

Town of Sunapee
Buildings Maintenance Capital Reserve Plan (Revised 11/10/2104)
Building Maintenance Annual Operating Costs and Capital Reserve Maintenance Cost Summary

SAFETY SERVICES BUILDING

Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance	Estimated Annual Operating Budget Cost	Estimated Building Maintenance CRF Cost	Building Maintenance Warrant Articles
Building Age	Constructed in 2006	N/A	N/A				
Construction Type	Concrete, wood and structural steel building.	N/A	N/A				
Total Square Footage	12,720 Square Feet	N/A	N/A				
Building Foundation	Cast-in-place concrete basement with finished concrete floors.	Good/Fair	Annually	Annual inspection (In House)			
Floor Drains	Garage Bays - Cast iron floor grates and PVC floor drains discharge to exterior closed drainage system	Good	Annually	Annual inspection bi-annual cleaning (In House)			
Elevator	Elevator controls, hydraulics, shaft, sump pump and oil minder system	Good	Annually	Annual inspection and service of pumps, controls and associated components as necessary	\$2,200		
Building Roof	Architectural Asphalt Shingles	Good	2036	Replace shingles with standing seam metal roof (\$10.00 per SF 2036 estimated cost)		\$140,000	
			2015	Install rain diverter in front and back under the south valleys. (In House)	\$250		
Building Siding	Cement board (Hardy Plank) with wood and vinyl trim	Good	Annually	Inspect, repair and/or replace siding as necessary. (In House)	\$250		
			2031	Inspect, repair and/or replace siding as necessary. Repaint the exterior (avg cost per SF \$2.00)		\$44,000	
Garage Bays	(10) Automatic open and close garage doors	Good	Annually	Inspect and lubricate door lift motors and associated hardware. Additional parts and repairs additional fee.	\$500		
	Finished concrete floors in PD & FD	Good	2015	Resurface section of FD garage floor.	\$3,500		
	Fire Department Garage Bays - Truck Exhaust System Plymovent Model N153LTCCW	Good	Annually	Annual inspection and service.	\$700		
Mechanical Systems	Oil fired boiler: Model #WCR1-0 #2 fuel with Power Flame Burner, Well-Mclain Model 80.	Good	Annually	Annual inspection and service.	\$2,500		
	Air Handler #1 (basement): Magic Air Model #24-BVX-D	Good	Annually	Annual inspection and service.			
	Energy Recovery Ventilator (kitchen): Renew Air Model #EV450	Good	Annually	Annual inspection and service.			
	(2) Energy Recovery Ventilators (mechanical room) - Renew Air Model #EV450	Good	Annually	Annual inspection and service.			
	(6) Air Handlers (mechanical room) - Magic Air units	Good	Annually	Annual inspection and service.			
	Compressor (mechanical room): Ingersoll-Rand Model 2475	Good	Annually	Annual inspection and service.	\$50		
	3 Water Heaters - Super Stir Contender	Good	2015	Remove one of the three water heaters	\$3,850		
	HVAC Units on the exterior of the west side of the building	Good	2015	Construct a structure to prevent rain water from the room from impacting the units.	\$1,000		
Security System	Tasco Security	Good	Annually	Annual inspection and testing.	\$250		
Water Service	Municipal	Good	Annually	Annual inspection			
	Reduced Pressure Zone Valve	Good	Annually	Annual inspection and service.	\$100		
Sewer Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary			
Effluent Pump	Zoeller Pump (mechanical room): Submersible grinder pump in pump chamber	Good	Annually	Annual inspection and service as necessary	\$300		
Fuel Type & Storage	(2) - 275 gallon fuel oil tanks manifolded together and located inside mechanical room.	Good	Annually	Annual inspection and service as necessary			
Fire Suppression System	Two wet systems and one dry system	Good	Annually	Annual inspection and service as necessary	\$650		
	Fire Extinguishers	Good	Annually	Annual inspection and certification	\$250		

SAFETY SERVICES BUILDING (Continued)							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance	Estimated Annual Operating Budget Cost	Estimated Building Maintenance CRF Cost	Building Maintenance Warrant Articles
Smoke Detectors	Smoke detectors throughout the building	Good	Annually	Annual inspection and testing	\$250		
Electrical Systems	3 Phase 600 AMP Panel (mechanical room) with sub-panel, and additional sub-panel on 2nd floor	Good	Annually	Annual inspection and cleaning as necessary			
	Generator (exterior): Olympian Model G125G1, 156.3 kVA, 208/120	Good	Annually	Annual inspection and service as necessary	\$1,200		
Interior Lighting	2-foot and 4-foot recessed T-8 Fluorescent bulbs	Good	Annually	Replace as necessary (In House)	\$100		
Interior Flooring	Carpet and vinyl tile	Fair/Good	Annually	Steam clean all rugs	\$1,500		
Exterior Lighting	Pole mounted metal halide high pressure sodium compact fluorescent & building mounted	Good	Annually	Replace as necessary (In House)	\$250		
Exterior Parking	36,000 SF of bituminous concrete pavement with Cape Cod bituminous curb	Fair	2016	1" Overlay of parking area (\$75/TN)		\$20,000	
Exterior Walkways	Concrete walkways	Fair	2015	Grind and polish raised section of concrete walkway on north side of the building	\$1,500		
Exterior Drainage	Closed drainage with concrete catch basins & HDPE pipe	Good	Annually	Annual inspection and cleaning as necessary	\$200		
Exterior Landscaping	Lawn area & bark mulch with hardwood and softwood trees	Good	Annually	Maintenance lawn, trees and flowers, & bark mulch.	\$100		
Total Estimated Annual Operating Budget for 2015					\$21,450		

