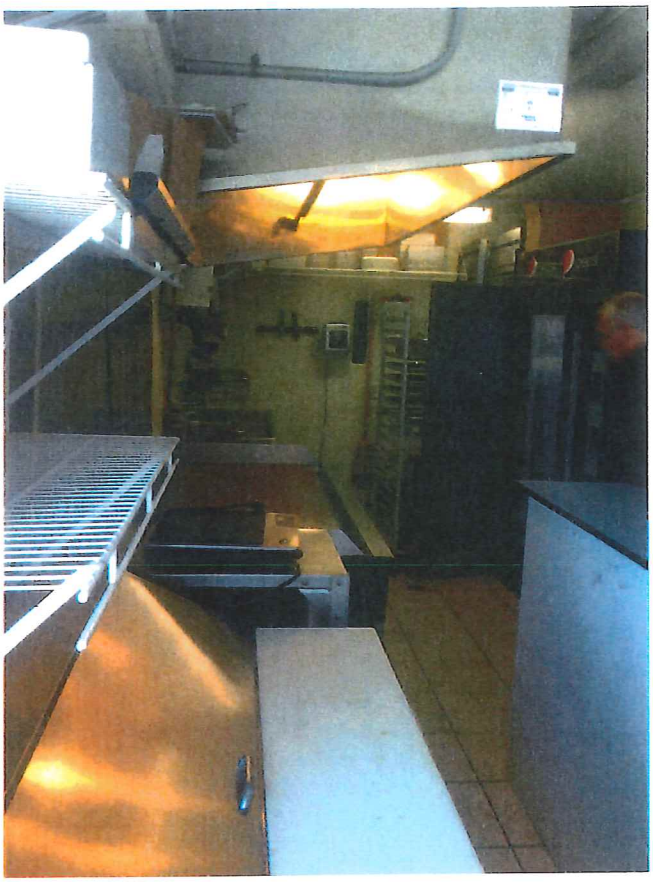
B2010 Exterior Walls: Moisture, mildew, mold, and/or moss issues evident

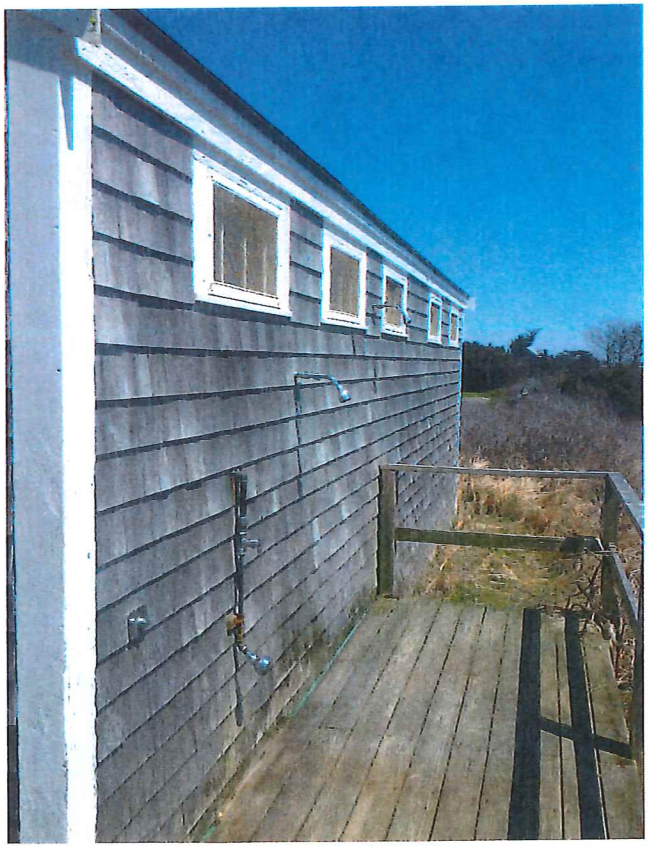
B2020 Exterior Windows: Moisture, mildew, mold, and/or moss issues evident

