

Client: Town of North Yarmouth
 Facility: Town Hall
 Location: 10 Village Square Road
 Constructed 1970, residential (per Tax records)
 Renovated 2001, commercial
 Gross Floor Area: Approx. 4,600 SF

Capital Needs Assessment

Exhibit A



Capital Expenditure (CapEx) Planning

Line Item No.	Category	Components & Scope of Work (SOW)				Budget, Current Dollars				Schedule, Years			
		Report Section	Description	Observed Condition	Repair-Replacement or Corrective Action	Quantity		Unit Cost	Item Budget	Expected Life or Frequency	Effective Age	Remaining Useful Life or Range	Duration of Work
						Count	Unit						
1	Site Improvements												
2			Building storm drainage (to address damp basement conditions)	Poor	Excavate trenches under roof drip edges. Line with impermeable membrane, Install perforated pipe and outfall drain into the gully to the southwest. Fill below eaves with crushed stone. Also install wheel stops along parking lot in ice fall areas.	1	Lot	\$ 35.00	\$ 15,000	75	N.A.	1	1
3			Trees	Fair	Prune or remove overhanging trees	1	Lot	\$ 3,500.00	\$ 3,500	25	N.A.	1	1
4			Asphalt driveways, parking areas and walkways	Fair	Spot excavation and sub-grade gravel grading and compaction. Patch binder course over repairs. Overall surface course overlay. Re-stripe for parking.	4,600	SY	\$ 10.00	\$ 46,000	25	25	2	1
5			Site storm drainage	Fair	Clean-out existing catch basin. Install new outfall pipe to Memorial Highway ditch. Schedule concurrent with paving work.	260	LF	\$ 25.00	\$ 6,500	75	N.A.	2	1
6			Landscaping	Fair	Maintain under operating funds. No CapEx anticipated.								
7	Structure & Building Envelope												
9			Existing building foundation, structure and insulation	Good	No CapEx anticipated during study period				\$ -	75	25	50	
10			Existing building roof	Good	No CapEx anticipated during study period				\$ -	50	15	35	
11			Existing building doors & windows	Good	Repairs, re-glazing and re-painting under operating funds. No CapEx anticipated during study period				\$ -	40	15	25	
12			Existing building siding & trim	Good	Periodic re-painting or staining under operating funds. CapEx budget is for replacing the remaining original siding, similar to recent north wall project.	1,900	SF	\$ 7.00	\$ 13,300	40	25	15	1
13			Existing building secondary means of egress (fire escapes)	Good	No CapEx anticipated during study period				\$ -	50	15	35	
14			New office entrance, stairs & elevator	Poor	Demolish existing office entrance vestibule. Construct new 3-level, flat-roofed wing outboard of the west building wall. Approx. 20' x 20' footprint. Space to contain new ADA-compliant entrance foyer, code-compliant stairwell, 3-stop hydraulic elevator and landing lobbies for basement, upper office floor & attic storage. Rough budget pending design. Includes elevator cost & rearrangement of existing interior stairs, hallways and fuel tank.	1	Lot	\$ 200,000.00	\$ 200,000	75	N.A.	5	1
15	Building Interior												
17			Office entrance & stairs	Poor	Note interior demolition and rearrangement in elevator project above				above			5	1
18			Front office service counter	Fair	New ADA-compliant counter and two new administrative work stations. Investigate use of modular furniture	1	Lot	\$ 7,500.00	\$ 7,500	40	N.A.	2	1
19			Ceramic flooring	Good	No CapEx anticipated during study period				\$ -				
20			Carpeting	Good	Parts of three floors, includes attic.	370	SY	\$ 25.00	\$ 9,250	20	15	5	2
21			Other interior finishes	Good	Re-paint and replace ceiling tiles under operating funds. No CapEx anticipated.				\$ -				
22	Mechanical, Electrical & Plumbing Systems												
24			Existing electrical and lighting system	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -	50	15	35	
25			Existing plumbing system	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -	50	15	35	
26			Existing fire protection systems	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -	50	15	35	
27			Existing communication systems and low-voltage wiring	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -	40	15	25	
28			Oil-fired boiler and hydronic heating system	Good	Maintain under operating budgets. No CapEx anticipated during study period. Basement fuel tank under stairs would need to be relocated under elevator project above				above	40	15	25	
29			Air conditioning system	Poor	Replace with mini-split heat pumps. Cost assumes 10 interior units and exterior inverters to suit. This system may also provide cost-effective heating in all but the coldest weather.	1	Lot	\$ 35,000.00	\$ 35,000	20	15	1	1
30			Air make-up and quality control system	None	Install new air recirculating, filtration and dehumidification equipment with economizer function to mix in fresh outside air. Locate equipment in attic and reutilize existing supply & return air ducts at lower (quieter) velocity. Rough budget pending design.	1	Lot	\$ 5,000.00	\$ 5,000	30	N.A.	1	1

Notes: Budgets above assume continuing long-term occupancy as Town Hall
 Regular service and occasional repairs assumed funded with operations & maintenance budgets.
 De minimis items are not included above.
 Cost estimates are approximate and intended for long-range budget planning only.
 More accurate budgets should be determined through competitive pricing
 EULs assume good ongoing maintenance and reflect actual on-property experience.
 Items with RUL = 1 are intended for scheduling during 2018.

Print at 11" x 17" for legibility

Client: **Town of North Yarmouth**
 Facility: **Town Hall**
 Location: **10 Village Square Road**
 Constructed **1970, residential (per Tax records)**
 Renovated: **2001, commercial**
 Gross Floor Area: **Approx. 4,600 SF**
 Assumed Inflation **2.5% compounded annually**



Capital Needs Assessment

Exhibit A

20-Year Projection Capital Expenditure (CapEx) Annual Budgets

Line Item No.	Asset Inventory & Scope of Work (SOW)		Years																				
			Immediate	Short-Term	Near-Term					Long - Term													
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
	Description	Repair-Replacement or Corrective Action	2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
1	Site Improvements																						
2	Building storm drainage (to address damp basement conditions)	Excavate trenches under roof drip edges. Line with impermeable membrane. Install perforated pipe and outfall drain into the gully to the southwest. Fill below eaves with crushed stone.		\$15,000																			
3	Trees	Prune or remove overhanging trees		\$3,500																			
4	Asphalt driveways, parking areas and walkways	Spot excavation and sub-grade gravel grading and compaction. Patch binder course over repairs. Overall surface course overlay. Re-stripe for parking.			\$46,000																		
5	Site storm drainage	Clean-out existing catch basin. Install new outfall pipe to Memorial Highway ditch. Schedule concurrent with paving work.			\$6,500																		
7																							
8	Structure & Building Envelope																						
12	Existing building siding & trim	Periodic re-painting or staining under operating funds. CapEx budget is for replacing the remaining original siding, similar to recent north wall project.																\$13,300					
14	New office entrance, stairs & elevator	Demolish existing office entrance vestibule. Construct new 3-level, flat-roofed wing outboard of the west building wall. Approx. 20' x 20' footprint. Space to contain new ADA-compliant entrance foyer, code-compliant stairwell, 3-stop hydraulic elevator and landing lobbies for basement, upper office floor & attic storage. Rough budget pending design. Includes elevator cost & rearrangement of existing interior stairs, hallways and fuel tank.						\$200,000															
15																							
16	Building Interior																						
18	Front office service counter	New ADA-compliant counter and two new administrative work stations. Investigate use of modular furniture			\$7,500																		
20	Carpeting	Parts of three floors, includes attic.						\$4,625	\$4,625														
22																							
23	Mechanical, Electrical & Plumbing Systems																						
29	Air conditioning system	Replace with mini-split heat pumps. Cost assumes 10 interior units and exterior inverters to suit. This system may also provide cost-effective heating in all but the coldest weather.		\$35,000																			
30	Air make-up and quality control system	Install new air recirculating, filtration and dehumidification equipment with economizer function to mix in fresh outside air. Locate equipment in attic and reutilize existing supply & return air ducts at lower (quieter) velocity. Rough budget pending design.		\$5,000																			
31																							
33	Annual Total, Current Dollars =		\$0	\$58,500	\$60,000	\$0	\$0	\$204,625	\$4,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,300	\$0	\$0	\$0	\$0	\$0
34	Annual Total, Inflated Dollars =		\$0	\$58,500	\$61,500	\$0	\$0	\$225,868	\$5,233	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,793	\$0	\$0	\$0	\$0	\$0
35																							
36	Annual Total/Unit, Current Dollars =		\$0.00	\$12.72	\$13.04	\$0.00	\$0.00	\$44.48	\$1.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
37	Annual Total/Unit, Inflated Dollars =		\$0.00	\$12.72	\$13.37	\$0.00	\$0.00	\$49.10	\$1.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
38																							
39	Range Totals, Current Dollars =		\$0	\$58,500	\$264,625					\$17,925													
40	Range Totals, Inflated Dollars =		\$0	\$58,500	\$287,368					\$24,025													
41																							
42	Years 0-5 Total, Current Dollars =		\$323,125					Years 1-20 Total, Current Dollars =					\$341,050	Years 0-20 Total, Current Dollars =					\$341,050				
43	Years 0-5 Total, Inflated Dollars =		\$345,868					Years 1-20 Total, Inflated Dollars =					\$369,893	Years 0-20 Total, Inflated Dollars =					\$369,893				
44																							
45	Years 0-5 Total/Unit, Current Dollars =		\$70.24					Years 1-20 Total/Unit, Current Dollars =					\$74.14	Years 0-20 Total/Unit, Current Dollars =					\$74.14				
46	Years 0-5 Total/Unit, Inflated Dollars =		\$75.19					Years 1-20 Total/Unit, Inflated Dollars =					\$80.41	Years 0-20 Total/Unit, Inflated Dollars =					\$80.41				
47																							
48	Average Annual Budget/Unit, Years 0-5, Current =		\$14.05					Average Annual Budget/Unit, Years 1-20, Current =					\$3.71	Average Annual Budget/Unit, Years 0-20, Current Dollars =					\$3.71				
49	Average Annual Budget/Unit, Years 0-5, Inflated =		\$15.04					Average Annual Budget/Unit, Years 1-20, Inflated =					\$4.02	Average Annual Budget/Unit, Years 0-20, Inflated Dollars =					\$4.02				