GEORGES MILLS FIRE STATION							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Constructed in late 1960's (1968?)	N/A	N/A	N/A			
Construction Type	Exterior concrete masonry units painted. Interior 2" x 4" wood framed and sheathed walls. Suspended ceiling..	N/A	N/A	N/A			
Total Square Footage	1,288 square-feet	N/A	N/A	N/A			
Building Foundation	Concrete slab on grade with concrete masonry block walls.	Fair	2020	Repair and reseal floor. Repoint CMU's as necessary.	\$6,000		
Building Roof	Metal	fair	2019	Repair standing seam metal roof as necessary			
Building Siding	Concrete masonry units - painted	Fair	2019	Scrape and repaint exterior CMU's (In House)	\$1,200		
Garage Doors	(1) - 18' x 14' insulated metal doors, automatic open	Fair	Annually	Service door panels, motor, cables and controls as necessary	\$150		
Mechanical Systems	Furnace: (forced hot air and cooling): Unitary Products Group Model # TG9S080C16MP11A gas fired.	Good	Annually	Annual inspection and service as necessary	\$250		
	Hot water Tank: Richmond Model 6ES30-2 hot (09/2005)	Good	Annually	Annual inspection and service as necessary	\$150		
Water & Sewer Service	Municipal water, sewer has a holding tank	Good	Annually	Annual inspection and pump out holding tank as necessary.	\$750		
Fuel Type & Storage	500 gallon propane AST	Good	Annually	Annual inspection and service as necessary			
Fire Suppression System	N/A	N/A	N/A	N/A			
Electrical Systems	100 AMP panel	Good	Annually	Annual inspection and cleaning as necessary			
Interior Lighting	8-foot T-12 Fluorescent	Good	Annually	Annual inspection and replace as necessary (In House)	\$25		
Exterior Lighting	Building mounted area flood lights	Good	Annually	Annual inspection and replace as necessary (In House)	\$50		
Exterior Parking & Pedestrian Access	Asphalt and gravel parking area.	Fair	2018	1" overlay of asphalt parking area and shim gravel parking.		\$10,000	
Exterior Drainage	Open drainage into Jobs Creek Road	Fair	Annually	Annual inspection and cleaning as necessary (In House)			
Exterior Landscaping	Lawn	Good	Annually	Annual grounds maintenance for lawn, trees and flowers, & bark mulch (In House).			
Total Estimated Annual Operating Budget for 2015					\$1,375		

HIGHWAY GARAGE							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Constructed in 2002	N/A	N/A				
Construction Type	Wood framed construction.	N/A	N/A				
Total Square Footage	12,000 square-feet	N/A					
Future Building & Grounds Maintenance Garage and Shop	800 square feet	N/A	2022	Construct 26'x36' two-bay garage with a workshop independent of the highway garage (detached) on the east end of the Highway Garage. This will be necessary when the Old Town Hall is redeveloped and our buildings and ground maintenance shop is eliminated from the building.			\$35,000
Building Foundation & Floor Slab	Cast-in-place concrete floor slab, 4-foot frost walls below ground and 4-foot knee walls above ground. (NOTE: There is no slope across the floor slab. There is an inadequate number of floor drains in the floor slab. This results with very poor drainage, very high humidity, and rusting of doors, vehicles and equipment especially during the winter months)	Poor/Good	2017	Remove existing floor slab. Reconstruct floor slab with adequate slopes across floor slab sections. Install adequate floor drains & trench drain (cost provided below). Repair cracks and sprawled areas of foundations, and reseal foundation as necessary.			\$150,000
	Floor Drains: (2) 4" diameter, and (1) 2' x 2' catch basin, all of which discharge into a series of three 5' diameter catch basins (holding tanks) on the exterior of the building. (NOTE: There are not enough floor drains in the garage and the existing floor drains are inadequately sized to clear floor of snow melt from trucks (also due to the flatness of the floor)	Poor	2017	Replace all floor drains with trench drains when replacing floor slab. Add oil, water, gas and grit separator on exterior of building.			
	3 Exterior Drain Manholes used to catch and store wash water from vehicle and equipment washing	Poor	Annually	Pump out the manholes (average of 3 times per year)	\$2,700		
	Floor Slab - Garage Thresholds	Poor	2015	Reseal thresholds and fill gaps between pavement and steel threshold (In House)	\$750		
Building Roof	Metal standing seem	Good	2036	Replace standing seam metal roof.		\$125,000	
Building Siding	Cement board with wood trim	Good	2027	Inspect, repair and/or replace siding as necessary. Repaint the exterior in 2027 (avg cost per SF \$2.00)		\$16,800	
			2015	Paint the trim and siding that the paint peeling off from (In House)	\$250		
Garage Doors	(8) - 16' x 14' seven panel insulated metal doors, automatic open	Fair	Annually	Service door panels, motors, cables and controls	\$500		
Alarm System	None in building	N/A	2015	Install new video surveillance system	\$500		
Mechanical Systems	Radiant heat in floor slab of garage. Forced hot water baseboard heat in rooms along east side of building. Stainless steel water heater (8/2002) Model TF-40 TFI. Oil fired furnace model VB2-63 Viessmann Vitola 200 (2002). Model EV450 RenewAire (2002).	Good	2017	Replace radiant heat in floor slab when floor slab is reconstructed. Maintain existing heating zones.			\$50,000
	Oil fired furnace model VB2-63 Viessmann Vitola 200	Good	Annually	Service oil fired furnace	\$500		
Emergency Systems	Emergency lights & fire extinguishers	Good	Annually	Inspect and service	\$250		
	Generator	N/A	Annually	Purchase and install a new generator (Grant Money)			\$37,000
Mechanics Bay	Compressor: Ingersoll-Rand Model 2340L5.	Good	Annually	Annual inspection and service as necessary	\$300		
	4-Post 27,000 lb. Vehicle Lift: Model FP27-24L Eagle.	Good/Fair	2022	Purchase an individual portable 4-post lift system to accommodate the weight capacity of all vehicles and heavy equipment (rated to 64,000lbs).		\$58,000	
	4-Post 27,000 lb. Vehicle Lift: Model FP27-24L Eagle.	Good/Fair	Annually	Inspect and service	\$600		
	Vehicle exhaust system	None	2015	Install vehicle exhaust system	\$1,800		

