

CITY OF CONCORD, NEW HAMPSHIRE FACILITY CONDITIONS ASSESSMENT



BEAVER MEADOW GOLF COURSE CLUB HOUSE



BEAVER MEADOW
GOLF COURSE

NOVEMBER 5, 2021

TTG PROJECT No. 4980

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Concord, NH Facilities Assessments

BEAVER MEADOW GOLF COURSE CLUB HOUSE

1 Beaver Meadow Drive – Concord, NH

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Concord, NH Facilities Assessments

**BEAVER MEADOW GOLF COURSE CLUB HOUSE
1 Beaver Meadow Drive – Concord, NH**

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1.0 FACILITY AUDIT OVERVIEW

The Beaver Meadow Golf Course Clubhouse is a single-story, wood frame building with a concrete floor slab-on-grade located at 1 Beaver Meadow Drive. The original building was constructed in 1967. In 2000, a renovation and addition project was performed.

The front entry of the building faces Beaver Meadow Drive. The exterior walls of the building are wood framed with painted cedar shingle siding. The roofs are pitched with a shingled roof covering. The building foundation is constructed of cast-in-place concrete.

The building has a footprint of approximately 4,400 square feet. The overall condition of the clubhouse was noted to be fair to poor.

Program Deficiencies

During the assessment evaluation, the condition of the facility revealed numerous program deficiencies that, collectively with the physical corrections required, would exceed the replacement value of the entire facility.

Accessibility in places of public assembly particularly require accommodation for persons with disabilities. This is especially true in a public voting place but also at public facilities providing various group activities during all seasons throughout the year.

An alternative to golf during the cold-weather season is simulated golf that has become extremely popular in recent years. There are currently two simulators at this facility but it has been reported that three would be useful. Where the simulators are currently located in the function space, there is also the issue of continually setting-up and dismantling the simulator equipment based on the use of that space. An area where the simulators could remain assembled would extend the equipment's life expectancy and encourage their use year-round for increased revenue.



It has been reported that additional function space would be beneficial to hosting larger groups or functions at the facility. The kitchen area seems to be sufficient for minimal golf course meals or snacks but would need to be larger to accommodate an increased function space.

An interest has also been expressed by the New Hampshire Golf Association to occupy office space at the facility.

These improved amenities will contribute to making the facility a year-round recreational destination with ever-increasing revenue to the City of Concord.

LIMITATIONS: The H.L. Turner Group Inc. (TTG) has prepared this report for the City of Concord, New Hampshire based on visual observations only and therefore did not involve destructive demolition, scientific testing or any other tests. The information/data in this report has been provided in general accordance with accepted Architectural and Engineering consulting practices and TTG makes no warrantee, either expressed or implied on the conclusions or cost estimates/opinions of probable costs provided.



2.0 SITE EVALUATION

OBSERVATIONS

The Beaver Meadow Golf Course Club House is located at the very east end of Beaver Meadow Drive at 1 Beaver Meadow Drive. Advertised as the oldest municipal golf course in the state of New Hampshire, the course began as a private course in 1896 and in 1930 the City took over the course. <https://www.visitconcord-nh.com/blog/2019/6/5/concords-own-golf-course-is-above-par>

The portion of the site evaluated as part of this report does not include the golf course itself, only the portion of the land that provides public access to the Club House building as well as the parking and municipal utilities.

Based on the City's Property Tax Card located in the Appendix, Section 11.3, the total size of the land mass occupied by the golf course is 169 acres. .

The parking lot is bituminous paved and located due west of the Club House and is approximately 38,000 SF in size. Other bituminous paved areas include approximately 25,000 SF of surface area that provides access to the perimeter of the Club House, access to and from the public parking lot, and access to the Golf Course Maintenance Building which is located Other than the few small landscaped areas around the Club House, the 196 acre parcel is either manicured grass or wooded with some narrow paved or hard packed gravel cart paths providing access to the 18 hole golf course.

The main floor of the Golf course is slightly elevated above grade around the perimeter of the building and only slightly on the north side of the building. The parking area located due west of the Club House is relatively flat and does not have any catch basins, nor drainage collection structures. The parking lot has two (2) access points with the entry designated for the southeast corner (at the end of Beaver Meadow Drive) and the designated exit located in the southwest corner of the parking lot. The land southwest of the Club House slopes in a southerly direction towards the Maintenance building where a catch basin intercepts some of the rainwater flowing in that direction and also from a small portion of the southeast corner of the parking lot/end of Beaver Meadow Drive. A small amount of hardscaping exists on the east and south sides of the building.

All of the paved areas suffer from a significant amount of cracking, deterioration, pavement edge collapsing, and areas of ponding and can be considered to be in bad condition. This is particularly true for the public parking lot, the main walkway from the parking lot to the Club House entrance, and many of the access roads and walkways around the Club House and towards the Maintenance Building.

Sheet flow of rainwater away from the Club House building is somewhat reasonable at the south, west and east sides, however the north, northwest and northeast sides of the building is relatively flat and does pond water.

Only one (1) catch basin was observed in the proximity of the Club House and is located in a small grass area north west of the building. The sump in the catch basin should be cleaned of internal silt.

The station is serviced by municipal water and sewer and appears to be adequate.

RECOMMENDATIONS

Cold mill in place the approximately 38,000 SF parking and 25,000 SF of the adjacent paved areas and regrade all of the areas to accomplish proper slope to shed water and repave. Additionally, the parking lot should have at least one (1) catch basin connected to the existing closed drainage in order to provide proper slope and drainage as the current parking lot is quite flat and will benefit from a closed drainage when re-graded.

The hardscaped areas at the east and south sides of the Club House should be regraded, re-set and or re-sloped to accommodate positive drainage and to eliminate any projections causing potential tripping hazards.

Parking lot signage and striping will need to be performed including accessible space(s) in compliance with the City's code of ordinances. At a minimum, one (1) accessible space and one visitor's space should be properly marked in the parking lot with the appropriate elevated signage designating the spaces.

Assuming that the storm water system in the area can take the additional flow, increase the size of the underground storm water collection system in the parking lot to relieve the flooding that occurs during a heavy rain event.

Update the landscaping around the perimeter of the Club House.



Significant Ponding – Parking Lot Exit onto Beaver Meadow Drive



Badly Cracked and Deteriorated Pavement - Typical for All Areas of Parking Lot



Typical Ponding and Cracked Pavement in Parking Lot – All Areas



Ponding, Cracked Pavement and Collapsed Edges at Main Access Walk to Club House



Typical Collapsed Edge of Bituminous Pavement Around Perimeter of Most Paved Areas