Print at 11" x 17" for legibility

Client: Town of North Yarmouth
 Facility: Sharp House (south of Town Hall)
 Location: Village Square Road
 Constructed 1975 per Tax Records
 Renovated None

Gross Floor Area: Approx. 1,700 SF on two floors with unfinished 1,300 SF basement

Capital Needs Assessment

Exhibit A



Capital Expenditure (CapEx) Planning

Line Item No.	Category	Components & Scope of Work (SOW)				Budget, Current Dollars			Schedule, Years				
		Report Section	Description	Observed Condition	Repair-Replacement or Corrective Action	Quantity		Unit Cost	Item Budget	Expected Life or Frequency	Effective Age	Remaining Useful Life or Range	Duration of Work
						Count	Unit						
1	Site Improvements												
2			Asphalt driveway & parking area	Fair	Spot excavation and sub-grade gravel grading and compaction. Patch binder course over repairs. Overall surface course overlay. Re-stripe for parking.	150	SY	\$ 10.00	\$ 1,500	25	25	2	1
3			Trees	Fair	Prune or remove overhanging trees.	1	Lot	\$ 3,000.00	\$ 3,000		N.A.	2	1
4			Landscaping recovery	Poor	Grub, rake out, loam & seed along drive and around building.	1	Lot	\$ 3,000.00	\$ 3,000		N.A.	2	1
5													
6	Structure & Building Envelope												
7			Foundations, structure and shell insulation	Good	No CapEx anticipated during the study period.				\$ -				
8			Asphalt shingle roof	Good	Replace at end of expected life	30	Sq = 100 SF	\$ 500.00	\$ 15,000	30	15	15	1
9			Doors	Good	Repairs and periodic re-painting under operating funds. No CapEx anticipated.				\$ -				
10			Windows	Good	Replace remaining original windows	13	Each	\$ 650.00	\$ 8,450	40	40	2	1
11			Wood siding & trim	Fair	Periodic re-painting or staining under operating funds. CapEx budget is for replacing the remaining original siding & trim, similar to recent Town Hall project, plus overall stain & paint	1,700	SF	\$ 7.50	\$ 12,750	50	45	2	1
12													
13	Building Interior												
14			Upper floors' wall & ceiling finishes	Fair	Allowance for overall cleaning, minor drywall repairs & painting where required	1	Lot	\$ 3,500.00	\$ 3,500		N.A.	2	1
15			Flooring	Not Applic.	No CapEx anticipated during the study period.				\$ -				
16			Kitchen & laundry	Not Applic.	Appliance replacements under operating funds. No CapEx anticipated.				\$ -				
17													
18	Mechanical, Electrical & Plumbing Systems												
19			Electrical system	Good	No CapEx anticipated during the study period.				\$ -				
20			Plumbing system	Poor	No CapEx anticipated during the study period.				\$ -				
21			Heating system	None	Maintenance under operating funds. No CapEx anticipated during the study period.				\$ -				

Notes: Budgets above assume continuing long-term occupancy as a single family residence
 Scope of work assumes preparing for new tenant or listing for sale
 If near-term site & interior not improved, then siding & window work should be performed anyway to preserve the structure and its value.
 Regular service and occasional repairs assumed funded with operations & maintenance budgets.
 De minimis items are not included above.
 Cost estimates are approximate and intended for long-range budget planning only.
 More accurate budgets should be determined through competitive pricing
 EULs assume good ongoing maintenance and reflect actual on-property experience.
 Items with RUL = 1 are intended for scheduling during 2018

Client: Town of North Yarmouth
 Facility: Sharp House (south of Town Hall)
 Location: Village Square Road
 Constructed 1975 per tax Records
 Renovated:None

Gross Floor Area: Approx. 1,700 SF occupied on two floors with unfinished 1,300 SF basement
 Assumed Inflation 2.5% compounded annually



Capital Needs Assessment

Exhibit A

20-Year Projection Capital Expenditure (CapEx) Annual Budgets

Line Item No.	Asset Inventory & Scope of Work (SOW)		Years																			
	Category	Description	Repair-Replacement or Corrective Action	Immediate	Short-Term	Near-Term					Long - Term											
				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
1	Site Improvements																					
2	Asphalt driveway & parking area	Spot excavation and sub-grade gravel grading and compaction. Patch binder course over repairs. Overall surface course overlay. Re-stripe for parking.	\$1,500																			
3	Trees	Prune or remove overhanging trees.	\$3,000																			
4	Landscaping recovery	Grub, rake out, loam & seed along drive and around building.	\$3,000																			
5																						
6	Structure & Building Envelope																					
8	Asphalt shingle roof	Replace at end of expected life																			\$15,000	
10	Windows	Replace remaining original windows	\$8,450																			
11	Wood siding & trim	Periodic re-painting or staining under operating funds. CapEx budget is for replacing the remaining original siding & trim, similar to recent Town Hall project, plus overall stain & paint	\$12,750																			
12																						
13	Building Interior																					
14	Upper floors' wall & ceiling finishes	Allowance for overall cleaning, minor drywall repairs & painting where required	\$3,500																			
22																						
23	Annual Total, Current Dollars =		\$0	\$0	\$32,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
24	Annual Total, Inflated Dollars =		\$0	\$0	\$33,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
25																						
26	Annual Total/SF, Current Dollars		\$0.00	\$0.00	\$18.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8.82	\$0.00	\$0.00	\$0.00	
27	Annual Total/SF, Inflated Dollars =		\$0.00	\$0.00	\$19.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.47	\$0.00	\$0.00	\$0.00	
28																						
29	Range Totals, Current Dollars =		\$0	\$0	\$32,200																\$15,000	
30	Range Totals, Inflated Dollars =		\$0	\$0	\$33,005																\$21,195	
31																						
32	Years 0-5 Total, Current Dollars =		\$32,200					\$15,000														
33	Years 0-5 Total, Inflated Dollars =		\$33,005					\$21,195														
34																						
35	Years 0-5 Total/SF, Current Dollars =		\$18.94					\$8.82														
36	Years 0-5 Total/SF, Inflated Dollars =		\$19.41					\$12.47														
37																						
38	Average Annual Budget/SF, Years 0-5, Current =		\$3.79					\$1.39														
39	Average Annual Budget/SF, Years 0-5, Inflated =		\$3.88					\$1.59														

Print at 11" x 17" for legibility

Client: **Town of North Yarmouth**
 Facility: **Storage Building (northeast of Town Hall)**
 Location: **Village Square Road**
 Constructed **1968**
 Renovated **None**
 Gross Floor Area: **Approx. 600 SF on two floors**

