

**BUILDING CONDITION SUMMARY TABLE**

Tuesday, July 31, 2018

BUILDING NAME	ADDRESS	YEAR CONSTRUCTED	Summary Information				Building Exterior							Life Safety					Interior					19 Total Review Categories		Overall Condition Rating		
			CONSTRUCTION TYPE	BUILDING USE	BUILDING AREA (GSF)	TOTAL # OF FLOORS	Exposed Foundation	Brick / Masonry	Siding / Cladding	Windows	Doors	Canopies / Overhangs	Roof / Flashing	Fire Alarm / Strobes	CO / Smoke Detector	Life Safety: Exit Signs	Life Safety: Emergency Lighting	Condition of Walls	Base	Flooring	Ceiling	Stairs	Handrails	Doors	Glazing		Total Score	Building Average Rating
Whipple Hall Buker Building Buker Additions	429 Main St 25 Seamans Rd	1918/1985/2000	Masonry & Masonry/Wood	Office & Assembly	6,104 3,984 4,199	2	3	2	2	1.5	2	2	1.5	2	2	3	5	2.5	3	2	2.5	1.5	1.5	2	3	44.0	2.32	Fair

BUILDING NAME	ADDRESS	YEAR CONSTRUCTED	Summary Information				Electrical			Lighting		Mechanical				Plumbing					Structure				38 Total Review Categories		Overall Condition Rating	
			CONSTRUCTION TYPE	BUILDING USE	BUILDING AREA (GSF)	TOTAL # OF FLOORS	Service Entrance	Panel / Distribution	Emergency Power	Lighting	Lighting Controls	Boiler	Fuel	HVAC	Vented Police area	Toilet Rooms	Kitchen	Domestic Water	Sprinkler Riser	Sprinkler Distribution	Showers	Observable Steel	Observable Masonry	Headers / Lintels	Misc Metals / Stairs	Total Score		Building Average Rating
Whipple Hall Buker Building Buker Additions	429 Main St 25 Seamans Rd	1918/1985/2000	Masonry & Masonry/Wood	Office & Assembly	6,104 3,984 4,199	2	1	1	1	3	1	3	4	1	1	2	4	2	2	1	2	2.5	3	2	2	82.5	2.23	Fair

<b>Rating Index</b>	1 Poor	2 Fair	3 Good	4 Very Good	5 Brand New
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**Comments**

Structural. Concrete floor slabs at the joint between the 1985 Police Dept. building and the 2000 Addition (which is slab on grade) move independently. Wood framing in Whipple building is in good condition for its age. Wood framing in Buker building is in fair condition for its age.

Architectural: Exterior. Building exterior is fair-to-good condition. Exterior steps off Sallyport roof deck do not meet code, are not connected to the building, and need to be replaced. Site grading near the police entry creates flooding of the entry vestibule, secure lobby, toilet room, and administrative office. There are no ballistic rated windows on the building exterior (lack of building hardening).

Architectural: Interior. Fire rated partitions in attic area of 2000 Buker addition have several large openings and do not meet code. Interior finishes range from good condition to poor condition through all parts of each building. Upgrades to flooring, door hardware, and hard ceilings (gypsum board, p

Mechanical. Boiler is in good condition. Chimney needs a liner installed for natural gas fuel. Radiation is residential, not commercial, and is undersized for the required heating load. Buried LP tank and associate piping look good. HVAC system is not properly designed or installed and should be replaced or undergo substantial improvements. The ventilation system should be completely replaced. There are not enough toilet fixtures for the population using the facility. Domestic hot water does not meet demand for showers. The kitchen is not properly ventilated.

Electrical. The building does not meet 7 major criteria for Critical Operations Power Systems (COPS) as outlined in the National Electrical Code (NEC) 708. Service entrance, distribution, and emergency power categories are listed in poor condition since they do not meet the COPS standard. Lighting is older, less efficient technology but in good condition and lacks modern lighting controls.

Life Safety. Additional strobes are needed to meet ADA requirements. Brand new emergency lighting has been installed. Some older brass exist signs are faded and difficult to read.

Operational Notes: Additional facilities considerations need to be made for the critical facility use of the police department. Issues such as water infiltration (flooding), lack of building hardening, delicate / vulnerable communications infrastructure, limited run time for back up power, improper ventilation at evidence storage, and inappropriate HVAC throughout have a more detrimental impact on a critical facility that is required to remain operational 24 hours a day, 7 days per week, 365 days per year.