HIGHWAY GARAGE (Continued)							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Water Service	Private well on site (non potable)	Poor water condition	2015	Extend water service from Abbott Library to highway garage		\$40,000	
Sewer Service	On site septic system	Good septic system	2025	Connect to existing municipal system when service becomes available		\$40,000	
			Annually	Pump out the septic tank	\$700		
Fuel Type & Storage	(1) - 4,000 gallon diesel fuel tank located on the north side of the garage in a waste block bunker. Fuel pump	Fair	2020	Replace underground storage tank with 10K tank and digital pump(s) and card swipe system		\$66,000	
		Fair	Annually	Annual inspection and service (In- House)	\$100		
		Poor	2015	Replace fuel dispenser nozzle in 2015	\$1,000		
Fire Suppression System	N/A	N/A	2015	Install sprinkler system throughout the entire highway garage.		\$75,000	
Electrical Systems	3 Phase 120/208 volt panel	Good	Annually	Annual inspection and cleaning as necessary			
Interior Lighting	Interior - 4-foot T-5 fluorescent in garage, 4-foot T-8 (offices, bathroom and kitchen), 8-foot T-12 cold storage	Good	Annually	Replace as necessary (In House)	\$50		
Interior Storage	Cold storage area	Good	Annually	Clean and repair as necessary (In House)	N/A		
	Shop storage	Poor	2015	Remove all material from furnace room and tool room. Install metal wire storage racks for all material storage.	\$2,400		
Exterior Lighting	Flood lights	Good	Annually	Replace as necessary (In House)	\$100		
Exterior Parking	Bituminous concrete pavement	Good/Fair	2017	Reconfigure driveway and construct 1" Overlay of parking and access areas		\$30,000	
Exterior Storage	Waste block material storage bins	Fair	2016	Increase material storage bin area for crushed stone products (In House)	\$2,000		
	Snow storage area	Fair	Annually	Clean out the snow storage sediment basin (In House) equipment rental)	\$1,000		
	Equipment and material storage	Poor	2016	Install concrete pad for exterior plow & wing storage	\$3,000		
Exterior Drainage	Open drainage	Good	Annually	Annual inspection and cleaning as necessary (In House)			
Exterior Landscaping	Lawn area with hardwood and softwood trees	Good	Annually	Annual grounds maintenance program for lawn, trees and flowers, & bark mulch.	\$100		
Total Estimated Annual Operating Budget for 2015					\$13,600		

HIGHWAY GARAGE - SALT STORAGE FACILITY							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Constructed in 2002	N/A	2022	Extend existing building to house sand pile			
Construction Type	Wood framed construction with telephone pole supports.	N/A	N/A				
Total Square Footage	3,000	Good	Good				
Future Building Expansion	Sand storage shed	N/A	N/A	Construct a building addition to house the sand pile. Building addition to be approximately 9,600 square-feet.			\$100,000
Building Foundation	Cast-in-place concrete floor slab with 4-foot frost walls		2017	Annual inspection. Repair cracks and spawled areas of concrete foundation. Repave interior floor (2022).	\$4,000		
Building Roof	Metal roof	Fair	2032	Replace metal roof		\$20,000	
Building Siding	Telephone poles with rough cut board siding.	Good	Annually	Repair and/or replace rough cut boards and repaint as necessary (In House)	\$100		
Electrical Systems	Sub-panel from highway garage	Good	Annually	Annual inspection and service as necessary			
Interior Lighting	Building mounted	Good	Annually	Annual inspection and replace as necessary (In House)	\$50		
Exterior Lighting	Mounted to the ceiling of the shed	Good	Annually	Annual inspection and replace as necessary (In House)	\$50		
Exterior Drainage	Open drainage	Good	Annually	Annual inspection and cleaning as necessary			
Total Estimated Annual Operating Budget for 2015					\$200		