Capital Needs Assessment

Exhibit A



Capital Expenditure (CapEx) Planning

Line Item No.	Category	Components & Scope of Work (SOW)				Budget, Current Dollars				Schedule, Years			
		Report Section	Description	Observed Condition	Repair-Replacement or Corrective Action	Quantity		Unit Cost	Item Budget	Expected Life or Frequency	Effective Age	Remaining Useful Life or Range	Duration of Work
						Count	Unit						
1 Site Improvements													
2			Upper asphalt driveway, parking area & entrance walk	Poor	Spot excavation and sub-grade gravel grading and compaction. Patch binder course over repairs. Overall surface course overlay. Re-stripe for parking.	100	SY	\$ 12.00	\$ 1,200	25	25	5	1
3			Trees	Poor	Prune or remove overhanging trees.	1	Lot	\$ 3,000.00	\$ 3,000		N.A.	5	1
4			Landscaping recovery	Poor	Grub, rake out, loam & seed along drive and around building.	1	Lot	\$ 3,000.00	\$ 3,000		N.A.	5	1
5			New access from Town Hall parking	Not Applic.	Construct and pave narrow driveway to basement entrance and walkway to upper entrance	60	SY	\$ 30.00	\$ 1,800		N.A.	5	1
6 Structure & Building Envelope													
7			Foundations, structure and upper floor shell insulation	Good	No CapEx anticipated during the study period.				\$ -				
9			Asphalt shingle roof	Poor-Fair	Replace	5	Sq = 100 SF	\$ 500.00	\$ 2,250	30	25	5	1
10			Doors & windows	Good	Repairs, re-glazing and periodic re-painting under operating funds. No CapEx anticipated.				\$ -				
11			Wood siding & trim	Fair	Minor carpentry repairs and re-stain & paint.	800	SF	\$ 1.50	\$ 1,200	50	25	5	1
12			Handicapped ramp	Good	Maintenance under operating funds. No CapEx anticipated.				\$ -				
13 Building Interior													
14			Upper floor wall & ceiling finishes	Fair	Allowance for cleaning, minor drywall repairs & touch-up paint	1	Lot	\$ 1,000.00	\$ 1,000		N.A.	5	1
15			New upper floor carpeting	Not Applic.	Replace resilient flooring. Includes an allowance for asbestos abatement.	30	SY	\$ 20.00	\$ 600		N.A.	5	1
16			New basement spray foam insulation	Not Applic.	Appliance replacements under operating funds. No CapEx anticipated.	1	Lot	\$ 1,200.00	\$ 1,200		N.A.	5	1
17 Mechanical, Electrical & Plumbing Systems													
18			Electrical system	Good	Maintenance under operating funds. No CapEx anticipated.								
19			Interior lighting	Poor	Overhead LED fixtures, both levels	8	Each	\$ 200.00	\$ 1,600		N.A.	5	1
20			New communication systems and low-voltage wiring	None	Establish phone & broadband service (assumes overhead or underground conduits available)	1	Lot		\$ -				
21			Plumbing	None	Use Town Hall facilities				\$ -				
22			New heating & air conditioning	None	Install mini-split heat pumps. Cost assumes two interior units one and exterior inverter. This system will also provide cost-effective heating in all but the coldest weather.	1	Lot	\$ 4,000.00	\$ 4,000		N.A.	5	1
23			New back-up heating	None	Install electric baseboard strip heater on upper floor and ceiling hung unit heater in basement.	1	Lot	\$ 1,000.00	\$ 1,000		N.A.	5	1

Notes: Budgets above assume use as a Town hall Annex by some agency requiring private office space and heated storage
 If building will continue as unheated syorage only, then roofing & siding work should be performed anyway to preserve the structure and its value.
 Regular service and occasional repairs assumed funded with operations & maintenance budgets.
 De minimis items are not included above.
 Cost estimates are approximate and intended for long-range budget planning only.
 More accurate budgets should be determined through competitive pricing
 EULs assume good ongoing maintenance and reflect actual on-property experience.
 Items with RUL = 1 are intended for scheduling during 2018.

Client: **Town of North Yarmouth**
 Facility: **Storage Building (northeast of Town Hall)**
 Location: **Village Square Road**
 Constructed: **Circa 1970**
 Renovated: **None**
 Gross Floor Area: **Approx. 600 SF on two floors**
 Assumed Inflation **2.5% compounded annually**



Capital Needs Assessment

Exhibit A

20-Year Projection Capital Expenditure (CapEx) Annual Budgets

Line Item No.	Asset Inventory & Scope of Work (SOW)		Years																					
			Immediate	Short-Term	Near-Term					Long - Term														
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
	Category	Description	Repair-Replacement or Corrective Action	2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
1	Site Improvements																							
2		Upper asphalt driveway, parking area & entrance walk	Spot excavation and sub-grade gravel grading and compaction. Patch binder course over repairs. Overall surface course overlay. Re-stripe for parking.						\$1,200															
3		Trees	Prune or remove overhanging trees. Grub, rake out, loam & seed along drive and around building.						\$3,000															
4		Landscaping recovery	Prune or remove overhanging trees. Grub, rake out, loam & seed along drive and around building.						\$3,000															
5		New access from Town Hall parking	Construct and pave narrow driveway to basement entrance and walkway to upper entrance						\$1,800															
6	Structure & Building Envelope																							
7		Asphalt shingle roof	Replace						\$2,250															
9		Wood siding & trim	Minor carpentry repairs and re-stain & paint.						\$1,200															
10	Building Interior																							
11		Upper floor wall & ceiling finishes	Allowance for cleaning, minor drywall repairs & touch-up paint						\$1,000															
12		New upper floor carpeting	Replace resilient flooring. Includes an allowance for asbestos abatement.						\$600															
13		New basement spray foam insulation	Appliance replacements under operating funds. No CapEx anticipated.						\$1,200															
14	Mechanical, Electrical & Plumbing Systems																							
15		Interior lighting	Overhead LED fixtures, both levels						\$1,600															
16		New communication systems and low-voltage wiring	Establish phone & broadband service (assumes overhead or underground conduits available)						\$0															
17		Plumbing	Use Town Hall facilities						\$0															
18		New heating & air conditioning	Install mini-split heat pumps. Cost assumes two interior units one and exterior inverter. This system will also provide cost-effective heating in all but the coldest weather.						\$4,000															
19		New back-up heating	Install electric baseboard strip heater on upper floor and ceiling hung unit heater in basement.						\$1,000															
20	Annual Total, Current Dollars =			\$0	\$0	\$0	\$0	\$0	\$21,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Annual Total, Inflated Dollars =			\$0	\$0	\$0	\$0	\$0	\$24,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	Annual Total/SF, Current Dollars			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
23	Annual Total/SF, Inflated Dollars =			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
24	Range Totals, Current Dollars =			\$0	\$0	\$21,850					\$0													
25	Range Totals, Inflated Dollars =			\$0	\$0	\$24,118					\$0													
26	Years 0-5 Total, Current Dollars =			\$21,850					Years 1-20 Total, Current Dollars = \$21,850										Years 0-20 Total, Current Dollars = \$21,850					
27	Years 0-5 Total, Inflated Dollars =			\$24,118					Years 1-20 Total, Inflated Dollars = \$24,118										Years 0-20 Total, Inflated Dollars = \$24,118					
28	Years 0-5 Total/SF, Current Dollars =			\$36.42					Years 1-20 Total/Unit, Current Dollars = \$36.42										Years 0-20 Total/Unit, Current Dollars = \$36.42					
29	Years 0-5 Total/SF, Inflated Dollars =			\$40.20					Years 1-20 Total/Unit, Inflated Dollars = \$40.20										Years 0-20 Total/Unit, Inflated Dollars = \$40.20					
30	Average Annual Budget/SF, Years 0-5, Current =			\$7.28					Average Annual Budget/Unit, Years 1-20, Current = \$1.82										Average Annual Budget/Unit, Years 0-20, Current Dollars = \$1.82					
31	Average Annual Budget/SF, Years 0-5, Inflated =			\$8.04					Average Annual Budget/Unit, Years 1-20, Inflated = \$2.01										Average Annual Budget/Unit, Years 0-20, Inflated Dollars = \$2.01					

Print at 11" x 17" for legibility

Client: **Town of North Yarmouth**
 Facility: **Fire & Rescue Station**
 Location: **463 Walnut Hill Road (& Memorial Highway)**
 Constructed **1968**
 Renovated **Lower Apparatus Bay added circa 1990**
 Gross Floor Area: **Approx. 7,600 SF**
 New Floor Area: **7,000 + 5,000 = 12,000 SF**