Collapsed Edge of Pavement Southwest of Club House towards Maintenance Building



Catch Basin Located Southwest of Club House



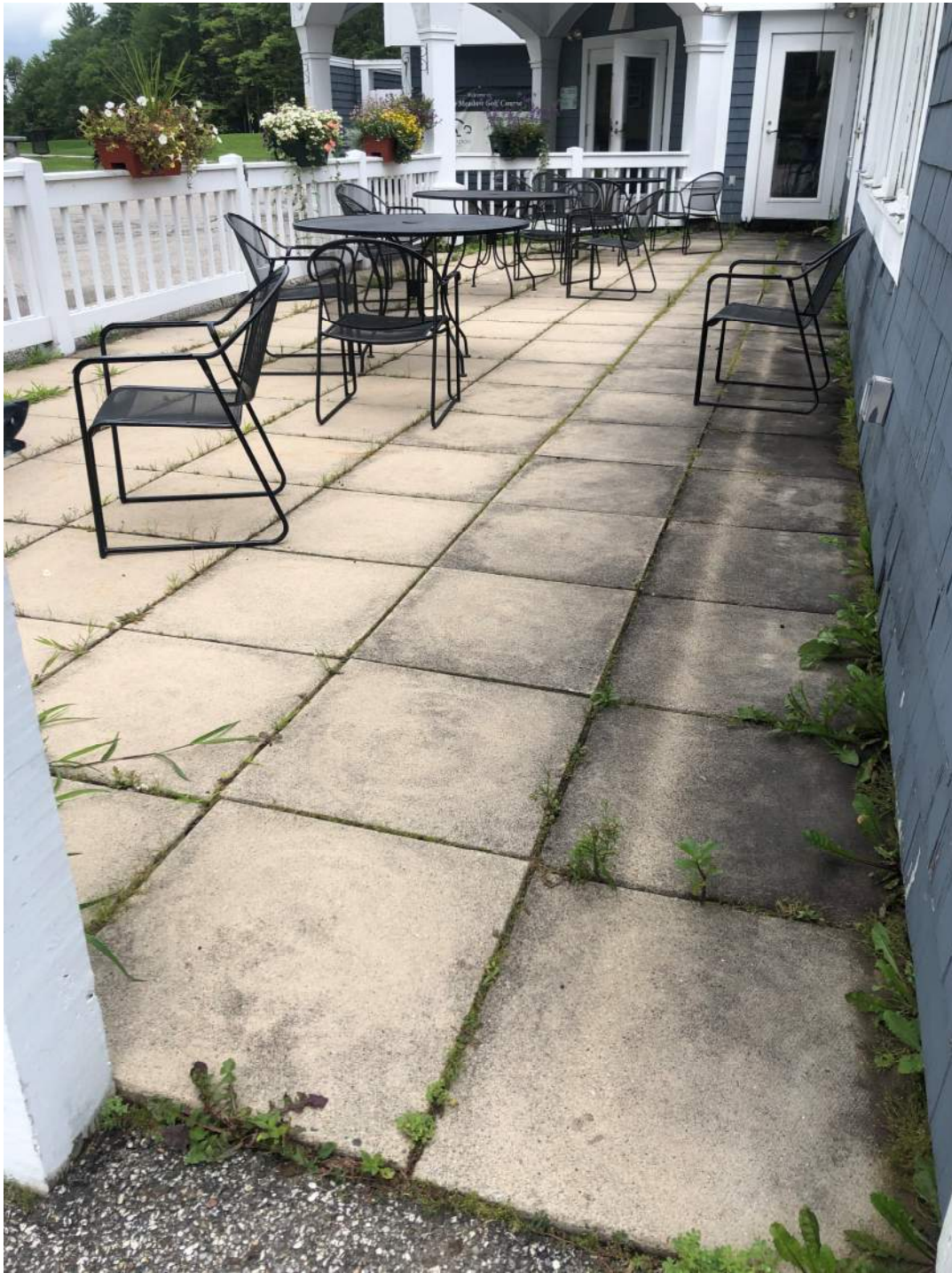
Water Hydrant and Electrical Service Located Southwest of Club House



Badly Cracked and Deteriorated Pavement Located Near Main Entrance – North of Club House



Ponding, Cracked Pavement, Collapsed Edges, Broken Hardscaping, Tripping Hazard – Northeast of Club House



Hardscaping Southeast of Club House – Possible Tripping Hazard Entry at Bituminous Pavement

2.0 EXTERIOR WALL AND ROOF EVALUATION

OBSERVATIONS

Roofing

The clubhouse has a gable style roof with architectural asphalt shingles. A number of shingles have broken or become loose.

Exterior Walls

The foundation of the clubhouse building is cast-in-place concrete. The exterior walls of the clubhouse are a wood framed wall covered with plywood sheathing and cedar wall shingles. The shingles have been either painted or coated with a solid stain. The interior wall finish is painted gypsum wallboard.

The exterior cedar wall shingles were noted to be in fair condition. There are a number of areas where the shingles have been damaged and are missing. Some of the shingles where the roof water hits pavement and splashes back are rotted and should be replaced.

There is almost an entire row of shingles missing at the base of the wall adjacent to the main front entry door. In this same area there is moss growing on the remaining shingles near the base of the wall.

Framing

The wall framing is presumably a wood stud frame with plywood sheathing.

The wood wall sheathing located at the base of the wall adjacent to the main front entry door, where there is moss growing on the wall shingles, appears to have been exposed to the weather and the surface has blackened.

The roof framing consists of sawn lumber and/or pre-engineered wood roof trusses with plywood sheathing.



Exterior Trim

The wood trim at the roof is in fair to poor condition. A fair amount of the trim has rotted and must be replaced. Some of the trim close to the ground where the roof water hits pavement and splashed back are rotted. Painting should be completed as needed but would be expected to be needed on a 10-year interval.

The painted finish on the projected wood roof fascia around the perimeter of the building are badly worn in need of refinishing.
The painted wood finish on the cladding for the base of the posts located at the front entry exterior canopy area are badly worn and showing signs of rotting from moisture.

The painted finish on the post cladding and post caps is also badly worn and needs to be refinished.

The wood posts and railing at the patio adjacent to the main front entry door show signs of rotting at the top of the post and need to be replaced.

Exterior Doors

The exterior doors are painted metal and there is rusting showing through the painted finish. The painted wood trim surrounding the exterior doors are showing signs of rot at the bottom of the trim.

Exterior Door Landing

The unfinished exterior wood door landing at the exit from the Function Room/Clubhouse Area is badly worn. A second unfinished plywood board has been placed on top of the wood landing deck boards.
Without further investigation, it seems likely that the wood landing board deck was showing signs of rot, which necessitated the installation of the second board on top of these deck boards. The outermost unfinished landing end posts for the painted guardrail for this landing also appear to have been replaced.



Windows

The wood windows in the Pro Shop do not operate.

The painted finish of the wood window sill in these areas are also peeling badly and need to be refinished.

The remainder of the painted wood windows and trim throughout the building are in need of maintenance and refinishing.

RECOMMENDATIONS

Roofing

The asphalt shingles roofs are approximately 20 years old. The asphalt shingles have a typical life expectancy of 25 years and is near the end of its' life expectancy. The roof was reported to be leaking.

Due to the number of issues with the roofing, it is recommended that the entire roofing surface be removed to allow a visual inspection of the roof sheathing for any damage, mold or rot and replaced as required. New roofing underlayment and roofing shingles will need to be installed.

Exterior Walls

Due to the condition of the exterior siding throughout the building, and considering the number of maintenance issues with painted or solid-stained wood siding, the recommendation is to replace the siding in its' entirety with a vinyl product that does not require painting and will not rot or deteriorate.

The siding should be removed to allow a visual inspection of the exterior wall sheathing for any damage, mold or rot and replaced as required.

Framing

Remove the siding from where the exterior plywood wall sheathing is exposed for inspection to determine the extent of the damage or rot. Remove the damage or rotted wall sheathing and inspect the exterior wood wall framing to determine if any moisture has migrated through to the frame. Replace wood wall framing as necessary.



Further investigation is required to determine any extent of damage to the building frame in those areas where moss growth or sheathing exposure has been discovered.

Exterior Trim

Due to the condition of the exterior trim throughout the building, and considering the number of maintenance issues with painted wood trim, the recommendation is to replace the painted wood trim in its' entirety with a PVC trim that does not require painting and will not rot or deteriorate.

Exterior Doors

Due to the number of issues with the exterior doors and trim throughout the building, the recommendation is to replace these doors and trim in their entirety with door units that do not require painting nor will rot or deteriorate.

Exterior Door Landing

Due to the number of issues with the exterior doors landing and rail at the exit from the Function Room/Clubhouse Area, the recommendation is to replace the landing and rail in their entirety with materials that do not require painting nor will rot or deteriorate.

Windows

Due to the number of issues with the windows and exterior trim throughout the building, the recommendation is to replace these windows and trim in their entirety with a window unit and trim that does not require painting nor will rot or deteriorate.





Clubhouse Front (North) Elevation



Clubhouse Front (North) Elevation

Beaver Meadow Golf Course Clubhouse Photos.docx.docx ttg 4980





Clubhouse East Elevation



Clubhouse South Elevation

Beaver Meadow Golf Course Clubhouse Photos.docx.docx ttg 4980





Clubhouse South and West Elevations



Damaged Siding on North Side

Beaver Meadow Golf Course Clubhouse Photos.docx.docx ttg 4980





Damaged Siding on North Side



Rotted Trim at Column on North Side

Beaver Meadow Golf Course Clubhouse Photos.docx.docx ttg 4980



Roof Fascia on North Side



Damaged Siding & Roof Fascia

Beaver Meadow Golf Course Clubhouse Photos.docx.docx ttg 4980



4.0 INTERIOR SYSTEMS EVALUATION

OBSERVATIONS

Flooring

The building subfloor is cast-in-place concrete. There are no signs of any subfloor failures or deficiencies.