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

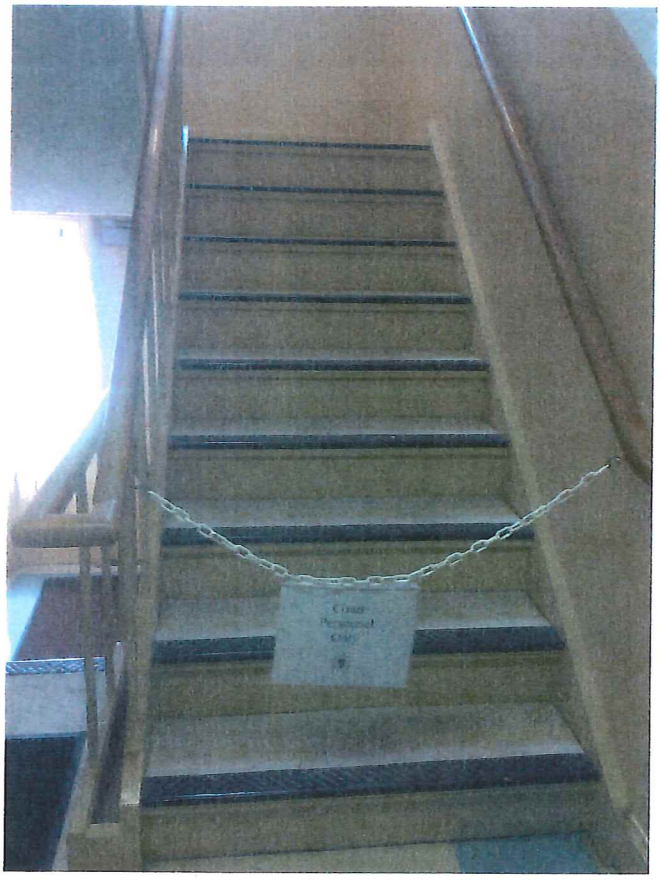
PRIORITY 1		**$394,045**
C1030	Interior Doors	$40,600
D3010	Facility Fuel Systems	$43,500
D3060	Ventilation	$232,534
D5010	Facility Power Generation	$19,378
D5040	Lighting	$58,033
PRIORITY 2		**$270,658**
B2020	Exterior Windows	$24,882
C2030	Flooring	$64,525
D3020	Heating Systems	$181,251
PRIORITY 3		**$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