Capital Needs Assessment



Exhibit A

Capital Expenditure (CapEx) Planning

Line Item No.	Category	Components & Scope of Work (SOW)				Budget, Current Dollars			Schedule, Years				
		Report Section	Description	Observed Condition	Repair-Replacement or Action	Quantity		Unit Cost	Item Budget	Expected Life or Frequency	Effective Age	Remaining Useful Life or Range	Duration of Work
						Count	Unit						
1	Site Improvements												
2			Asphalt driveways, parking areas and walkways	Good	Required work at new location budgeted elsewhere			\$ -					
3			Landscaping	Good	Required work at new location budgeted elsewhere			\$ -					
4													
5	Structure & Building Envelope												
6			Existing foundations, structure and insulation	Good	No CapEx anticipated during the study period.			\$ -					
7			Existing standing seam metal roof	Good	No CapEx anticipated during the study period.			\$ -					
8			Existing doors & windows	Good	Repairs, re-glazing and painting under operating funds. No CapEx anticipated.			\$ -					
9			Existing overhead doors	Good	Panel replacements and hardware & machinery repairs under operating funds. No CapEx anticipated.			\$ -					
10			Exterior walls - brick veneer	Good	Minor repairs and re-caulking joints under operating funds. No CapEx anticipated.			\$ -					
11			Recycling drop-off shed	Not Applic.	Maintenance under operating funds. No CapEx anticipated.			\$ -					
12			New 140' wide x 50' deep high-bay building	Not Applic.	Slab-on-grade, pre-fabricated steel building with insulated metal wall & roof panels. Seven garage bays with overhead doors, adequate bay width for ready storage of emergency response equipment & crews' personal gear. Square foot cost allowance includes heating, ventilation, electrical power, lighting and automatic sprinkler systems.	7,000	SF	\$ 160.00	\$ 1,120,000		N.A.	5	1
13													
14	Building Interior												
15			Existing wall & ceiling finishes	Good	Maintenance under operating funds. No CapEx anticipated.			\$ -					
16			Existing flooring	Good	Maintenance under operating funds. No CapEx anticipated.			\$ -					
17			Existing kitchen & laundry outfitting	Good	Appliance replacements under operating funds. No CapEx anticipated.			\$ -					
18			Outfitting of new space within the rear portion of the Memorial School	Good	Includes partitioning and HVAC, electrical & plumbing systems for creation of: Department offices, a training room, kitchen, laundry, crew's lounge, small gym, two small locker rooms with showers, two sleeping chambers and a sheriff's office.	5000	SF	\$ 50.00	\$ 250,000		N.A.	5	1
19													
20	Mechanical, Electrical & Plumbing Systems												
21			Existing electrical system & lighting fixtures	Good	Maintain under operating budgets. No CapEx anticipated.			\$ -					
22			Existing propane-fired stand-by generator	Good	Maintain under operating budgets. No CapEx anticipated. Relocate to new facility.			\$ -					
23			Existing communication systems and low-voltage wiring	Good	Maintain under operating budgets. No CapEx anticipated. Relocate to new facility.			\$ -					
24			Existing fire & security alarm systems	Good	Maintain under operating budgets. No CapEx anticipated.			\$ -					
25			Existing plumbing piping & fixtures	Good	Maintain under operating budgets. No CapEx anticipated.			\$ -					
26			Existing propane-fired domestic water heater	Good	On-demand unit is fairly new and energy efficient. Maintain & replace under operating budgets. No CapEx anticipated.			\$ -					
27			Existing oil-fired boilers and hydronic heating system	Good	Boilers are fairly new and energy efficient. Maintenance under operating funds. No CapEx anticipated.			\$ -					
28			Existing air conditioning	Fair	Maintain or replace existing window units			\$ -					
29			Garage indoor air quality & energy savings	N.A.	New Plymovent vehicle exhaust trunk ventilation system. (cost TBD)	1	Lot	\$ 30,000.00	\$ 30,000		N.A.	5	1
30													

Notes: Budgets above assume continuing near-term occupancy as a Fire & Rescue Station, but with only minimal additional expenditures.
 Nearly all aspects of the Department's operations are space-constrained in the existing building.
 The Department already has materials stored in two off-site buildings, and also occupies a portion of the Memorial School.
 Given the type of construction & configuration of the existing building, and its proximity to both of the frontage roads, possible expansion of its footprint would be both limited & expensive.
 Although some stop-gap improvements would be possible on the existing site, none of them would be ideal or long-lived.
 The long-term assumption underlying the budgets above is relocation of the apparatus & small vehicle garage & quick-response equipment to a new high-bay building sited on the Memorial School property.
 It is assumed a portion of the rear portion of the Memorial School would be utilized for all Department offices, operations and storage which could be effectively supported there.
 Further, it is assumed that the beneficial co-location with the County Sheriff's would continue within the school building.
 Regular service and occasional repairs assumed funded with operations & maintenance budgets.
 De minimis items are not included above.
 Cost estimates are approximate and intended for long-range budget planning only.
 More accurate budgets should be determined through competitive pricing
 EULs assume good ongoing maintenance and reflect actual on-property experience.
 Items with RUL = 1 are intended for scheduling during 2018.

Print at 11" x 17" for legibility

Client: Town of North Yarmouth
 Facility: Fire & Rescue Station
 Location: 463 Walnut Hill Road (& Memorial Highway)
 Constructed 1968
 Renovated: Lower Apparatus Bay added circa 1990
 Gross Floor Area: Approx. 7,600 SF
 Assumed Inflation 2.5% compounded annually
 New Floor Area: 7,000 + 5,000 = 12,000 SF



Capital Needs Assessment

Exhibit A

20-Year Projection Capital Expenditure (CapEx) Annual Budgets

Line Item No.	Asset Inventory & Scope of Work (SOW)		Years																					
	Category	Description	Repair-Replacement or Corrective Action	Immediate	Short-Term	Near-Term					Long - Term													
				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037				
5	Structure & Building Envelope																							
12		New 140' wide x 50' deep high-bay building	Slab-on-grade, pre-fabricated steel building with insulated metal wall & roof panels. Seven garage bays with overhead doors, adequate bay width for ready storage of emergency response equipment & crews' personal gear. Square foot cost allowance includes heating, ventilation, electrical power, lighting and automatic sprinkler systems.							\$1,120,000														
14	Building Interior																							
18		Outfitting of new space within the rear portion of the Memorial School	Includes partitioning and HVAC, electrical & plumbing systems for creation of: Department offices, a training room, kitchen, laundry, crew's lounge, small gym, two small locker rooms with showers, two sleeping chambers and a sheriff's office.							\$250,000														
20	Mechanical, Electrical & Plumbing Systems																							
29		Garage indoor air quality & energy savings	New Plymovent vehicle exhaust trunk ventilation system, (cost TBD)							\$30,000														
31	Annual Total, Current Dollars =			\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
32	Annual Total, Inflated Dollars =			\$0	\$0	\$0	\$0	\$0	\$0	\$1,545,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
34	Annual Total/SF, Current Dollars =			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
35	Annual Total/SF, Inflated Dollars =			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$128.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
37	Range Totals, Current Dollars =			\$0	\$0	\$1,400,000					\$0													
38	Range Totals, Inflated Dollars =			\$0	\$0	\$1,545,338					\$0													
40	Years 0-5 Total, Current Dollars =			\$1,400,000					Years 1-20 Total, Current Dollars = \$1,400,000															
41	Years 0-5 Total, Inflated Dollars =			\$1,545,338					Years 1-20 Total, Inflated Dollars = \$1,545,338															
43	Years 0-5 Total/SF, Current Dollars =			\$116.67					Years 1-20 Total/Unit, Current Dollars = \$116.67															
44	Years 0-5 Total/SF, Inflated Dollars =			\$128.78					Years 1-20 Total/Unit, Inflated Dollars = \$128.78															
46	Average Annual Budget/SF, Years 0-5, Current =			\$23.33					Average Annual Budget/Unit, Years 1-20, Current = \$5.83															
47	Average Annual Budget/SF, Years 0-5, Inflated =			\$25.76					Average Annual Budget/Unit, Years 1-20, Inflated = \$6.44															

Print at 11" x 17" for legibility

Client: **Town of North Yarmouth**
 Facility: **Public Works Garage**
 Location: **40 Parsonage Road**
 Constructed **Unknown**
 Renovated **None**
 Gross Floor Area: **Approx. 3,600 SF**