The tile flooring is soiled, stained and dirty throughout the building, especially along baseboards.

The tile flooring in Kitchen is cracking along a tile joint.

A portion of the transition trim between the carpet and the tile flooring at the clubhouse bar is missing, causing a potential tripping hazard.

The vinyl tile flooring in the workroom is soiled, stained and dirty.

The tile flooring at the floor drain in the Men's restroom is chipped or broken.

Walls

The interior wall finish surface adjacent to the coatrack in the entry vestibule is irregular.

A corner of the interior wall finish surface in the entry hallway is separating.

A corner of the interior wall finish surface behind the public bar is chipped.

The wall surface above the closet door in the private office is detaching from the wall.

The wall finish surfaces in the private office has mismatched and incomplete paint colors.

Portions of the interior wall finish in the closet of the private office is missing.



The interior wall finish surfaces in the kitchen, behind where larger emergency light fixtures were installed before being replaced with new smaller fixtures, is unfinished.

There are not smooth, hard, nonabsorbent wall surfaces within two-feet of toilets, urinals and service sinks.

Ceilings

The ceiling finish in the Men's Restroom is peeling from the ceiling surface adjacent to the exhaust fan.

The finish on the beam enclosure in Pro Shop is cracking along the individual components of the beam.

Doors

Daylight is seen at the threshold of the exterior door in the Women's Restroom.

The interior painted finish of the exterior doors and frames are worn.

The painted finishes on the interior doors in the Pro Shop are worn.

The perimeter interior finish of the exterior door in the Kitchen is unfinished.

Pro Shop Windows

The operable windows in the Pro Shop are inoperable, having been painted shut.

The trim on the windows in the Pro Shop are separating.

The painted interior finish on the windows in the Pro Shop are worn.

Casework

The condition of the finishes on the casework behind the clubhouse bar are worn and soiled.



The condition of the finishes on the casework behind the public bar are worn and soiled.

RECOMMENDATIONS

Flooring

Clean or replace soiled, stained and dirty tile flooring, especially along baseboards.

Remove and replace the cracked tile flooring in the Kitchen.

Replace the transition trim between the carpet and the tile flooring at the clubhouse bar.

Replace the vinyl tile flooring in the workroom.

Replace the tile flooring at the floor drain in the Men's Restroom.

Due to the number of issues with the flooring, plumbing systems, etc., the recommendation is to replace the tile flooring in the Restrooms in their entirety.

Walls

Repair or replace the interior wall finish surface adjacent to the coatrack in the entry vestibule.

Repair the corner of the interior wall finish surface that is separating in the entry hallway.

Repair the chipped corner of the interior wall finish surface behind the public bar.

Repair or replace the detached wall surface above the closet door in the private office.

Prime and repaint the mismatched and incomplete wall finish surfaces in the private office.

Repair and replace the missing portions of the interior wall finish in the closet of the private office.



Refinish the interior wall finish surfaces in the kitchen behind where larger emergency light fixtures were installed before being replaced with new smaller fixtures.

Install new smooth, hard, nonabsorbent wall surfaces within two-feet of toilets, urinals and service sinks throughout the building.

Ceiling

Repair and refinish the ceiling finish in the Men's Restroom.

Repair and refinish the beam enclosure in Pro Shop.

Doors

Install new threshold and door bottom at the exterior door in the Women's Restroom.

Scrape, clean and repaint the interior painted finishes of the exterior doors and frames.

Scrape, clean and repaint the interior doors in the Pro Shop.

Finish the perimeter of the exterior door in the Kitchen.

Refer to the Exterior Evaluation in this Assessment Report for Recommended Replacement.

Pro Shop Windows

Due to the number of issues with the windows in the Pro Shop, the recommendation is to replace these windows in their entirety.

Refer to the Exterior Evaluation in this Assessment Report for Recommended Replacement.

Casework

Clean or refinish the casework behind the clubhouse bar.



Clean or refinish the casework behind the public bar.