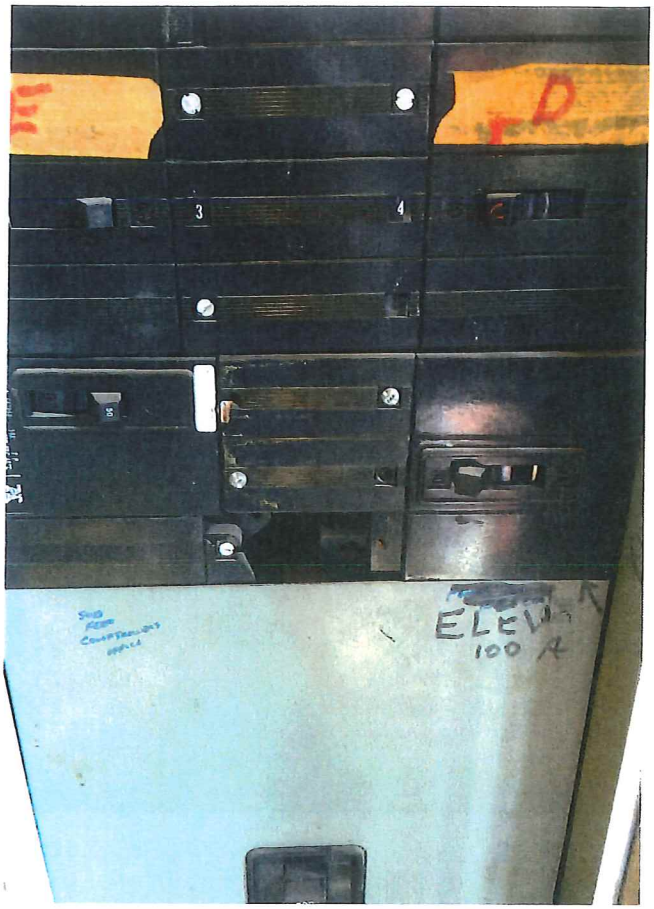
ITEMS REQUIRING FURTHER STUDY

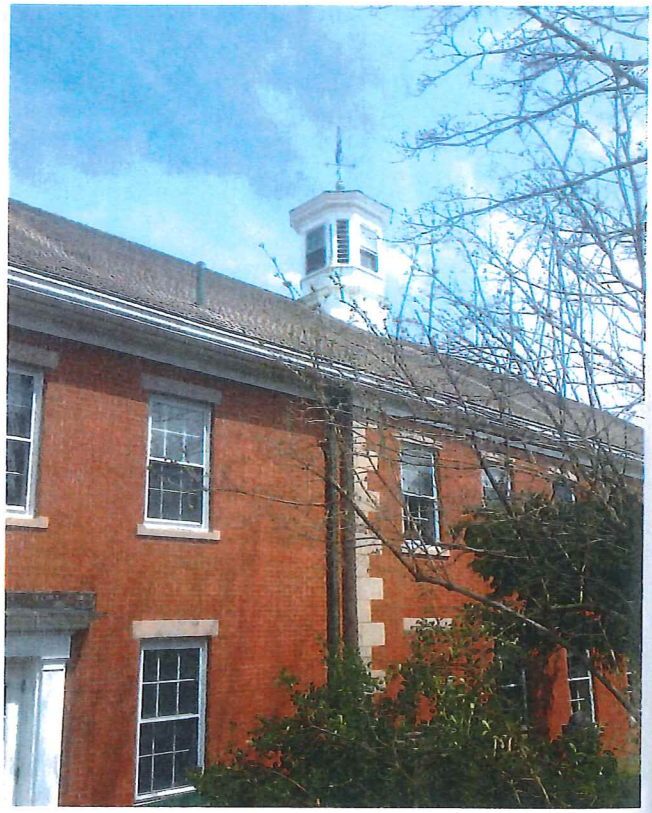
A1010 Standard Foundations: Settlement evident

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

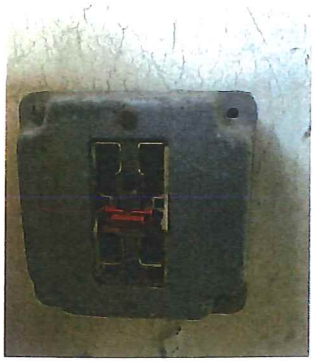
ITEMS REQUIRING FURTHER STUDY

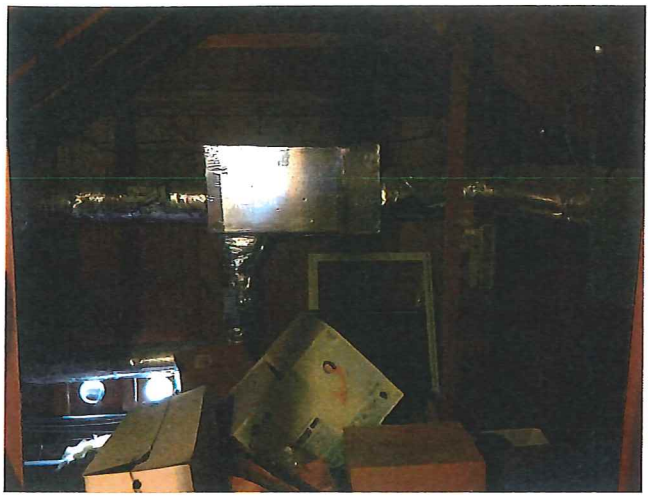
A4010 Standard Slabs-on-Grade: Moisture, mildew, mold, and/or moss issues evident

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,






NANTUCKET
VISITOR SERVICES
EXIT
ONLY

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 2018, 2008, "Standard Guide for Property Condition Studys: 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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