Capital Needs Assessment

Exhibit A



Capital Expenditure (CapEx) Planning

Line Item No.	Category	Components & Scope of Work (SOW)				Budget, Current Dollars				Schedule, Years			
		Report Section	Description	Observed Condition	Repair-Replacement or Corrective Action	Quantity		Unit Cost	Item Budget	Expected Life or Frequency	Effective Age	Remaining Useful Life or Range	Duration of Work
						Count	Unit						
1	Site Improvements												
2			Asphalt drives, truck yard & parking areas	Fair	Minor repairs, patching & crack seal under operating budgets. CapEx is for overall overlay. Includes a shimming allowance to address local drainage issues	9,000	SY	\$ 8.50	\$ 76,500	25	15	10	4
3			Fuel island	None	Scope of work includes new above-ground diesel & gasoline tanks, pump & dispenser system, spill containment & canopy. Budget per portland pump proposal.	1	Lot	\$ 130,000.00	\$ 130,000	40	N.A.	2	1
4	Structure & Building Envelope												
5			Existing foundation, slab, bump wall & steel structure	Good	No CapEx anticipated during the study period.				\$ -				
6			Existing screw-down fluted metal roof	Good	Repair minor leaks under operating funds. CapEx is for overall inspection, repairs & elastomeric coating	3,600	SF	\$ 2.25	\$ 8,100		N.A.	8	1
7			Existing passage doors & windows	Good	Repair under operating funds. No CapEx anticipated during the study period.				\$ -				
8			Existing overhead doors	Fair	Repair under operating funds. CapEx is for replacement with motorized insulated units at the time of the building addition	3	Each	\$ 9,000.00	\$ 27,000	30	25	8	1
9			Existing exterior walls - metal panels	Good	Repair under operating funds. CapEx is for new insulation.				\$ -				
10			Existing building batt insulation - walls & roof	Poor	Remove & replace for greater R-value. (Material TBD. Budget for spray foam.)	7,000	SF	\$ 3.00	\$ 21,000	50	N.A.	8	1
11			Building addition, 3 heated bays for wash, overnight service jobs & storage	Not Applic.	Similar construction - the full width of the building and extending back 50' with three overhead doors in north wall. Includes allowance for expansion of electrical & heating systems.	3,000	SF	\$ 136.00	\$ 408,000	50	N.A.	8	1
12	Building Interior												
13			Interior partitions & mezzanine.	Good	Maintenance under operating funds. No CapEx anticipated.				\$ -				
14			Interior finishes	Good	Maintenance under operating funds. No CapEx anticipated.				\$ -				
15			Rest room	Good	Maintenance under operating funds. No CapEx anticipated.				\$ -				
16	Mechanical, Electrical & Plumbing Systems												
17			Electrical system	Fair	Maintenance under operating funds. No CapEx anticipated until building addition.				\$ -				
18			Heating system	Fair	Maintain waste oil-fired and backup diesel-fired system under operating funds. No CapEx anticipated until building addition.				\$ -				
19			Lighting fixtures	Fair	Maintain existing under operating budgets. CapEx for additional lighting between existing bays	12	Each	\$ 400.00	\$ 4,800	30	N.A.	1	1
20			Communication systems and low-voltage wiring	Good	Maintain under operating budgets. No CapEx anticipated.				\$ -				
21			Fire & security alarm systems	Good	Maintain under operating budgets. No CapEx anticipated.				\$ -				
22			Plumbing piping & fixtures	Good	Maintain under operating budgets. No CapEx anticipated.				\$ -				
23			Domestic water heater	Good	Maintain & replace under operating budgets. No CapEx anticipated.				\$ -				
24			Rear wall-mounted exhaust fan & shuttered louver	Poor	Maintain under operating budgets. CapEx is for replacement with larger unit for summer ventilation, to be located on roof	1	Lot	\$ 5,000.00	\$ 5,000	30	30	1	1
25			Garage indoor air quality & energy savings	N.A.	Vehicle exhaust trunk venting system	1	Lot	\$ 5,000.00	\$ 5,000		N.A.	1	1
26			Automatic fire protection sprinkler system	None	Add for entire facility as part of building addition project	7,600	SF	\$ 6.00	\$ 45,600	50	N.A.	8	1

Notes: Budgets above assume continuing long-term occupancy as a Public Works Garage
 Other than the vehicle exhaust trunk venting system, we have not considered operational systems, equipment or furnishings.
 Regular service and occasional repairs assumed funded with operations & maintenance budgets.
 De minimis items are not included above.
 Cost estimates are approximate and intended for long-range budget planning only.
 More accurate budgets should be determined through competitive pricing
 EULs assume good ongoing maintenance and reflect actual on-property experience.
 Items with RUL = 1 are intended for scheduling during 2018.

Print at 11" x 17" for legibility

Client: **Town of North Yarmouth**
 Facility: **Public Works Garage**
 Location: **40 Parsonage Road**
 Constructed: **Unknown**
 Renovated: **None**
 Gross Floor Area: **Approx. 3,600 SF**
 Assumed Inflation **2.5% compounded annually**

Capital Needs Assessment

Exhibit A



20-Year Projection Capital Expenditure (CapEx) Annual Budgets

Line Item No.	Asset Inventory & Scope of Work (SOW)		Years																				
	Category	Description	Repair-Replacement or Corrective Action	Immediate	Short-Term	Near-Term					Long - Term												
				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
			2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
1	Site Improvements																						
2		Asphalt drives, truck yard & parking areas	Minor repairs, patching & crack seal under operating budgets. CapEx is for overall overlay. Includes a shimming allowance to address local drainage issues												\$19,125	\$19,125	\$19,125	\$19,125					
3		Fuel island	Scope of work includes new above-ground diesel & gasoline tanks, pump & dispenser system, spill containment & canopy. Budget per portland pump proposal.			\$130,000																	
4	Structure & Building Envelope																						
7		Existing screw-down fluted metal roof	Repair minor leaks under operating funds. CapEx is for overall inspection, repairs & elastomeric coating																				
9		Existing overhead doors	Repair under operating funds. CapEx is for replacement with motorized insulated units at the time of the building addition												\$27,000								
11		Existing building batt insulation - walls & roof foam	Remove & replace for greater R-value. (Material TBD. Budget for spray foam.)												\$21,000								
12		Building addition, 3 heated bays for wash, overnight service jobs & storage	Similar construction - the full width of the building and extending back 50' with three overhead doors in north wall. Includes allowance for expansion of electrical & heating systems.												\$408,000								
13	Mechanical, Electrical & Plumbing Systems																						
22		Lighting fixtures	Maintain existing under operating budgets. CapEx for additional lighting between existing bays		\$4,800																		
27		Rear wall-mounted exhaust fan & shuttered louver	Maintain under operating budgets. CapEx is for replacement with larger unit for summer ventilation, to be located on roof		\$5,000																		
28		Garage indoor air quality & energy savings	Vehicle exhaust trunk venting system		\$5,000																		
29		Automatic fire protection sprinkler system	Add for entire facility as part of building addition project												\$45,600								
33	Annual Total, Current Dollars =			\$0	\$14,800	\$130,000	\$0	\$0	\$0	\$0	\$0	\$509,700	\$0	\$19,125	\$19,125	\$19,125	\$19,125	\$0	\$0	\$0	\$0	\$0	\$0
34	Annual Total, Inflated Dollars =			\$0	\$14,800	\$133,250	\$0	\$0	\$0	\$0	\$0	\$605,873	\$0	\$23,885	\$24,482	\$25,094	\$25,721	\$0	\$0	\$0	\$0	\$0	\$0
36	Annual Total/SF, Current Dollars			\$0.00	\$4.11	\$36.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$141.58	\$0.00	\$5.31	\$5.31	\$5.31	\$5.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
37	Annual Total/SF, Inflated Dollars =			\$0.00	\$4.11	\$37.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$168.30	\$0.00	\$6.63	\$6.80	\$6.97	\$7.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
39	Range Totals, Current Dollars =			\$0	\$14,800	\$130,000												\$586,200					
40	Range Totals, Inflated Dollars =			\$0	\$14,800	\$133,250												\$705,054					
42	Years 0-5 Total, Current Dollars =					\$144,800																	\$731,000
43	Years 0-5 Total, Inflated Dollars =					\$148,050																	\$853,104
45	Years 0-5 Total/SF, Current Dollars =					\$40.22																	\$203.06
46	Years 0-5 Total/SF, Inflated Dollars =					\$41.13																	\$236.97
48	Average Annual Budget/SF, Years 0-5, Current =					\$8.04																	\$10.15
49	Average Annual Budget/SF, Years 0-5, Inflated =					\$8.23																	\$11.85
	Years 1-20 Total, Current Dollars =																						\$731,000
	Years 1-20 Total, Inflated Dollars =																						\$853,104
	Years 1-20 Total/Unit, Current Dollars =																						\$203.06
	Years 1-20 Total/Unit, Inflated Dollars =																						\$236.97
	Average Annual Budget/Unit, Years 1-20, Current =																						\$10.15
	Average Annual Budget/Unit, Years 1-20, Inflated =																						\$11.85

Print at 11" x 17" for legibility

Client: **Town of North Yarmouth**
 Facility: **Public Works Office**
 Location: **40 Parsonage Road**
 Constructed **Unknown**

Renovated **Modular moved from school circa 2016**
 Gross Floor Area: **Approx. 1,500 SF upper floor with unfinished, heated 1,500 SF basement, plus covered entries**