Tile Flooring in Restrooms



Tile Flooring Behind Public Bar



Tile Flooring in Kitchen





Tile Flooring in Kitchen

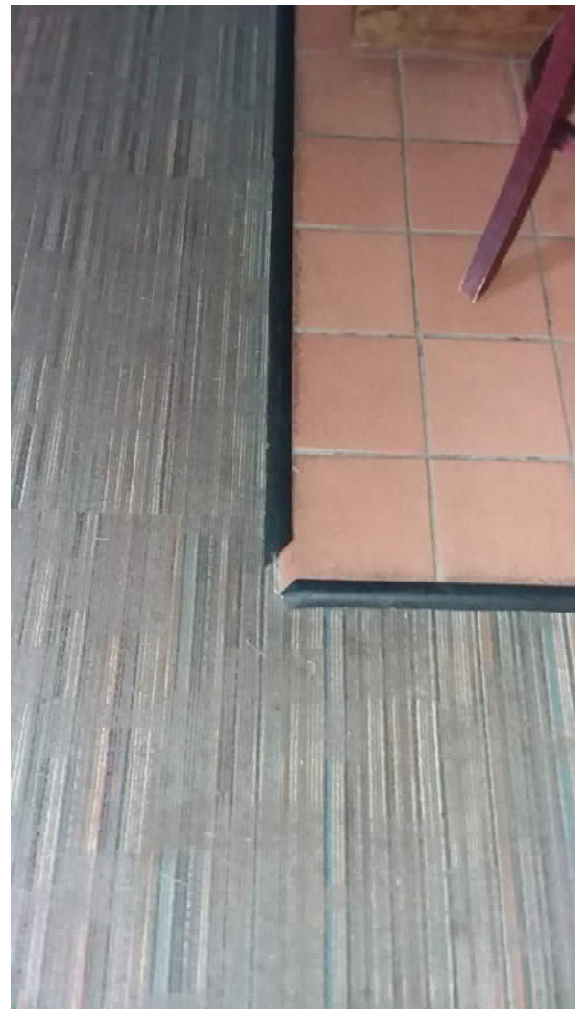


Tile Flooring Behind Clubhouse Bar

Beaver Meadow Golf Course Club House Interior Photos.docx ttg 4980



Tile Flooring in Front of Clubhouse Bar





Vinyl Tile Flooring in Workroom



Tile Flooring and Floor Drain in Men's Restroom



Wall Finish in Entry Vestibule



Wall Finish at Corner in Entry Hallway



Wall Finish Behind Public Bar



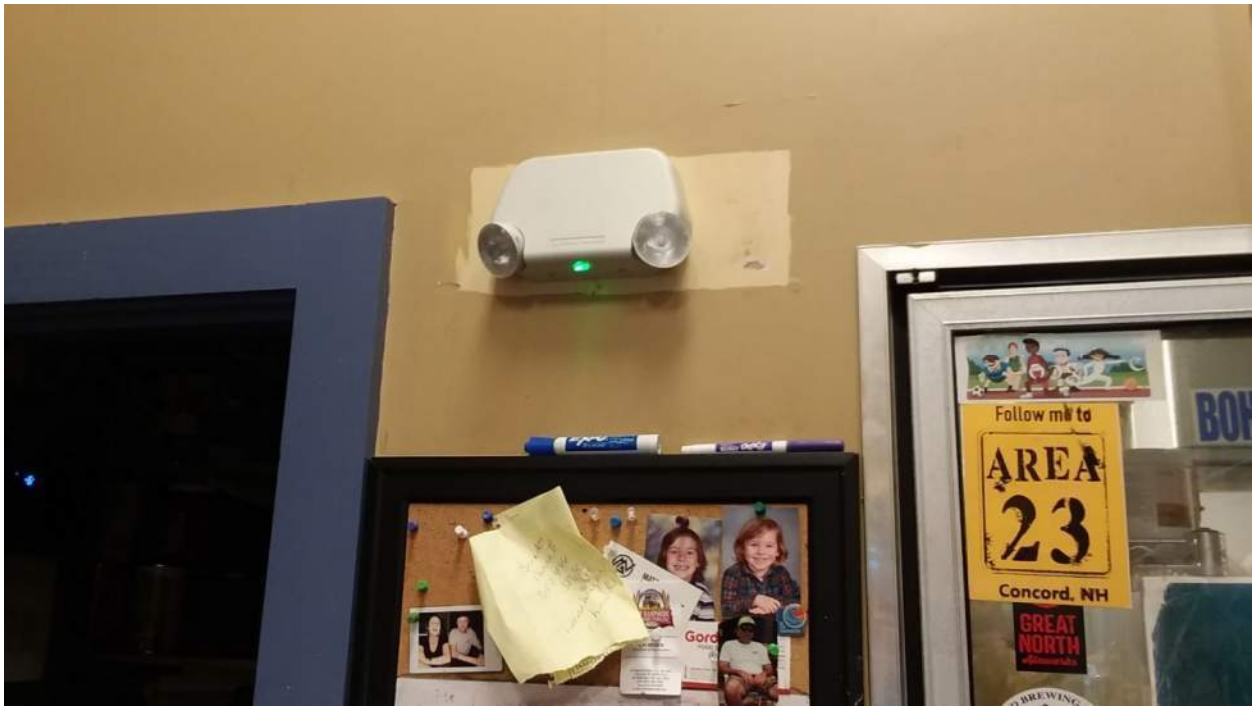
Wall Finish in Private Office



Wall Finish in Private Office



Wall Finish in Office Closet



Wall Finish in Kitchen





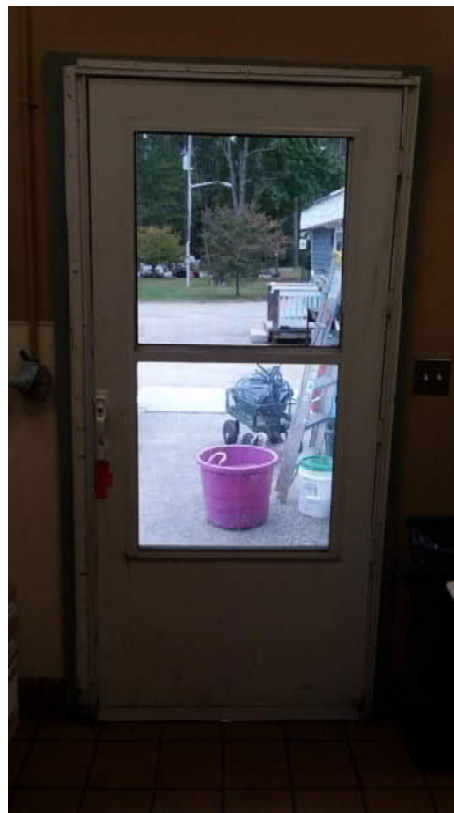
Ceiling Finish in Men's Restroom



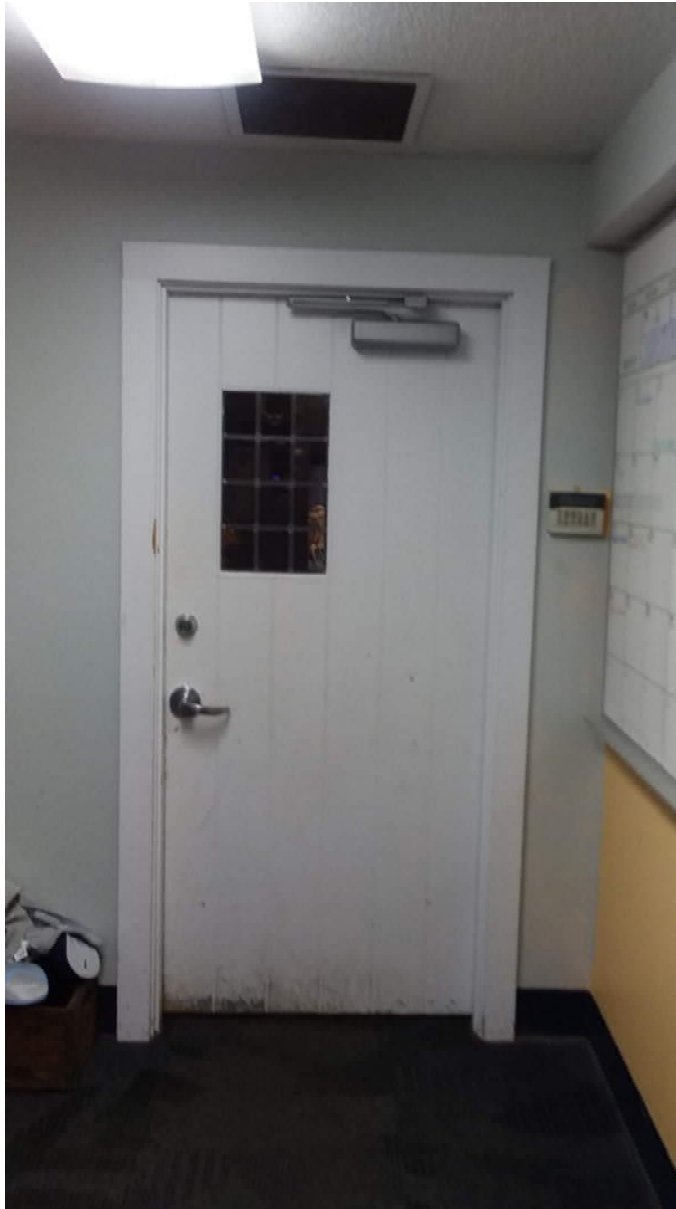
Beam Cladding Finish in Pro Shop



Interior of Exterior Door in Pro SHop

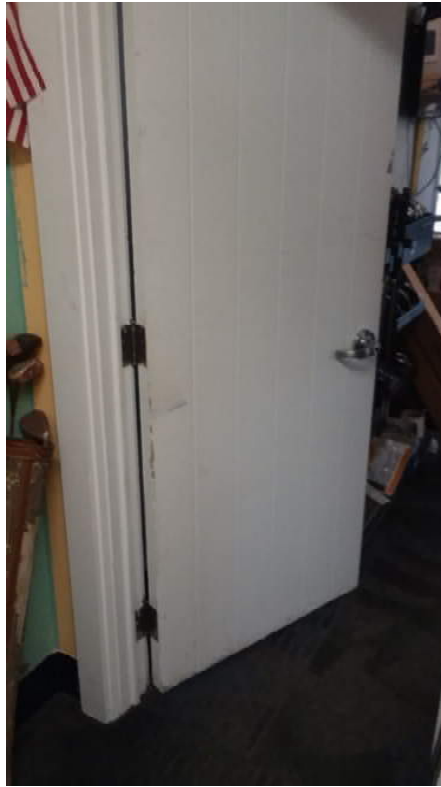


Exterior Door Condition in Kitchen



Interior Door Condition





Interior Door Condition





Exterior Door Threshold in Women's Restroom



Inoperable Sliding Window in Pro Shop





Compliant Smooth, Hard, Nonabsorbent Wall Surfaces Required within Two-Feet of Toilets & Urinals





Compliant Smooth, Hard, Nonabsorbent Wall Surfaces Required within Two-Feet of Toilets & Service Sinks





Condition of Finishes on Casework Behind Clubhouse Bar



Beaver Meadow Golf Course Club House Interior Photos.docx ttg 4980



Condition of Finishes on Casework Behind Public Bar



6.0 COMPLIANCE EVALUATION

OBSERVATIONS

Building Entry

The front main building entry is the only accessible entry into the building. An accessible entrance sign is required adjacent to the door. The accessible entrance is also required to be identified by the International Symbol of Accessibility.

In the event renovations are made which affect the main building entry, then an automatic operator will also be required to be installed at the main building entry and provided with remote activation.

All other exterior doors are inaccessible and are required to have signs indicating they are inaccessible and directional sign to the accessible entrance is required to be provided.

Accessible Path of Travel

The coat rack and shelf unit in the entry vestibule is mounted below the minimum 80-inch height for obstructions located in an accessible path of travel.

Doors

The exterior doors to the restrooms have signs on the door indicating that the spaces are accessible. The spaces are not accessible from the exterior of the building. These signs need to be removed from the exterior restroom doors and signs indicating that they are inaccessible, with directional sign to the accessible entrance, is required to be provided.