TOWN OFFICES							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Constructed in 1989/1990	N/A	N/A				
Construction Type	Wood framed construction with roof trusses.	N/A	N/A				
Total Square Footage	2812 square-feet with finished basement	N/A	2019	Construct 20'x38' addition on the north end of the Town Office Building			\$133,000
Building Foundation	Cast-in-place concrete with full finished basement	Good	Annually	Annual inspection. Repair cracks and spawled areas of concrete foundation as necessary (In House).			
			2015	Reseal meeting room basement floor	\$500		
Floor Drains	One in the vault and one in furnace room that discharge outside to the drainage ditch adjacent to Route 103B	Good	Annually	Clean and repair as necessary (In House)			
Building Roof	Asphalt shingles	Fair	2016	Remove existing asphalt shingles and replace with standing seam metal roof.		\$37,000	
Building Siding	Vinyl siding with wood trim and fiberglass columns	Good	Annually	Inspect, repair or replace vinyl siding as necessary (In House).			
			2015	Repaint all exterior wood trim (In House)	\$500		
Alarm System	None in building	N/A	2016	Install new alarm system		\$10,000	
Mechanical Systems	Propane wall heater (2010) for basement, MPI Model GF 3800 .	Good	Annually	Annual inspection and service	\$150		
	Forced hot air furnace (1/2012) for first floor, Thermopride Model CHX1-75N propane .	Good	Annually	Annual inspection and service	\$200		
	Dehumidifier - Honeywell	Good	Annually 2015	Annual inspection and service Dehumidify the Board meeting room	\$150 \$2,000		
Water & Sewer Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary			
Fuel Type & Storage	(1) 500-gallon propane tank	Good	Annually	Annual inspection and service as necessary			
Fire Suppression System	None in building		2016	Install Fire Suppression System		\$16,000	
Smoke Detectors	Smoke detectors throughout the building	Good	Annually	Annual inspection and testing	\$150		
Electrical Systems	200-AMP panel in server room with sub-panel in furnace room.	Good	Annually	Annual inspection and cleaning as necessary			
Interior Floor	Rug and vinyl tile	Good	Annually	Annual steam cleaning	\$300		
			2017	Replace rug in the upstairs offices		\$7,500	
Interior Lighting	Interior - 4-foot T-8 fluorescent	Good	Annually	Annual inspection and replace as necessary (In House)	\$50		
	Emergency lights	Good	Annually	Annual inspection and testing (In House)	\$150		
Exterior Lighting	4 post lights on sidewalk into meeting room	Good	Annually	Annual inspection and replace as necessary (In House)			
Exterior Doors	Three exterior doors	Fair	Annually	Annual inspection and repair/replace as necessary			
			2015	Install exterior door from Assessor's office (In House)	\$750		
Exterior Parking	Bituminous concrete pavement parking area with granite curb and asphalt sidewalks	Fair	2017	1" Overlay of parking area, repave sidewalk and repoint granite curb		\$10,000	
	Asphalt Sidewalk	Fair/Good	2015	Repave sidewalk and repoint granite curb	\$2,500		
Exterior Drainage	Open drainage	Fair	2017	Improve drainage from parking lot (with overlay)			
Exterior Landscaping	Redi-rock retaining wall to basement level.	Good	Annually	Annual inspection and repair as necessary (In House)			
	Cast-in-place concrete stairs to basement level.	Good	2025	Annual inspection and repair concrete stairs as necessary (In House)			
	Cast-in-place concrete stair to basement level. Lawn area with hardwood and softwood trees	Good	Annually	Annual grounds maintenance for lawn, trees and flowers, & bark mulch (In House).	\$250		
Total Estimated Annual Operating Budget for 2015					\$7,650		

HARBOR RESTROOMS, GAZEBO/BANDSTAND, PUBLIC DOCKS, PARKING AREAS & BOAT LAUNCH							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Ages	Restroom constructed in 1995, Gazebo constructed in 1987, Docks reconstructed in 2004	N/A	N/A	N/A			
Construction Type	Wood framed construction.	N/A	N/A	N/A			
Total Square Footage	416 square-foot restroom building & 200 square-foot gazebo	N/A	N/A	N/A			
Building Foundation	Restrooms are cast-in-place concrete slab on grade and the Gazebo is constructed on sauna tubes.	Good	Annually	Annual inspection and repair as necessary.			
			2015	Reseal cracks in restroom floor slab	\$250		
Docks Foundation	Wood ties with granite and concrete stone cribbing	Fair/Poor	2018	See description of future repairs below			
Floor Drains	One per each restroom bathroom	Good	Annually	Annual inspection and cleaning as necessary			
Building Roof	Restrooms have asphalt shingles and gazebo has vinyl shakes	Fair/Good	2019	Replace the shingled restroom roof with asphalt shingles	\$1,200		
Building Siding	Restroom have vinyl siding with vinyl trim and wood columns, and the gazebo is primarily wood.	Good	2015	Repair and/or replace siding as necessary and repaint wood columns	\$250		
Restroom Doors	Steel solid core doors with dead bolt locks	Good	2015	Install timed door locks on both restrooms	\$3,000		
Restroom Mechanical Systems	Forced Hot Air Furnace (1992) Conquest 80, propane Model GKUH75-E3N. hot water tank (2004) American Water Heater Company Model FG6130S303PV .	Good	Annually	Annual inspection and service as necessary	\$150		
	Hot Air Furnace - Comfort Aire Model BUH80A072B4XE (1992)	Good	Annually	Annual inspection and service as necessary	\$150		
	Furnaces and water tank	Good	Annually	Winterize the systems	\$200		
Water Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary			
Sewer Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary			
	Boat Dump Station	Good	Annually	Annual inspection and maintenance as necessary	\$250		
Fuel Type & Storage	500 gallon propane UST	Good	Annually	Annual inspection and service as necessary			
Fire Suppression System	N/A	N/A	N/A	N/A			
Electrical Systems	100-AMP panel.	Good	Annually	Annual inspection and cleaning as necessary			
Interior Lighting	Interior - 4-foot T-8, T-12 fluorescent	Good	Annually	Annual inspection and replace as necessary	\$25		
Exterior Lighting	Pole & Building Mounted	Good	Annually	Annual inspection and replace as necessary	\$50		
Parking Areas	Boat Launch Parking Adjacent to Burkhaven Hill - Bituminous concrete pavement parking area and blue stone parking area.	Fair/Poor	2016	Construct a thickened overlay of the paved parking area that is adjacent Burkhaven Hill Road		\$9,000	
	Public Parking in Front of Harbor Restrooms	Poor	2017	Construct a thickened overlay of the paved parking area that is in front of the Harbor Restrooms. Rehabilitate existing retaining wall that is adjacent to boat launch.		\$27,000	
Signage	Post mounted aluminum signs for boat launch and Harbor Restrooms	Good	2015	Replace all faded signs	\$250		

HARBOR RESTROOMS, GAZEBO/BANDSTAND, PUBLIC DOCKS, PARKING AREAS & BOAT LAUNCH (Continued)

Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Parking at Restroom & Boat Launch Ramp	Bituminous concrete pavement parking area with granite curb and asphalt sidewalks. Fieldstone retaining wall on south side of boat launch extending out to docks. Concrete pads down boat launch ramp into water.	Poor	2016	Design & Permit. Grind existing asphalt parking, raise existing elevation of parking lot adjacent to the lake side and boat launch, repave parking area and sidewalks, and reconstruct drainage components. Reconstruct failing retaining wall adjacent to the boat launch.			\$300,000
Drainage Systems	Closed drainage system (cast-in-place drop inlets and precast concrete catch basins) with one treatment basin in restroom parking area. Open grass-lined swales and paved swales.	Fair/Poor	2016	Reconstruct closed drainage system and add erosion and sediment control components to prevent sediment transport into lake			
Town Docks	Cribbing is wooden crib stacked posts with large granite stones and concrete filler dumped inside the wooden cribbing in the lake (unknown date). Pressure treated posts are secured to exterior of the cribbing with bolts. Pressure treated dock frames with Trex wood composite deck boards.	Fair/Poor	2018	Design & Permit. Reconstruct cribbing, dock frames and deck boards			
	Center dock frame, and existing Trex deck boards.	Poor	2015	Add stabilization members (beam or blocking) to the center dock frame with pressure treated wood, and re-install all of the buckled Trex deck boards	\$1,000		
Exterior Landscaping	Retaining wall adjacent to edge of water (not adjacent to the boat launch)	Poor	2017	Rehabilitate the retaining wall and repair adjacent sinkholes		\$15,000	
	Sunapee Gardeners - Flower Gardens	Good	Annually	New flowers and maintenance of all existing gardens	\$1,100		
	Lawn area with hardwood and softwood trees, and bark mulch.	Good	Annually	Annual grounds maintenance for lawn, trees and flowers, & bark mulch (In House).	\$750		
Total Estimated Annual Operating Budget for 2015					\$7,425		

ABBOTT LIBRARY (Old Building)							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Constructed in 1926 with addition in 1984	N/A	N/A	N/A			
Construction Type	Brick and mortar (older building) and wood framed	N/A	N/A	N/A			
Total Square Footage	2812 square-feet with finished basement	N/A	N/A	N/A			
Building Foundation	Cast-in-place concrete with full finished basement	Good	Annually	Annual inspection and repair minor cracks and sprawled areas of foundation and bricks as necessary (In House).			
Floor Drains	In basement. Discharge outside exterior door in the basement	Fair	Annually	Annual inspection and cleaning as necessary (In House)			
Sump Pump	In basement.	Good	Annually	Annual inspection and cleaning as necessary (In House)			
Building Roof	Asphalt shingles with 2-foot metal drip edge.	Fair/Good	2025	Replace shingles with standing seam metal roof (\$9.00 per SF 2025 estimated cost)		\$27,000	
Building Siding	Brick and mortar exterior (1926 & 1984)	Good	2020	Repoint brick and mortar exterior and replace failing bricks as necessary. Repaint exterior wood as needed.		TBD	
Mechanical Systems	Hot air oil fired furnace (1991) Thermopride model.	Good/Fair	Annually	Annual inspection and service as necessary	\$250		
	Dehumidifier - Honeywell (2010)	Good	Annually	Annual inspection and service as necessary	\$50		
	Hot water tank (2008) GE Smartwater Model GE10P06SAG	Good	Annually	Annual inspection and service as necessary			
	Air Filtration - Matrix Air (2010)	Good	Annually	Annual inspection and service as necessary	\$25		
Interior Flooring	Tile and rug	Fair	Annually	Clean and repair as necessary	\$250		
Water Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary (In House)			
Sewer Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary (In House)			
Fuel Type & Storage	275 gallon fuel oil tank		Annually	Annual inspection and service as necessary			
Fire Suppression System	N/A	N/A	N/A	N/A			
Electrical Systems	100-AMP panel with 50 AMP sub-panel in kitchen.	Good	Annually	Annual inspection and cleaning as necessary			
Interior Lighting	Interior - 4-foot T-12 fluorescent	Good	Annually	Annual inspection and replace as necessary	\$25		
	Emergency lights & fire extinguishers	Good	Annually	Annual inspection and service as necessary (In House)	\$100		
Exterior Lighting	Building mounted area flood lights	Good	Annually	Annual inspection and replace as necessary (In House)	\$100		
Exterior Parking	Bituminous concrete pavement parking area with granite curb and asphalt sidewalk. Handicapped ramp.	Good	2018	1" Overlay of parking area, repoint granite curb and repair handicapped ramp as necessary		\$7,500	
Exterior Drainage	Closed municipal drainage	Good	Annually	Annual inspection and cleaning as necessary			
Exterior Landscaping	Lawn area with hardwood and softwood trees.	Good	Annually	Annual grounds maintenance for lawn, trees and flowers, & bark mulch (In House).	\$200		
Total Estimated Annual Operating Budget for 2015					\$1,000		