Capital Needs Assessment

Exhibit A



Capital Expenditure (CapEx) Planning

Line Item No.	Category	Components & Scope of Work (SOW)				Budget, Current Dollars			Schedule, Years					
		Report Section	Description	Observed Condition	Repair-Replacement or Action	Corrective	Quantity		Unit Cost	Item Budget	Expected Life or Frequency	Effective Age	Remaining Useful Life or Range	Duration of Work
							Count	Unit						
Site Improvements														
1			Asphalt driveway & parking area	Fair	See Public Works Garage cost tables				\$ -					
2			Trees & Landscaping	Good	Maintained under operating funds. No CapEx anticipated.				\$ -					
Structure & Building Envelope														
5			Foundations, structure and insulation	Good	No CapEx anticipated during the study period.				\$ -					
6			Roofing, not including covered basement & upper floor entries	Good	Replace asphalt shingles at the end of their expected useful life	20	Sq = 100SF	\$ 450.00	\$ 9,000	25	15	10	1	
7			Doors	Good	Repairs and periodic re-painting under operating funds. No CapEx anticipated.				\$ -					
8			Windows	Good	Repairs as required under operating funds. No CapEx anticipated.				\$ -					
9			Siding & trim	Good	No CapEx anticipated during the study period.				\$ -					
Building Interior														
12			Upper floor wall & ceiling finishes	Fair	Maintain under operating funds. No CapEx anticipated during the study period.				\$ -					
13			Vinyl composition floor tiles	Good	Remove & replace at the end of its remaining useful life	1,500	SF	\$ 5.00	\$ 7,500	20	15	5	1	
14			Kitchen	Good	Maintain cabinets and replace appliances under operating funds. No CapEx anticipated during the study period.				\$ -					
Mechanical, Electrical & Plumbing Systems														
17			Electrical system	Good	Maintain under operating funds. No CapEx anticipated during the study period.				\$ -					
18			Plumbing system	Good	Maintain under operating funds. No CapEx anticipated during the study period.				\$ -					
19			Propane-fired hot water heating system	Good	Maintain under operating funds. No CapEx anticipated during the study period.				\$ -					
20			Heat pumps	Good	Maintain under operating funds. No CapEx anticipated during the study period.				\$ -					

Notes: Budgets above assume continuing long-term occupancy for the current purpose.
 This office facility is not handicapped accessible for visitors. We have not addressed this ADA non-compliance
 Regular service and occasional repairs assumed funded with operations & maintenance budgets.
 De minimis items are not included above.
 Cost estimates are approximate and intended for long-range budget planning only.
 More accurate budgets should be determined through competitive pricing
 EULs assume good ongoing maintenance and reflect actual on-property experience.
 Items with RUL = 1 are intended for scheduling during 2018.

Client: Town of North Yarmouth
 Facility: Public Works Office
 Location: 40 Parsonage Road
 Constructed: Unknown
 Renovated: Modular moved from school circa 2016

Gross Floor Area: Approx. 1,500 SF upper floor with unfinished, heated 1,500 SF basement, plus covered entries
 Assumed Inflation 2.5% compounded annually

Capital Needs Assessment
 Exhibit A



20-Year Projection Capital Expenditure (CapEx) Annual Budgets

Line Item No.	Asset Inventory & Scope of Work (SOW)		Years																					
	Category	Description	Repair-Replacement or Corrective Action	Immediate	Short-Term	Near-Term					Long - Term													
				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037				
5	Structure & Building Envelope																							
7	Roofing, not including covered basement & upper floor entries	Replace asphalt shingles at the end of their expected useful life																						
11	Building Interior																							
14	Flooring	No CapEx anticipated during the study period.																						
16																								
23	Annual Total, Current Dollars =		\$0	\$0	\$0	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
24	Annual Total, Inflated Dollars =		\$0	\$0	\$0	\$0	\$0	\$8,279	\$0	\$0	\$0	\$0	\$18,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
25																								
26	Annual Total/SF, Current Dollars		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.50	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
27	Annual Total/SF, Inflated Dollars =		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.76	\$0.00	\$0.00	\$0.00	\$0.00	\$6.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
28																								
29	Range Totals, Current Dollars =		\$0	\$0	\$7,500					\$15,000														
30	Range Totals, Inflated Dollars =		\$0	\$0	\$8,279					\$18,733														
31																								
32	Years 0-5 Total, Current Dollars =		\$7,500					Years 1-20 Total, Current Dollars =					\$22,500	Years 0-20 Total, Current Dollars =					\$22,500					
33	Years 0-5 Total, Inflated Dollars =		\$8,279					Years 1-20 Total, Inflated Dollars =					\$27,012	Years 0-20 Total, Inflated Dollars =					\$27,012					
34																								
35	Years 0-5 Total/SF, Current Dollars =		\$2.50					Years 1-20 Total/Unit, Current Dollars =					\$7.50	Years 0-20 Total/Unit, Current Dollars =					\$7.50					
36	Years 0-5 Total/SF, Inflated Dollars =		\$2.76					Years 1-20 Total/Unit, Inflated Dollars =					\$9.00	Years 0-20 Total/Unit, Inflated Dollars =					\$9.00					
37																								
38	Average Annual Budget/SF, Years 0-5, Current =		\$0.50					Average Annual Budget/Unit, Years 1-20, Current =					\$0.38	Average Annual Budget/Unit, Years 0-20, Current Dollars =					\$0.38					
39	Average Annual Budget/SF, Years 0-5, Inflated =		\$0.55					Average Annual Budget/Unit, Years 1-20, Inflated =					\$0.45	Average Annual Budget/Unit, Years 0-20, Inflated Dollars =					\$0.45					

Print at 11" x 17" for legibility

Client: Town of North Yarmouth
 Facility: Public Works Salt & Sand Storage Building
 Location: 40 Parsonage Road
 Constructed Unknown
 Renovated None
 Gross Floor Area: Approx. 4,800 SF

Capital Needs Assessment

Exhibit A



Capital Expenditure (CapEx) Planning

Line Item No.	Category	Components & Scope of Work (SOW)				Budget, Current Dollars			Schedule, Years				
		Report Section	Description	Observed Condition	Repair-Replacement or Corrective Action	Quantity		Unit Cost	Item Budget	Expected Life or Frequency	Effective Age	Remaining Useful Life or Range	Duration of Work
						Count	Unit						
1	Site Improvements												
2		Asphalt drive & parking	Fair	See Public Works Garage cost tables				\$ -					
3													
4	Structure & Building Envelope												
5		Foundation footings	Good	No CapEx anticipated during the study period.				\$ -					
6		Perimeter concrete wall	Poor	Demolition and replacement with 14" thick reinforced concrete wall extending 10' above the slab. Includes dowelling to footer	4,200	SF	\$ 20.00	\$ 84,000		N.A.	3	1	
7		Column support piers	Poor	Demolition and replacement with new anchor bolts	22	Each	\$ 1,500.00	\$ 33,000		N.A.	3	1	
8		Floor	Poor	Asphalt paved floor & entrance apron overlay	5,000	SF	\$ 7.00	\$ 35,000		N.A.	3	1	
9		Wood structure	Good	Temporary bracing & supports, jacking and re-setting on new foundation	1	Lot	\$ 60,000.00	\$ 60,000		N.A.	3	1	
10		Corrugated metal roof panels & skylight panels	Fair	Repair minor leaks under operational funds. CapEx is for overall inspection, repair and elastomeric coating after other work is completed	5,000	SF	\$ 2.25	\$ 11,250			3		
11		Fluted metal end wall siding panels & trim	Fair	CapEx is for inspection & repairs after other work is completed.	2,500	SF	\$ 3.00	\$ 7,500		N.A.	3	1	
12		Overhead door	Fair	Replace	1	Lot	\$ 18,000.00	\$ 18,000		N.A.	3	1	
13		Passage door	Fair	Replace	1	Lot	\$ 1,000.00	\$ 1,000		N.A.	3	1	
14													
15	Building Interior												
16		Unfinished	Good	No improvements anticipated during the study period.				\$ -					
17													
18	Mechanical, Electrical & Plumbing Systems												
19		Electrical system	Fair	Replace corroded panels & conduits, extend riser wiring	1	Allowance	\$ 5,000.00	\$ 5,000		N.A.	3	1	
20		Lighting fixtures	Good	Replace as required under operational funds. No CapEx anticipated during the study period.				\$ -					
21		Rear wall exhaust fan with shuttered louver	Good	Repair as required under operational funds. No CapEx anticipated during the study period.				\$ -					

Notes: Budgets above assume continuing long-term occupancy as unheated storage space
 Scope of work limited to as required to preserve the structure and raise the height of the perimeter bump wall
 Regular service and occasional repairs assumed funded with operations & maintenance budgets.
 De minimis items are not included above.
 Cost estimates are approximate and intended for long-range budget planning only.
 More accurate budgets should be determined through competitive pricing
 EULs assume good ongoing maintenance and reflect actual on-property experience.
 Items with RUL = 1 are intended for scheduling during 2018.