Accessibility

The exterior patio is inaccessible from the interior of the building.

All interior building spaces are accessible except for the kitchen, storage room, private office and behind the bar service area.

Signs

Not all rooms or spaces have visual and tactile characters to identify them. Signs to specific rooms or spaces are required to be ADA compliant.

The interior doors to the restrooms have accessible signs mounted on the doors. Accessible signs are generally required to be located on the wall adjacent to the latch side of the door and not mounted to the door, except in certain circumstances.

The exterior doors to the restrooms have accessible signs mounted to the face of the doors. These doors are not accessible since an approximate 4-6 inch step exists between the top of the exterior walkway and the finished interior floor surface.

Accessible Restrooms

The sinks in the restrooms have exposed plumbing pipes that are required to be protected from contact by persons in a wheelchair.

One of the two urinals in the Men's Restroom is required to be installed with the height to the rim no greater than 17 inches above the floor surface.

One end of the rear wall grab bars in the accessible toilet stalls in the restrooms are improperly installed and impaired by the toilet flush valve. There is not a vertical grab bar in the accessible toilet stalls.



Drinking Fountains

A single drinking fountain for use by persons in wheelchairs is provided in the front entry hallway. A minimum of two (2) drinking fountains are required with one installed for standing persons (persons having difficulty bending) with the spout outlet installed no less than 38 inches and no more than 43 inches above the floor.

Program Deficiencies

There is only one accessible means of egress and exit from the building. Every space and area open to the general public is required to have a minimum of two accessible means of egress. There are numerous different uses and places of public assembly within the building that require accommodations.

The restrooms are intended to be accessible from the interior as well as the exterior for disabled individuals at the golf course. The restrooms are not currently accessible from the exterior of the building, which needs to be provided.

RECOMMENDATIONS

Building Entry

Provide the International Symbol of Accessibility at the accessible entrance. Provide compliant signage at the inaccessible exterior entry doors to the building identifying their inaccessibility and directing persons to the building accessible entrance.

Accessible Path of Travel

Remove or relocate the coat rack and shelf unit to beyond the accessible path of travel at the main entry to the building.

Doors

Remove the accessible signs from the exterior doors of the restrooms. Provide compliant signage at these inaccessible exterior doors identifying their inaccessibility with directional signs to direct persons to the building accessible entrance.



Accessibility

The exterior patio is inaccessible from the interior of the building.

In the event renovations are made which affect the exterior doors leading to the patio, feasible efforts to provide more compliant access to the patio from the building will need to be provided.

Signs

Provide accessible signs with both visual and tactile characters mounted on the wall surfaces adjacent to doors identifying all rooms or spaces.

Remove the accessible signs from the surface of the interior doors to the restrooms and install them on the walls adjacent to the latch side of the door.

Remove the accessible signs mounted to the exterior face of the exterior doors to the restrooms. Provide compliant signage at these inaccessible exterior doors identifying their inaccessibility with directional signs to direct persons to the building accessible entrance.

Accessible Restrooms

Insulate the exposed plumbing pipes from contact by persons in a wheelchair.

Reinstall mirrors to have the reflective surface no greater than 40 inches above the floor surface.

Provide compliant and unobstructed grab bars on the rear and side walls of the toilet stalls in the Men's and Women's Restrooms.

Relocate one of the urinals in the Men's Restroom to have a rim elevation of 17 inches maximum.

Due to the number of issues of accessibility issues with the restrooms, the recommendation is to renovate the restrooms in their entirety to correct accessibility along with interior finishes and plumbing issues as well.



Drinking Fountains

Provide one (1) drinking fountain for standing persons (persons having difficulty bending) with the spout outlet installed no less than 38 inches and no more than 43 inches above the floor.

Program Deficiencies

Provide a minimum of two accessible means of egress from every space or area open to the general public.

Provide an accessible means of entry to the restrooms from the exterior of the building.





Accessible Entrance Sign Required



Non-Accessible Sign and Directional Sign to Accessible Entrance Required

Beaver Meadow Golf Course Club House Compliance Photos.docx ttg 4980



Patio Inaccessible from Interior of Building
Interior of Building Inaccessible from Patio



Non-compliant Headroom Clearance in Accessible Path of Travel

Beaver Meadow Golf Course Club House Compliance Photos.docx ttg 4980



Public Restrooms Inaccessible from Exterior



Incorrect Signs on Inaccessible Restroom Entrance

Inaccessible Sign and Directional Sign to Accessible Entrance Required



Accessible Restroom Signage Required on Wall Adjacent to Pull Side of Doors – Not Mounted on Doors





Plumbing Pipes Unprotected from Contact by Persons in Wheelchairs





One Urinal Required to be Accessible when More Than One is Provided



Missing Vertical Grab Bar & Non-compliant Rear Grab Bar Impairments



Missing Vertical Grab Bar



Non-compliant Rear Grab Bar Impairments



Single Drinking Fountain – Required to be High-Low Model

7.0 HVAC EVALUATION

Existing Systems

The Beaver Meadow Golf Course Clubhouse, located at 1 Beaver Meadow Drive in Concord, New Hampshire, is heated by three gas-fired split systems in the attic of the building.

The Maytag 5 ton split system serving the Bar and Pro Shop was replaced in March 2021.

The York 5 ton split system serving the function room appears to have been installed in the past five years.

The Duomatic Olsen heating only unit serving the bathrooms appears to be original to the building.

None of the heating or cooling systems have outside air for ventilation visible.

The Kitchen area has a hood with fire protection, a dedicated exhaust system, and a makeup air intake. The kitchen hood exhaust fan does not have a vented extension on the curb, as required by current code.

The bathrooms have an exhaust fan that was not running during our site visit.

Cooling is provided through the a duct coil serving the Maytag 5 ton unit (Bar, Pro Shop) and a second duct cooling coil serving the York 5 ton unit (Function Room). An additional Mitsubishi ductless split unit provides supplemental cooling for the Pro Shop. No cooling is provided for the rest rooms.

Seven day programmable thermostats operate the building heating and cooling systems.

Equipment Condition

The York (Function Room) and Maytag (Bar, Pro Shop) 5 ton air handling units appear in good condition and should operate for many more years.



The Mitsubishi ductless split air conditioner appears relatively new and should have 10-15 years of useful life remaining.

The Duomatic Olsen furnace serving the bathrooms appears to have served its useful life.

The bathroom unit also has an issue with access and needs a short ladder or stair for easier access to the far side of the attic from the main access ladder.

RECOMMENDATIONS

We recommend replacement of the bathroom furnace unit, along with improved access. Outside air should be introduced to the remaining two heat/air conditioning units. We also recommend that the bathroom exhaust fan be repaired or replaced. If work is done that affects the kitchen hood exhaust system, we recommend adding a vented extension to the roof curb.





Kitchen hood



Bar/Pro Shop 5 ton air handler



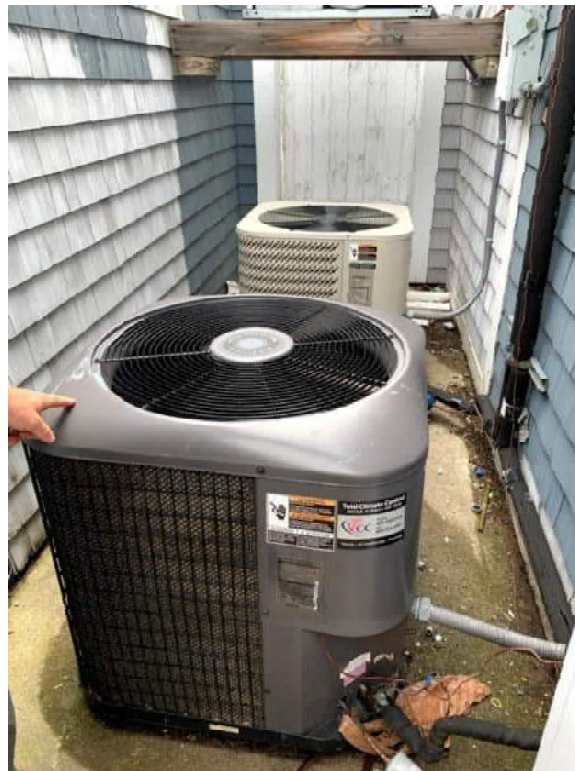
Function Room 5 ton air handling unit



Bathroom furnace



Typical thermostat



Air conditioning condensing units



Intake and exhaust fan for kitchen hood

8.0 PLUMBING EVALUATION

Existing Systems

Domestic hot water is provided to the rest rooms, kitchen, and bar area by a State-brand gas-fired water heater installed in 2016.