ABBOTT LIBRARY (New Building)							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Constructed in 2014	N/A	N/A	N/A			
Construction Type	Wood framed with wood trusses	N/A	N/A	N/A			
Total Square Footage	6,000 square-feet with finished basement	N/A	N/A	N/A			
Building Foundation	Cast-in-place concrete frost walls with slab on grade	Good	Annually	Annual inspection			
Floor Drains	None in building	Fair	Annually	Annual inspection and cleaning as necessary			
Building Roof	Asphalt shingles	Good	2044	Replace existing shingled roof with shingled roof		\$40,000	
Building Siding	Vinyl clapboard and vinyl trim with stone knee wall	Good	Annually & 2039	Inspect, repair and/or replace siding as necessary. Repoint stone knee wall as necessary.			
Mechanical Systems		Good	Annually	Annual inspection and service as necessary	\$700		
		Good	Annually	Annual inspection and service as necessary			
		Good	Annually	Annual inspection and service as necessary			
		Good	Annually	Annual inspection and service as necessary			
Smoke Detectors	Smoke detectors throughout the building	Good	Annually	Annual inspection and testing	\$200		
Interior Flooring	Rug and tile	Good	Annually	Steam clean rug annually	\$750		
Interior Fixtures	Plumbing & Electrical	Good	Annually	Parts Allowance	\$50		
Water Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary (In House)			
Sewer Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary (In House)			
Fuel Type & Storage	1,000 gallon propane		Annually	Annual inspection and service as necessary			
Fire Suppression System		Good	Annually	Annual inspection and service as necessary	\$250		
Electrical Systems	200-AMP panel	Good	Annually	Annual inspection and cleaning as necessary			
Interior Lighting	Recessed and surface mounted	Good	Annually	Annual inspection and replace as necessary (In House)	\$50		
	Emergency Lights	Good	Annually	Annual inspection and testing.	\$150		
Exterior/Interior Windows	Double pane glass & skylight	Good	Annually	Cleaning	\$900		
Exterior Lighting	Building and pole mounted	Good	Annually	Annual inspection and replace as necessary (In House)	\$100		
Exterior Parking	Bituminous concrete pavement parking area with granite curb and concrete sidewalk. Handicapped ramp.	Good	2024	1" Overlay of parking area, repoint granite curb and repair handicapped ramp as necessary		\$25,000	
Exterior Drainage	Closed municipal drainage	Good	Annually	Annual inspection and cleaning as necessary	\$500		
Exterior Landscaping	Lawn area with wild flowers, hardwood and softwood trees.	Good	Annually	Annual grounds maintenance for lawn, trees and flowers, & bark mulch (In House).	\$250		
Total Estimated Annual Operating Budget for 2015					\$3,900		

TRANSFER STATION - STORAGE & RECYCLING BUILDING							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Constructed in 1990 with addition in 2008	N/A	N/A	N/A			
Construction Type	2" x 6" wood framed with T-111 siding and wood trim. Walls sheathed with plywood and ceiling with sheetrock	N/A	N/A	N/A			
Total Square Footage	3600 square-feet	N/A	N/A	N/A			
Building Foundation	Cast-in-place concrete 4-foot walls with slab below grade	Fair	Annually	Annual inspection and repair cracks and sprawled areas of foundation, and reseal floor slab as necessary (In House).			
Floor Drains	N/A	N/A	N/A	N/A			
Sump Pump	N/A	N/A	N/A	N/A			
Building Roof	Asphalt shingles on north side replaced in 2013, on south side replaced in 2011.	fair/good	2038	Re-shingle the roof as determined necessary (In house)	\$2,500		
Building Siding	T-111 with wood trim	Fair/Poor	2023	Replace rotten siding as necessary and repaint exterior (In house)	\$500		
Garage Doors	(2) - 16' x 14' seven panel insulated metal doors, automatic open	Fair	Annually	Service door panels, motors, cables and controls as necessary	\$200		
Mechanical Systems	Forced Hot Air Furnace : Clean Burn Model CB-1750 waste oil.	Good/Fair	Annually	Annual inspection, NHDES reporting and service as necessary	\$350		
	Hot water tank: Richmond Model #GEM50-2 (2008) .	Good	Annually	Annual inspection and service as necessary	\$150		
	Compressor: Ingersoll Rand Model 2340L5	Good	Annually	Annual inspection and service as necessary	\$100		
Water Service	Private well on site (non potable) & septic system	Poor	2025	Install municipal water service to the transfer station if/when municipal water service becomes available.		\$50,000	
Sewer Service	On site septic disposal system	Good	2025	Install sewer service to transfer station if/when municipal sewer service becomes available		\$50,000	
	On site septic disposal system	Good	Annually	Pump out the septic tank	\$750		
Fuel Type & Storage	300 gallon waste oil tank	Good	Annually	Annual inspection and service as necessary			
Fire Suppression System	N/A	N/A	N/A	N/A			
Safety Systems	Emergency lights & fire extinguishers	Good	Annually	Annual inspection and service as necessary	\$150		
Electrical Systems	200 AMP Panel	Good	Annually	Annual inspection and cleaning as necessary			
Alarm System	Collins Electric	Good/Fair	Annually	Annual inspection and service as necessary	\$200		
Interior Lighting	Interior - 4-bulb T-5 fluorescent	Good	Annually	Annual inspection and replace as necessary (In House)	\$25		
Exterior Lighting	Building mounted area flood lights	Good	Annually	Annual inspection and replace as necessary (In House)	\$50		
Exterior Loading, Unloading and Storage Area	Bituminous concrete pavement unloading area and storage area. Remainder of storage area is gravel.	Good/Poor	2018	1" overlay of public access and unloading area.		\$10,000	
		Poor	2015	Patch pavement between the "Happy Shack" and the storage building (Individual Line Item in Budget)	\$4,000		
Exterior Drainage	Open drainage (paved and gravel swales)	Fair	Annually	Annual inspection and cleaning as necessary (In House)	\$100		
Exterior Landscaping	Lawn area with hardwood and softwood trees.	Good	Annually	Annual grounds maintenance for lawn, trees and flowers, & bark mulch (In House).			
Total Estimated Annual Operating Budget for 2015					\$2,075		