Client: Town of North Yarmouth
 Facility: Public Works Salt & Sand Storage Building
 Location: 40 Parsonage Road
 Constructed: Unknown
 Renovated: None
 Gross Floor Area: Approx. 4,800 SF
 Assumed Inflation 2.5% compounded annually



Capital Needs Assessment

Exhibit A

20-Year Projection Capital Expenditure (CapEx) Annual Budgets

Line Item No.	Asset Inventory & Scope of Work (SOW)		Years																			
	Category	Description	Repair-Replacement or Corrective Action	Immediate	Short-Term	Near-Term					Long - Term											
				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
4	Structure & Building Envelope																					
6	Perimeter concrete wall	Demolition and replacement with 12" thick reinforced concrete wall extending 10' above the slab.				\$84,000																
7	Column support piers	Demolition and replacement with new anchor bolts				\$33,000																
8	Floor	Concrete slab & entrance apron overlay				\$35,000																
9	Wood structure	Temporary bracing & supports, jacking and re-setting on new foundation				\$60,000																
10	Corrugated metal roof panels & skylight panels	No CapEx anticipated during the study period.				\$11,250																
11	Fluted metal end wall siding panels & trim	Repair minor leaks under operating funds. CapEx is for overall roof inspection, repairs & elastomeric coating				\$7,500																
12	Overhead doors	Additional panels				\$18,000																
13	Passage door	Replace				\$1,000																
18	Mechanical, Electrical & Plumbing Systems																					
19	Electrical system	Replace corroded panels & conduits, extend riser wiring				\$5,000																
23	Annual Total, Current Dollars =		\$0	\$0	\$0	\$254,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
24	Annual Total, Inflated Dollars =		\$0	\$0	\$0	\$267,647	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
26	Annual Total/SF, Current Dollars		\$0.00	\$0.00	\$0.00	\$53.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
27	Annual Total/SF, Inflated Dollars =		\$0.00	\$0.00	\$0.00	\$55.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
29	Range Totals, Current Dollars =		\$0	\$0	\$254,750					\$0												
30	Range Totals, Inflated Dollars =		\$0	\$0	\$267,647					\$0												
32	Years 0-5 Total, Current Dollars =		\$254,750					Years 1-20 Total, Current Dollars =										\$254,750				
33	Years 0-5 Total, Inflated Dollars =		\$267,647					Years 1-20 Total, Inflated Dollars =										\$267,647				
35	Years 0-5 Total/SF, Current Dollars =		\$53.07					Years 1-20 Total/Unit, Current Dollars =										\$53.07				
36	Years 0-5 Total/SF, Inflated Dollars =		\$55.76					Years 1-20 Total/Unit, Inflated Dollars =										\$55.76				
38	Average Annual Budget/SF, Years 0-5, Current =		\$10.61					Average Annual Budget/Unit, Years 1-20, Current =										\$2.65				
39	Average Annual Budget/SF, Years 0-5, Inflated =		\$11.15					Average Annual Budget/Unit, Years 1-20, Inflated =										\$2.79				

Print at 11" x 17" for legibility

Client: **Town of North Yarmouth**
 Facility: **Public Works Pole Barn, including Rear Shed**
 Location: **40 Parsonage Road**
 Constructed **Unknown**
 Renovated **None**
 Gross Floor Area: **Approx. 3,200 SF**

Capital Needs Assessment

Exhibit A



Capital Expenditure (CapEx) Planning

Line Item No.	Category	Components & Scope of Work (SOW)				Budget, Current Dollars			Schedule, Years				
		Report Section	Description	Observed Condition	Repair-Replacement or Corrective Action	Quantity		Unit Cost	Item Budget	Expected Life or Frequency	Effective Age	Remaining Useful Life or Range	Duration of Work
						Count	Unit						
1	Site Improvements												
2		Asphalt drive	Fair	See Public Works Garage cost tables				\$ -					
3													
4	Structure & Building Envelope												
5		Foundations and wood structure	Good	No CapEx anticipated during the study period.				\$ -					
6		Screw-down corrugated metal roof	Fair	Repair minor leaks under operating funds. CapEx is for overall inspection, repairs & elastomeric coating	3,500	SF	\$ 2.25	\$ 7,875		N.A.	8	1	
7		Overhead doors	Good	No CapEx anticipated during the study period.				\$ -					
8		Passage door & window panels	Good	No CapEx anticipated during the study period.				\$ -					
9		Fluted metal siding panels & trim	Good	No CapEx anticipated during the study period.				\$ -					
10		Existing floor (dirt)	Poor	CapEx for concrete slab & entrance apron (petroleum handling & storage	3,600	SF	\$ 4.50	\$ 16,200		N.A.	8	1	
11													
12	Building Interior												
13		Unfinished	Good	No improvements anticipated during the study period.				\$ -					
14													
15	Mechanical, Electrical & Plumbing Systems												
16		Electrical service and lighting fixtures	Fair	No CapEx anticipated during the study period.				\$ -					
17													

Notes: Budgets above assume continuing long-term occupancy as unheated garage and storage space
 Scope of work limited to as required to preserve the structure and protect stored materials
 Regular service and occasional repairs assumed funded with operations & maintenance budgets.
 De minimis items are not included above.
 Cost estimates are approximate and intended for long-range budget planning only.
 More accurate budgets should be determined through competitive pricing
 EULs assume good ongoing maintenance and reflect actual on-property experience.
 Items with RUL = 1 are intended for scheduling during 2018.

Print at 11" x 17" for legibility

Client: Town of North Yarmouth
 Facility: Public Works Pole Barn, including Rear Shed
 Location: 40 Parsonage Road
 Constructed: Unknown
 Renovated: None
 Gross Floor Area: Approx. 3,200 SF
 Assumed Inflation 2.5% compounded annually

Capital Needs Assessment

Exhibit A



20-Year Projection Capital Expenditure (CapEx) Annual Budgets

Line Item No.	Asset Inventory & Scope of Work (SOW)		Years																						
	Category	Description	Repair-Replacement or Corrective Action	Immediate	Short-Term	Near-Term					Long - Term														
				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037					
4	Structure & Building Envelope																								
6		Corrugated metal roof panels	No CapEx anticipated during the study period.																						
10		New floor	CapEx for concrete slab & entrance apron																						
17																									
18		Annual Total, Current Dollars =		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
19		Annual Total, Inflated Dollars =		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
20																									
21		Annual Total/SF, Current Dollars		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
22		Annual Total/SF, Inflated Dollars =		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
23																									
24		Range Totals, Current Dollars =		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
25		Range Totals, Inflated Dollars =		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
26																									
27		Years 0-5 Total, Current Dollars =		\$0					Years 1-20 Total, Current Dollars =					\$24,075	Years 0-20 Total, Current Dollars =					\$24,075					
28		Years 0-5 Total, Inflated Dollars =		\$0					Years 1-20 Total, Inflated Dollars =					\$28,618	Years 0-20 Total, Inflated Dollars =					\$28,618					
29																									
30		Years 0-5 Total/SF, Current Dollars =		\$0.00					Years 1-20 Total/Unit, Current Dollars =					\$7.52	Years 0-20 Total/Unit, Current Dollars =					\$7.52					
31		Years 0-5 Total/SF, Inflated Dollars =		\$0.00					Years 1-20 Total/Unit, Inflated Dollars =					\$8.94	Years 0-20 Total/Unit, Inflated Dollars =					\$8.94					
32																									
33		Average Annual Budget/SF, Years 0-5, Current =		\$0.00					Average Annual Budget/Unit, Years 1-20, Current =					\$0.38	Average Annual Budget/Unit, Years 0-20, Current Dollars =					\$0.38					
34		Average Annual Budget/SF, Years 0-5, Inflated =		\$0.00					Average Annual Budget/Unit, Years 1-20, Inflated =					\$0.45	Average Annual Budget/Unit, Years 0-20, Inflated Dollars =					\$0.45					