The kitchen area has an underfloor grease trap that is downstream of the kitchen floor drain and the prep sink. The kitchen also has an ice maker that appears in good condition.

The fixtures in the rest rooms appear old and need replacement in the near future.

A water fountain is located near the front of the building outside the bathrooms and appears in good condition.

There are reports of floor drain backups in the men's bathroom following heavy rains. There are records of service calls placed for clogged pipes; two calls were placed in 2016 & 2018, three calls were placed in 2019, and one call in 2020.

A pipe scoping investigation previously performed for the city discovered numerous "bellies" or depressions of the piping within the under-slab pipe runs. It is suspected that drain backups are also attributed to the build up debris clogging the pipes.

There are also reports of significant sewage drainage problems. The facility is connected to the city municipal sewage disposal system

RECOMMENDATIONS

The water heaters should be replaced in about ten years.

The bathroom fixtures should also be replaced in the next five years.



Re-scope the under-slab plumbing piping with video recordings of distances to locate the depressions in the under-slab pipe runs. Remove concrete floor slab and subgrade to the extent required to remove the depressed piping and replace with new plumbing pipe of the proper pitch to drain.

Replace the main sewage disposal pipe to the municipal city sewer service pipe in the street.





Rest room fixtures



Water heater



Water fountain



Ice Maker

9.0 FIRE SAFETY/PROTECTION EVALUATION

OBSERVATIONS

Existing Systems

The Beaver Meadow Clubhouse, located at 1 Beaver Meadow Drive in Concord, New Hampshire, only has a fire protection system for the kitchen hood.



CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GOLF COURSE CLUBHOUSE
SITE - 2021

	A	B	C	D	E	F	G	H	I	J	K
1	Component	Observation	Recommendation	System Condition	Deficiency Priority	Year Installed	Remaining Useful Life (Years)	Typical Useful Life (Years)	Recommended Year for Replacement	Opinion of Cost for Replacement	Opinion of Cost for Replacement @ End of Useful Life & 3.5% Inflation
2											
3											
4	Pavement	All of the paved areas suffer from a significant amount of cracking, deterioration, pavement edge collapsing, and areas of ponding and can be considered to be in bad condition	Cold milling, regrading and bituminous pavement overlay	Fail	4	2000	1	20	2021	\$126,000	\$130,410
5											
6	Markings		Pavement striping and signage	Fail	4	2000	1	20	2021	\$25,000	\$25,875
7											
8	Catch Basin	Only one (1) catch basin was observed in the proximity of the Club House and is located in a small grass area north west of the building; The sump in the catch basin has internal silt	Catch basin cleaning, regrading and seeding	Fail	4	2000	1	20	2021	\$8,000	\$8,280
9											
10		The north, northwest and northeast sides of the building is relatively flat and ponds water	Add closed drainage system and catch basin	Fail	4	2000	1	20	2021	\$40,000	\$41,400
11											
12	Hardscape	The hardscape areas do not accommodate positive drainage and to eliminate any projections causing potential tripping hazards	Adjust and regrade hardscaping	Fail	4	2000	1	20	2021	\$10,000	\$10,350
13											

CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GOLF COURSE CLUBHOUSE
SITE - 2021

	A	B	C	D	E	F	G	H	I	J	K
14		The landscape at the perimeter of the building needs to be updated	New landscaping budget	Fail	4	2000	1	20	2021	\$20,000	\$20,700
15											
16											
17	SUB-TOTAL									\$229,000	\$237,015

**CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GOLF COURSE CLUBHOUSE
SITE - 2041**

	B	C	D	E	F	G	H	I	J	K
1										
2	Observation	Recommendation	System Condition	Deficiency Priority	Year Installed	Remaining Useful Life (Years)	Typical Useful Life (Years)	Recommended Year for Replacement	Opinion of Cost for Replacement	Opinion of Cost for Replacement @ End of Useful Life & 3.5% Inflation
3										
4										
5		Cold milling, regrading and bituminous pavement overlay	Good	4	2021	20	20	2041	\$126,000	\$250,713
6										
7		Pavement striping for H/C and signage	Good	4	2021	20	20	2041	\$25,000	\$49,745
8										
9		Catch basin cleaning, regrading and seeding	Good	4	2021	20	20	2041	\$8,000	\$15,918
10										
11		New Landscaping budget	Good	4	2021	20	20	2041	\$20,000	\$39,796
12										
13										
14										
15										
16										
17										
18										
19										
20									\$179,000	\$356,172
21										

**CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW CLUBHOUSE
EXTERIOR SYSTEMS**

	B	C	D	E	F	G	H	I	J	K
1										
2	Observation	Recommendation	System Condition	Deficiency Priority	Year Installed	Remaining Useful Life (Years)	Typical Useful Life (Years)	Recommended Year for Replacement	Opinion of Cost for Replacement	Opinion of Cost @ End of Useful Life & 3.5% Inflation
3										
4	A number of asphalt roof shingles have broken or become loose; the shingles approximately 20 years old and reported to be leaking	Remove the entire roofing surface be removed to allow a visual inspection of the roof sheathing for any damage, mold or rot and replaced as required; Install new underlayment and roofing shingles	Fair	3	2001	1	25-30	2022	\$42,250	\$43,729
5										
6	There are missing wall shingles in numerous locations around the perimeter of the building. There is almost an entire row of shingles missing at the base of the wall adjacent to the main front entry door. In this same area there is moss growing on the remaining shingles near the base of the wall	Replace the siding in its' entirety with a vinyl product that does not require painting and will not rot or deteriorate. The siding should be removed to allow a visual inspection of the exterior wall sheathing for any damage, mold or rot and replaced as required	Fair	3	1967/ 2001	1	40	2022	\$10,080	\$10,433
7										

**CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW CLUBHOUSE
EXTERIOR SYSTEMS**

	B	C	D	E	F	G	H	I	J	K
8	The wood wall sheathing located at the base of the wall adjacent to the main front entry door, where there is moss growing on the wall shingles, appears to have been exposed to the weather and the surface has blackened	Remove the siding from where the exterior plywood wall sheathing is exposed for inspection to determine the extent of the damage or rot. Remove the damage or rotted wall sheathing and inspect the exterior wood wall framing to determine if any moisture has migrated through to the frame. Replace wood wall framing as necessary	Fair	3	1967/ 2001	1	40	2022	\$10,080	\$10,433
9										
10	The unfinished exterior wood door landing at the exit from the Function Room/Clubhouse Area is badly worn. A second unfinished plywood board has been placed on top of the wood landing deck boards	Due to the number of issues with the exterior doors landing and rail at the exit from the Function Room/Clubhouse Area, the recommendation is to replace the landing and rail in their entirety with materials that do not require painting nor will rot or deteriorate	Fair	6	1967/ 2001	1	40	2022	\$18,850	\$19,510
11										

CONCORD, NH FACILITY ASSESSMENTS
 BEAVER MEADOW CLUBHOUSE
 EXTERIOR SYSTEMS

	B	C	D	E	F	G	H	I	J	K
12	<p>The wood trim at the roof is in fair to poor condition. A fair amount of the trim has rotted and must be replaced. Some of the trim close to the ground where the roof water hits pavement and splashed back are rotted; The painted finish on the projected wood roof fascia around the perimeter of the building are badly worn in need of refinishing; The painted wood finish on the cladding for the base of the posts located at the front entry exterior canopy area are badly worn and showing signs of rotting from moisture; The painted finish on the post cladding and post caps is also badly worn and needs to be refinished; The wood posts and railing at the patio adjacent to the main front entry door show signs of rotting at the top of the post and need to be replaced</p>	<p>Due to the condition of the exterior trim throughout the building, and considering the number of maintenance issues with painted wood trim, the recommendation is to replace the painted wood trim in its' entirety with a PVC trim that does not require painting and will not rot or deteriorate</p>	Fair	3	1967/ 2001	1	20	2022	\$16,480	\$17,057
13										
14	<p>The exterior doors are painted metal and there is rusting showing through the painted finish. The painted wood trim surrounding the exterior doors are showing signs of rot at the bottom of the trim</p>	<p>Due to the number of issues with the exterior doors and trim throughout the building, the recommendation is to replace these doors and trim in their entirety with door units that do not require painting nor will rot or deteriorate</p>	Fair	3	1967/ 2001	1	50	2022	\$24,200	\$25,047
15										