TRANSFER STATION - "HAPPY SHACK"							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Constructed in 1990	N/A	N/A	N/A			
Construction Type	2" x 6" wood frame with wood clapboard siding and wood trim (building relocated from another site).	N/A	N/A	N/A			
Total Square Footage	1341 square feet (18.5' x 72.5')	N/A	N/A	N/A			
Building Foundation	Cast-in-place concrete sauna tubes, 4-foot concrete walls below grade and concrete slab on lower level. 4" x 4" wood posts anchored to the sauna tubes.	Poor	2019	Replace existing sauna tubes and floor slab with new 4-foot concrete walls and new floor slab below grade. Construct a new pole barn building with recycling operations below grade and new office area above grade. This building shall tie into pole barn constructed in 2014. Use T-111 siding and wood trim. Insulate office area and replace existing forced hot air furnace with wall mounted propane heater in office area only.		\$75,000	
Building Roof	Metal roof	Fair	2019				
Building Siding	Wood clapboard with wood trim	Fair/Poor	2019				
Mechanical Systems	Forced Hot Air Furnace : Propane Empire Model #RH-25-6 (2002)	Fair	2019				
		Fair	Annually	Annual inspection and service as necessary	\$350		
MSW Compactor		Fair	Annually	Annual inspection and service as necessary	\$250		
Plastics Shredder		Fair	Annually	Annual inspection and service as necessary	\$250		
Ticket Machine		Fair	Annually	Annual inspection and service as necessary	\$100		
Water & Sewer Service	N/A	N/A	N/A	N/A			
Fuel Type & Storage	(2) 120 lb. propane tanks	Fair	Annually	Annual inspection and service as necessary			
Fire Suppression System	N/A	N/A	N/A	N/A			
Electrical Systems	Sub-panel	Good	Annually	Annual inspection and cleaning as necessary			
Interior Lighting	Fluorescent bulbs	Fair	Annually	Annual inspection and replace as necessary (In House)	\$25		
Exterior Lighting	Building mounted spot lights	Fair	Annually	Annual inspection and replace as necessary (In House)	\$50		
Signage	Exterior signs	Fair	Annually	Replace all faded signs (NHTB)	\$100		
Exterior Loading, Unloading and Storage Area	Bituminous concrete pavement unloading area and storage area. Remainder of storage area is gravel.	Fair	2020	1" overlay of public access and unloading area, and west side of building.		\$10,000	
Exterior Drainage	Open drainage (paved and gravel swales)	Fair	Annually	Annual inspection and cleaning as necessary (In House)			
Exterior Landscaping	Lawn area with hardwood and softwood trees.	Good	Annually	Annual grounds maintenance for lawn, trees and flowers, & bark mulch (In House).			
Total Estimated Annual Operating Budget for 2015					\$1,125		

INFORMATION BOOTH							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Constructed in 2005	N/A	N/A	N/A			
Construction Type	2" x 6" wood framed with cedar wood shakes siding and wood trim.	N/A	N/A	N/A			
Total Square Footage	265 square-feet	N/A	N/A	N/A			
Building Foundation	Cast-in-place concrete slab on grade.	Good	2020	Repair cracks in floor slab and reseal as necessary.	\$1,000		
Building Roof	Metal roof	Good	2035	Repair standing seam metal roof as necessary			
Building Siding	Cedar wood shakes	Fair	2035	Repair and/or replace cedar wood shakes (In House)	\$400		
Mechanical Systems	Powerstream Pro on demand hot water tank and electric baseboard heat.	Good	Annually	Annual inspection and service as necessary	\$150		
	Water tank	Good	Annually	Winterize the system	\$100		
Water Service	Public water service	Good	Annually	Annual inspection and cleaning as necessary			
Water & Sewer Service	Public wastewater service	Good	Annually	Annual inspection and cleaning as necessary			
Fuel Type & Storage	N/A	N/A	N/A	N/A			
Fire Suppression System	N/A	N/A	N/A	N/A			
Electrical Systems	100 AMP panel	Good	Annually	Annual inspection and cleaning as necessary			
Interior Lighting	Recessed lighting	Good	Annually	Annual inspection and replace as necessary	\$25		
Exterior Lighting	Building mounted area flood lights and ground lights	Good	Annually	Annual inspection and replace as necessary	\$50		
Exterior Parking & Pedestrian Access	Bituminous concrete pavement parking area with granite curb and bituminous concrete pavement sidewalks.	Fair	2017	1" overlay of parking area.	\$3,500		
Exterior Drainage	Perimeter drainage	Fair	Annually	Annual inspection and cleaning as necessary			
Exterior Landscaping	Lawn area with hardwood and softwood trees.	Good	Annually	Annual grounds maintenance for lawn, trees and flowers, & bark mulch (In House).	\$100		
Total Estimated Annual Operating Budget for 2015					\$425		

DEWEY BEACH							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Unknown	N/A	N/A	N/A			
Construction Type	2" x 6" wood framed, wood siding, wood trim, wood floors and vct tile.	N/A	N/A	Repair porch column support	\$250		
Total Square Footage	1,274 square-feet	N/A	N/A	N/A			
Building Foundation	Concrete piers, concrete masonry blocks and ledge.	Good	2015	Repair concrete piers and repoint masonry block as necessary.	\$500		
Building Roof	Asphalt roof shingles	fair/poor	2015	Replace existing shingled roof with metal roof	\$3,500		
Building Siding	Wood	Fair	2015	Scrape and repaint siding. Replace rotted siding boards as necessary	\$750		
Mechanical Systems	Hot water tank Model # GE30S06AAG (05/2006)	Good	2021	Annual inspection and service as necessary	\$150		
	Water tank	Good	Annually	Winterize the systems	\$100		
Water & Sewer Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary			
Fuel Type & Storage	N/A	N/A	N/A	N/A			
Fire Suppression System	N/A	N/A	N/A	N/A			
Electrical Systems	100 AMP panel	Good	Annually	Annual inspection and cleaning as necessary			
Interior Lighting	recessed lighting & 4-foot fluorescent	Good	Annually	Annual inspection and replace as necessary	\$25		
Exterior Lighting	Building mounted area flood lights	Good	Annually	Annual inspection and replace as necessary	\$50		
Exterior Parking & Pedestrian Access	Gravel parking area adjacent to beach and Garnet Street	Fair	Annually	Shim and regrade parking area to flow into the catch basin (2 loads of 3/4" hard-pak).	\$1,000		
Exterior Drainage	Closed drainage flows into small swale and into the lake. Open drainage flows overland through stone swale and into the lake	Fair	Annually	Annual inspection and cleaning as necessary (In House)			
Basketball Court	Concrete court with steel pole and steel backboards	Fair	Annually	Annual inspection. Seal and resurface court in 2015.			
Swings	Swing set	Fair	Annually	Annual inspection. Add fill to the swing set area as necessary.	\$500		
Exterior Landscaping	Perimeter fence	Fair	Annually	Annual inspection and repair as necessary (In House)	\$100		
	Sand beach with some trees adjacent to parking area.	Good	Annually	Annual grounds maintenance for lawn, trees and flowers, & bark mulch (In House).			