**CONCORD, NH FACILITY ASSESSMENTS
 BEAVER MEADOW CLUBHOUSE
 EXTERIOR SYSTEMS**

	B	C	D	E	F	G	H	I	J	K
16	The wood windows in the Pro Shop do not operate; The painted finish of the wood window sill in these areas are also peeling badly and need to be refinished;	Due to the number of issues with the windows and exterior trim throughout the building, the recommendation is to replace these windows and trim in their entirety with a window unit and trim that does not require painting nor will rot or deteriorate	Fair	3	1967/ 2001	1	40	2022	\$26,400	\$27,324
17										
18										
19										
20										
21									\$148,340	\$153,532

**CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GOLF COURSE CLUBHOUSE
INTERIOR ISSUES**

	A	B	C	D	E	F	G	H	I	J	K
1											
2	Component	Observation	Recommendation	System Condition	Deficiency Priority	Year Installed	Remaining Useful Life (Years)	Typical Useful Life (Years)	Recommended Year for Replacement	Opinion of Cost for Replacement	Opinion of Cost for Replacement @ End of Useful Life & 3.5% Inflation
3											
4											
5	Flooring	The tile flooring is soiled, stained and dirty throughout the building, especially along baseboards	Clean or replace soiled, stained and dirty tile flooring, especially along baseboards	Fair	5	2001	5	50	2021	\$13,600	\$16,153
6											
7		The tile flooring in the Kitchen is cracking along a tile joint	Remove and replace the cracked tile flooring in the Kitchen	Fair	5	2001	5	50	2021	\$3,740	\$4,442
8											
9		A portion of the transition trim between the carpet and the tile flooring at the clubhouse bar is missing	Replace the transition trim between the carpet and the tile flooring at the clubhouse bar	Fair	5	2001	3	20	2021	\$1,800	\$1,996
10											
11		The vinyl tile flooring in the workroom is soiled, stained and dirty	Replace the vinyl tile flooring in the workroom	Fair	5	2001	3	20	2021	\$600	\$665
12											
13		The tile flooring at the floor drain in the Men's Restroom is chipped or broken	Replace the tile flooring at the floor drain in the Men's Restroom	Fair	4	2001	3	30	2025	\$900	\$998
14											

CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GOLF COURSE CLUBHOUSE
INTERIOR ISSUES

	A	B	C	D	E	F	G	H	I	J	K
15	Restroom Flooring		Due to the number of issues with the flooring, plumbing systems, etc., the recommendation is to replace the tile flooring in the Restrooms in their entirety	Fail	2	2001	1	50	2021	\$38,183	\$39,519
16											
17	Walls	The interior wall finish surface adjacent to the coatrack in the entry vestibule is irregular	Repair or replace the interior wall finish surface adjacent to the coatrack in the entry vestibule	Fair	3	2001	1	20	2021	\$700	\$725
18											
19		The corner of the interior wall finish surface in the entry hallway is spearing	Repair the corner of the interior wall finish surface that is separating in the entry hallway	Fair	3	2001	1	20	2021	\$450	\$466
20											
21		A corner of the interior wall finish surface behind the public bar is chipped	Repair the chipped corner of the interior wall finish surface behind the public bar	Fair	5	1975	5	30	2025	\$450	\$534
22											
23		The wall surface above the closet door in the private office is detaching from the wall	Repair or replace the detached wall surface above the closet door in the private office	Fair	5	1975	5	30	2025	\$1,350	\$1,603
24											
25		The wall finish surfaces in the private office has mismatched and incomplete paint colors	Prime and repaint the mismatched and incomplete wall finish surfaces in the private office	Fair	5	1975	5	30	2025	\$2,000	\$2,375
26											
27		Portions of the interior wall finish in the closet of the private office is missing	Repair and replace the missing portions of the interior wall finish in the closet of the private office	Fair	5	1975	5	30	2025	\$2,600	\$3,088

CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GOLF COURSE CLUBHOUSE
INTERIOR ISSUES

	A	B	C	D	E	F	G	H	I	J	K
28											
29		The interior wall finish surfaces in the kitchen, behind where larger emergency light fixtures were installed before being replaced with new smaller fixtures, is unfinished	Refinish the interior wall finish surfaces in the kitchen behind where larger emergency light fixtures were installed before being replaced with new smaller fixtures	Fair	5	1975	5	30	2025	\$900	\$1,069
30											
31		There are not smooth, hard, nonabsorbent wall surfaces within two-feet of the toilets, urinals and service sinks	Install new smooth, hard, nonabsorbent wall surfaces within two-feet of toilets, urinals and service sinks throughout the building	Fair	5	1975	5	50	2025	\$1,975	\$2,346
32											
33	Ceilings	The ceiling finish in the Men's Restroom is peeling from the ceiling surface adjacent to the exhaust fan	Repair and refinish the ceiling finish in the Men's Restroom	Fair	5	1975	5	30	2025	\$865	\$1,027
34											
35		The finish on the beam enclosure in Pro Shop is cracking along the individual components of the beam	Repair and refinish the beam enclosure in Pro Shop	Fair	5	1975	5	50	2025	\$575	\$683
36											
37	Doors	Daylight is seen at the threshold of the exterior door in the Women's Restroom	Install new threshold and door bottom at the exterior door in the Women's Restroom	Fair	5	1975	5	50	2025	\$950	\$1,128
38											
39		The interior painted finish of the exterior doors and frames are worn	Scrape, clean and repaint the interior painted finishes of the exterior doors and frames	Fair	5	1975	5	40	2025	\$3,000	\$3,563

CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GOLF COURSE CLUBHOUSE
INTERIOR ISSUES

	A	B	C	D	E	F	G	H	I	J	K
40											
41		The painted finishes on the interior doors in the Pro Shop are worn	Scrape, clean and repaint the interior doors in the Pro Shop	Fair	5	1975	5	40	2025	\$825	\$980
42											
43		The perimeter interior finish of the exterior door in the Kitchen is unfinished	Finish the perimeter of the exterior door in the Kitchen	Fair	5	1957	5	50	2023	\$700	\$831
44											
45	Casework	The condition of the finishes on the casework behind the clubhouse bar are worn and soiled	Clean or refinish the casework behind the clubhouse bar	Fair	5	1975	5	50	2021	\$2,600	\$3,088
46											
47		The condition of the finishes on the casework behind the public bar are worn and soiled	Clean or refinish the casework behind the public bar	Fair	5	1975	5	50	2021	\$1,700	\$2,019
48											
49											
50											
51										\$0	\$0
52											
53										\$0	\$0
54											
55											
56	SUB-TOTAL									\$80,463	\$89,299

**CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GLOF COURSE CLUBHOUSE
COMPLIANCE ISSUES**

	A	B	C	D	E	F	G	H	I	J	K
1											
2	Component	Observation	Recommendation	System Condition	Deficiency Priority	Year Installed	Remaining Useful Life (Years)	Typical Useful Life (Years)	Recommended Year for Replacement	Opinion of Cost for Replacement	Opinion of Cost for Replacement @ End of Useful Life & 3.5% Inflation
3											
4	Building Entry	The front main building entry is the only accessible entry into the building; an accessible entrance sign is required adjacent to the door. The accessible entrance is also required to be identified by the International Symbol of Accessibility	Provide the International Symbol of Accessibility at the accessible entrance	Fail	6	2001	1	20	2021	\$350	\$362
5											
6	Signs	All exterior doors except the main front building entry door are inaccessible and are required to have signs indicating they are inaccessible with directional sign to the accessible entrance is required to be provided	Provide compliant signage at the inaccessible exterior entry doors to the building identifying their inaccessibility and directing persons to the building accessible entrance	Fail	6	2001	1	20	2021	\$3,000	\$3,105
7											
8		The exterior doors to the restrooms have signs on the door indicating that the spaces are accessible; The spaces are not accessible from the exterior of the building	Remove the accessible signs from the exterior doors of the restrooms	Fail	6	2001	1	20	2021	\$200	\$207
9											

CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GLOF COURSE CLUBHOUSE
COMPLIANCE ISSUES

	A	B	C	D	E	F	G	H	I	J	K
10		Not all rooms or spaces have visual and tactile characters to identify them	Provide accessible signs with both visual and tactile characters mounted on the wall surfaces adjacent to doors identifying rooms or spaces	Fail	6	2001	1	20	2021	\$875	\$906
11											
12		The interior doors to the restrooms have accessible signs mounted on the doors	Remove the accessible signs from the interior doors to the restrooms and install them on the walls adjacent to the latch side of the door	Fail	6	2001	1	20	2021	\$300	\$311
13											
14	Entry Coat Rack	The coat rack and shelf unit in the entry vestibule is mounted below the minimum 80 inch height for obstructions located in an accessible path of travel	Remove or relocate the coat rack and shelf unit to beyond the accessible path of travel at the main entry to the building	Fail	6	2001	1	20	2021	\$450	\$466
15											
16	Restrooms	The sinks in the restrooms have exposed plumbing pipes	Insulate the exposed plumbing pipes from contact by persons in a wheelchair	Fail	6	2001	1	20	2021	\$700	\$725
17											
18	Urinals	One of the two urinals in the Men's Restroom is required to be installed with the height to the rim no greater than 17 inches above the floor surface	Relocate one of the urinals in the Men's Restroom to have a rim elevation of 17 inches maximum	Fail	6	2001	1	20	2021	\$1,400	\$1,449
19											

CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GLOF COURSE CLUBHOUSE
COMPLIANCE ISSUES

	A	B	C	D	E	F	G	H	I	J	K
20	Grab Bars	One end of the rear wall grab bars in the accessible toilet stalls in the restrooms are improperly installed and impaired by the toilet flush valve. There is not a vertical grab bar in the accessible toilet stalls	Provide compliant and unobstructed grab bars on the rear and side walls of the toilet stalls in the Men's and Women's Restrooms	Fail	6	2001	1	20	2021	\$700	\$725
21											
22	Drinking Fountain	A minimum of two (2) drinking fountains are required with one installed for standing persons (persons having difficulty bending) with the spout outlet installed no less than 38 inches and no more than 43 inches above the floor	Provide one (1) drinking fountain for standing persons (persons having difficulty bending) with the spout outlet installed no less than 38 inches and no more than 43 inches above the floor	Fail	6	2001	1	20	2021	\$2,800	\$2,898
23											
24	Accessible Egress	Every space and area open to the general public is required to have a minimum of two accessible means of egress. There are numerous different uses and places of public assembly within the building that require accommodations	Provide a minimum of two accessible means of egress from every space or area open to the general public	Fail	6	2001	1	20	2021	\$34,000	\$35,190
25											
26	Accessible Entry	The restrooms are not currently accessible from the exterior of the building, which needs to be provided	Provide an accessible means of entry to the restrooms from the exterior of the building	Fail	6	2001	1	20	2021	\$34,000	\$35,190
27											

CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GLOF COURSE CLUBHOUSE
COMPLIANCE ISSUES

	A	B	C	D	E	F	G	H	I	J	K
28	Accessible Restrooms	There are a number issues with the Restrooms including accessibility as well as interior finishes and plumbing issues.	Due to the number of issues in the restrooms, the recommendation is to renovate the restrooms in their entirety to correct accessibility along with interior finishes and plumbing issues as well	Fail	6	2001	1	20	2021	\$92,000	\$95,220
29											
30											
31										\$0	\$0
32											
33										\$0	\$0
34											
35											
36	SUB-TOTAL									\$170,775	\$176,752

**CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GOLF COURSE CLUBHOUSE
MECHANICAL SYSTEMS**

	A	B	C	D	E	F	G	H	I	J	K
1											
2	Component	Observation	Recommendation	System Condition	Deficiency Priority	Year Installed	Remaining Useful Life (Years)	Typical Useful Life (Years)	Recommended Year for Replacement	Opinion of Cost for Replacement	Opinion of Cost for Replacement @ End of Useful Life & 3.5% Inflation
3											
4	Bathroom Furnace Unit	The furnace serving the bathrooms appears yo have served its useful life	Replace unit to provide heating to the bathrooms, Also provide access to attic area with furnace.	Fair	3	1996	1	20	2022	\$20,000	\$20,700
5											
6	Outside air for Clubhouse	No outside air appeared to be ducted to the air handling units heating and cooling the space	Install ducted outside air connected to the return of each 5 ton unit	Fair	4		1	25	2022	\$5,000	\$5,175
7											
8	Bathroom Exhaust	The exhaust fan for the bathroom was not operating	Repair or replace fan to ensure exhaust of odors from bathroom	Fail	4		1	25	2022	\$1,000	\$1,035
9											
10	Kitchen hood exhaust	The kitchen hood exhaust fan does not have a vented extension on the curb	Current code calls for a vented extension between the curb and the fan	Adequate	6	2001	10	30	2031	\$3,000	\$4,232
11											
12											
13											
14											
15											
16										\$0	\$0
17											
18										\$0	\$0
19											
20											
21	SUB-TOTAL									\$29,000	\$31,142

CONCORD, NH FACILITY ASSESSMENTS
BEAVER MEADOW GOLF COURSE CLUBHOUSE
PLUMBING SYSTEMS

	A	B	C	D	E	F	G	H	I	J	K
1											
2	Component	Observation	Recommendation	System Condition	Deficiency Priority	Year Installed	Remaining Useful Life (Years)	Typical Useful Life (Years)	Recommended Year for Replacement	Opinion of Cost for Replacement	Opinion of Cost for Replacement @ End of Useful Life & 3.5% Inflation
3											
4	Water Heaters	The gas-fired water heater was installed in 2016	Plan for water heater replacement	Fail	4	2016	10	25	2031	\$7,000	\$9,874
5											
6	Bathroom Fixtures	Bathroom fixtures appear near the end of their useful life	Plan for fixture replacement	Fair	4		5	30	2026	\$5,000	\$5,938
7											
8	Floor Drains	Floor drains backup in the men's bathroom following heavy rains	Re-scope the under-slab plumbing piping with video recordings of distances to locate the depressions in the under-slab pipe runs	Fail	4		1	40	2021	\$1,000	\$1,035
9											
10		A previously performed pipe scoping investigation discovered numerous "bellies" or depressions of the piping within the under-slab pipe runs	Remove concrete floor slab and subgrade to the extent required to remove the depressed piping and replace with new plumbing pipe of the proper pitch to drain	Fail	4		1	40	2021	\$42,000	\$43,470
11											
12	Sewage Disposal Main	The floor drains backup during heavy rains and high water	Replace the main sewage disposal pipe to the municipal city sewer service pipe in the street	Fail	4		1	50	2021	\$160,000	\$165,600
13											
14											
15											
16	SUB-TOTAL									\$215,000	\$225,918

The H.L. Turner Group Inc.

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Concord, NH Facilities Assessments

BEAVER MEADOW GOLF COURSE CLUB HOUSE

1 Beaver Meadow Drive – Concord, NH

Matrices Total Cost Summary

		Opinion of Cost Values for Repair or Replacement		
		Current	End of Life	Future Need
2.1a	Site - 2021	\$229,000.	\$237,015.	
2.1b	Site - 2041			\$356,172.
3.1	Exterior Systems	\$148,340.	\$153,532.	
4.1	Interior Systems	\$ 80,463.	\$89,299.	
5.1	Life Safety Issues	---	---	
6.1	Code Compliance	\$170,775.	\$176,752.	
7.1	Mechanical Systems	\$ 29,000.	\$ 31,142.	
8.1	Plumbing Systems	\$215,000.	\$225,918.	
Totals		\$872,578.	\$913,658.	\$356,172.

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