Total Estimated Annual Operating Budget for 2015

\$6,925

GEORGES MILLS RESTROOM & BOAT LAUNCH							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Constructed in 1970's (1976?)	N/A	N/A	N/A			
Construction Type	2" x 6" wood framed structure with T-111 wood siding and wood trim. Interior - Concrete floors, tile walls and sheetrock ceiling.	N/A	N/A	N/A			
Total Square Footage	540 square-feet	N/A	N/A	N/A			
Building Foundation	Concrete slab on grade.	Good	2016	Repair and reseal floor as necessary (In House).	\$1,500		
Building Roof	Asphalt shingles	Fair	2016	Replace existing asphalt shingles (In House)	\$500		
Building Siding	T-111 with wood trim	Fair	2015	Replace 2-sheets siding that is rotten and paint building (In House)	\$250		
Mechanical Systems	Wall Heaters (2) gas fired : Perfection-Schwank Incorporated Model #WASV712R11(1987).	Good	Annually	Annual inspection and service as necessary	\$350		
	Hot Water Heater: GE Model BE10P065AG (05/2011).	Good	Annually	Annual inspection and service as necessary	\$150		
	Water tank	Good	Annually	Winterize the systems	\$150		
Water Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary (In House)			
Sewer Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary (In House)			
Fuel Type & Storage	500 gallon propane UST	Good	Annually	Annual inspection and service as necessary			
Fire Suppression System	None in restroom	N/A	N/A	N/A			
Electrical Systems	208/120VAC, 3-phase 4 wire.	Good	Annually	Annual inspection and cleaning as necessary			
Interior Lighting	4-foot T-12 Fluorescent	Good	Annually	Annual inspection and replace as necessary (In House)			
Exterior Lighting	Building mounted area flood lights	Good	Annually	Annual inspection and replace as necessary (In House)			
Exterior Parking & Pedestrian Access	Asphalt parking area.	Fair/Poor	2016	1" overlay of parking area, replace wheel stops and shim gravel around parking.		\$9,000	
Boat launch, retaining wall and boat mooring wall	Paved slope transitions into large stones at the boat launch. Concrete with PT wood cap retaining walls, with PT wood posts for boat mooring	Fair	2017	Rehabilitate boat launch ramp with new rubber stabilization slabs filled with 2" washed cobble stones.		\$15,000	
		Fair	2017	Replace wooden posts for boat mooring in 2015.	\$3,925		
Exterior Drainage	Open drainage into lake	Good	Annually	Annual inspection and cleaning as necessary			
Exterior Landscaping	Beach Area	Fair	2015	Remove existing boulders and add 1 load of beach sand (In House)	\$500		
	Lawn, trees and split-rail fence	Fair	Annually	Annual grounds maintenance for lawn, trees and flowers, & bark mulch (In House).	\$100		

Total Estimated Annual Operating Budget for 2015

\$1,500

Old Town Hall (Thrift Store & Building Maintenance Workshop)							
Building Component and Description		Condition of Building Component	Recommended Maintenance Schedule	Description of Maintenance and/or Repair	Estimated Annual Operating Budget Cost	Estimated CRF Maintenance Cost	Proposed Warrant Article Estimated Cost
Building Age	Constructed in early 1900's	N/A	N/A	N/A			
Construction Type	Rough cut wood framed structure, wood timber beams, with asbestos and clapboard siding and wood trim. Interior - Wood and tile floors	N/A	N/A	N/A			
Total Square Footage	3,666 square-feet	Poor	Unknown	TBD: Being studied by committee			
Building Foundation	Cast-in-place concrete and field stone	Fair	TBD	Repair cracks and sprawled areas of foundation, and reseal foundation as necessary.			\$25,000
Building Roof	Metal and asphalt shingles	Fair	TBD	Replace metal roof and replace existing asphalt shingles			\$60,000
Building Siding	Asbestos and wooden clapboard siding	Fair/poor	TBD	Remove existing asbestos siding and clapboard siding and dispose of in accordance with all applicable regulations. Re-side with wooden clapboard siding. (3800SF @ \$20/SF)			\$76,000
Mechanical Systems	Hot Air Oil Fired Furnace: Lowboy Model #OLF-1.12DH	Poor	Annually	Annual inspection and service	\$250		
		Poor	TBD	Replace hot air fired furnace	\$2,000		
Water Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary (In House)			
Sewer Service	Municipal	Good	Annually	Annual inspection and cleaning as necessary (In House)			
Fuel Type & Storage	275 gallon fuel oil	Good	Annually	Annual inspection and service as necessary			
Fire Alarm System	Yes	Good	Annually	Annual inspection and service as necessary	\$150		
Electrical Systems		Fair	Annually	Annual inspection and cleaning as necessary			
Interior Lighting	T-8 Fluorescent	Good	Annually	Annual inspection and replace as necessary	\$25		
Exterior Lighting	Building mounted area flood lights	Good	Annually	Annual inspection and replace as necessary	\$50		
Exterior Parking & Pedestrian Access	Gravel parking area	Fair	2017	Pave parking area, add wheel stops and repair guardrails.			\$7,500
Exterior Drainage	Municipal	Fair	Annually	Annual inspection and cleaning as necessary			
Exterior Landscaping	Granite stone retaining wall, grass, and Japanese knotweed (invasive)	Fair	TBD	Remove knotweed and reconstruct the retaining wall			\$25,000

Total Estimated Annual Operating Budget for 2015

\$2,475