Print at 11" x 17" for legibility

Capital Needs Assessment

Exhibit A



Capital Expenditure (CapEx) Planning

Line Item No.	Category	Components & Scope of Work (SOW)				Budget, Current Dollars			Schedule, Years				
		Report Section	Description	Observed Condition	Repair-Replacement or Corrective Action	Count	Unit	Unit Cost	Item Budget	Expected Life or Frequency	Effective Age	Remaining Useful Life or Range	Duration of Work
1	Site Improvements												
2			Storm drainage	Good	Proposed changes included in Community Center budget. If the rear portion of the facility is preserved, then the proposed design will change. However, no additional CapEx anticipated.				\$ -				
3			Septic system enlargement or sewer extension	Good	Unsure whether this budget allowance will be required	1	Allowance	\$ 25,000.00	\$ 25,000		N.A.	5	1
4			Asphalt driveways, parking areas and walkways	Fair	Proposed changes included in Community Center budget. If the rear portion of the facility is preserved, then the proposed design will change. Additional CapEx anticipated to increase overall parking capacity.	1	Allowance	\$ 75,000.00	\$ 75,000		N.A.	5	1
5			Landscaping, yard lighting & signage	Fair	Proposed changes included in Community Center budget. If the rear portion of the facility is preserved, then the proposed design will change. However, no additional CapEx anticipated.				\$ -				
6	Structure & Building Envelope												
7			Foundation, structure and wall insulation	Good	Framing repair of distressed fin walls and parapets	1	Allowance	\$ 15,000.00	\$ 15,000		N.A.	2	1
9			Southeast facing roof, wall flashing & parapet caps	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
10			Northwest facing roof, wall flashing & parapet caps	Poor	Remove existing modified bitumen roofing, asphalt shingles & any insulation. Inspect & repair roof deck. New insulation per Energy Code. New EPDM black rubber membrane & flashing work as required.	11,000	SF	\$ 12.00	\$ 132,000		N.A.	2	1
11			Exterior doors	Good	Hardware repairs & re-glazing as required under operating funds. No CapEx anticipated during study period				\$ -				
12			Windows	Poor	Replace with energy efficient units	12	Each	\$ 1,000.00	\$ 12,000		N.A.	2	1
13			Wood siding & trim	Fair	Wall inspection & carpentry repairs	1	Allowance	\$ 25,000.00	\$ 25,000		N.A.	2	1
14			Exterior wall paint & stain	Poor	Overall surface preparation and re-coating	8,500	SF	\$ 4.00	\$ 34,000		N.A.	2	1
15	Building Interior												
16			Interior finishes	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
17			Interior fit-out	Good	No functional improvements considered herein. Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
18			Bathrooms	Good	Reconfigure children's bathrooms for adult use, including accessibility improvements. Re-plumb rough-ins. Restore interior finishes. Replace fixtures. New partitions.	4	Each	\$ 12,000.00	\$ 48,000		N.A.	2	1
19	Mechanical, Electrical & Plumbing Systems												
20			Utility services: electrical, domestic water & fire protection water.	Good	The existing Mechanical Room is to be demolished and reconstructed in the same location as part of the Community Center design. Whether original services are maintained or the capacities of the new Community Center systems are increased to feed the rear portion, overall CapEx will be increased.	1	Allowance	\$ 35,000.00	\$ 35,000		N.A.	5	1
21			Sewer connection	Good	Not planned for preservation under the proposed Community Center design. Whether separate connection is established or the existing drains are maintained, the overall CapEx will be increased.	1	Allowance	\$ 15,000.00	\$ 15,000		N.A.	5	1
22			Local electrical distribution and lighting fixtures	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
23			Local plumbing system	Good	Maintain under operating budgets. No CapEx anticipated during study period. See bathroom reconfiguration item above.				\$ -				
24			Local fire protection systems	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
25			Existing communication systems and low-voltage wiring	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
26			Hydronic (hot water) heating system	Good	Continue use of existing terminal units. The existing inefficient boiler is to be demolished and replaced in the same location with modern equipment as part of the Community Center design. Whether a separate hot water supply is established or the capacity of the Community Center system is increased to feed the rear portion, overall CapEx will be increased.	1	Allowance	\$ 25,000.00	\$ 25,000		N.A.	5	1
27			Air conditioning system	None	No functional improvements considered herein.				\$ -				

Notes: Budgets above are for preservation of the rear portion of the facility not planned for re-utilization as part of the proposed Community Center. Short-term scope of work above anticipates long-term renovation of the heated building envelope for undetermined municipal purposes. Budgets above do not consider interior fit-out and re-finishing of occupied spaces or installation of an air conditioning system. Budgets above include allowances for new utility services, sewer connection, fire protection supply, and space & domestic water heating boilers. These may not actually be required, depending on interdependency with Community Center. If the rear portion of the building is to be preserved, then this will impact current plans for the Community Center. Please refer to the Community Center development budget for costs associated with preservation of the central portion of the building. (gym, kitchen, stage & locker rooms) Please refer to the Community Center development budget for costs associated with modernization of utilities, mechanical, electrical & plumbing systems. Integration of planning for all portions of the facility may result in economies over current separate plans. **Schedule for yellow highlighted budgets would be concurrent with the Community Center construction schedule** Regular service and occasional repairs assumed funded with operations & maintenance budgets. De minimis items are not included above. Cost estimates are approximate and intended for long-range budget planning only. More accurate budgets should be determined through competitive pricing. EULs assume good ongoing maintenance and reflect actual on-property experience. Items with RUL = 1 are intended for scheduling during 2018.

Print at 11" x 17" for legibility

Client: **Town of North Yarmouth**
 Facility: **Memorial School, rear portion only**
 Location: **120 Memorial Highway**
 Constructed: **1975**
 Renovated: **None**
 Gross Floor Area: **Approx. 15,000 SF**
 Assumed Inflation **2.5% compounded annually**



Capital Needs Assessment

Exhibit A

20-Year Projection Capital Expenditure (CapEx) Annual Budgets

Line Item No.	Asset Inventory & Scope of Work (SOW)		Years																			
	Category	Description	Repair-Replacement or Corrective Action	Immediate	Short-Term	Near-Term					Long - Term											
				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
1	Site Improvements																					
3		Septic system or sewer extension	Unsure whether this budget allowance would be required																			
4		Asphalt driveways, parking areas and walkways	Proposed changes included in Community Center budget. If the rear portion of the facility is preserved, then the proposed design will change. However, no additional CapEx anticipated.																			
6	Structure & Building Envelope																					
8		Foundation, structure and wall insulation	Framing repair of distressed fin walls and parapets			\$15,000																
10		Northwest facing roof, wall flashing & parapet caps	Remove existing moffified bitumen roofing & any insulation. Inspect & repair roof deck. New insulation per Energy Code. New EPDM black rubber membrane & flashing work as required.			\$132,000																
12		Windows	Replace with energy efficient units			\$12,000																
13		Wood siding & trim	Wall inspection & carpentry repairs			\$25,000																
14		Exterior wall paint & stain	Overall surface preparation and re-coating			\$34,000																
16	Building Interior																					
19		Bathrooms	Reconfigure children's bathrooms for adult use, including accessibility improvements. Re-plumb rough-ins. Restore interior finishes. Replace fixtures. New partitions.																			
21	Mechanical, Electrical & Plumbing Systems																					
22		Utility services: electrical, domestic water & fire protection water.	The existing Mechanical Room is to be demolished and reconstructed in the same location as part of the Community Center design. Whether separate services are established or the capacities of the Community Center systems are increased to feed the rear portion, overall CapEx will be increased.																			
23		Sewer connection	Not planned for preservation under the proposed Community Center design. Whether separate connection is established or the existing drains are maintained, the overall CapEx will be increased.																			
28		Hydronic (hot water) heating system	Continue use of existing hydronic units. The existing inefficient boiler is to be demolished and replaced in the same location with modern equipment as part of the Community Center design. Whether a separate hot water supply is established or the capacity of the Community Center system is increased to feed the rear portion, overall CapEx will be increased.																			
31	Annual Total, Current Dollars =			\$0	\$0	\$218,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
32	Annual Total, Inflated Dollars =			\$0	\$0	\$223,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
34	Annual Total/SF, Current Dollars			\$0.00	\$0.00	\$14.53	\$0.00	\$0.00	\$14.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
35	Annual Total/SF, Inflated Dollars =			\$0.00	\$0.00	\$14.90	\$0.00	\$0.00	\$16.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
37	Range Totals, Current Dollars =			\$0	\$0	\$441,000					\$0											
38	Range Totals, Inflated Dollars =			\$0	\$0	\$469,600					\$0											
40	Years 0-5 Total, Current Dollars =			\$441,000					Years 1-20 Total, Current Dollars =										\$441,000			
41	Years 0-5 Total, Inflated Dollars =			\$469,600					Years 1-20 Total, Inflated Dollars =										\$469,600			
43	Years 0-5 Total/SF, Current Dollars =			\$29.40					Years 1-20 Total/Unit, Current Dollars =										\$29.40			
44	Years 0-5 Total/SF, Inflated Dollars =			\$31.31					Years 1-20 Total/Unit, Inflated Dollars =										\$31.31			
46	Average Annual Budget/SF, Years 0-5, Current =			\$5.88					Average Annual Budget/Unit, Years 1-20, Current =										\$1.47			
47	Average Annual Budget/SF, Years 0-5, Inflated =			\$6.26					Average Annual Budget/Unit, Years 1-20, Inflated =										\$1.57			

Client: **Town of North Yarmouth**
 Facility: **Memorial School, front portion only**
 Location: **120 Memorial Highway**
 Constructed **1975**
 Renovated **None**
 Gross Floor Area: **Approx. 14,000 SF**

Capital Needs Assessment

Exhibit A



Capital Expenditure (CapEx) Planning

Line Item No.	Category	Components & Scope of Work (SOW)				Budget, Current Dollars			Schedule, Years				
		Report Section	Description	Observed Condition	Repair-Replacement or Corrective Action	Quantity		Unit Cost	Item Budget	Expected Life or Frequency	Effective Age	Remaining Useful Life or Range	Duration of Work
						Count	Unit						
1	Site Improvements												
2			Storm drainage	Good	Proposed changes included in Community Center budget. If the front portion of the facility is preserved, then the proposed design will change. However, no additional CapEx anticipated.				\$ -				
3			Asphalt driveways, parking areas and walkways	Fair	Proposed changes included in Community Center budget. If the front portion of the facility is preserved, then the proposed design will change. However, no additional CapEx anticipated.				\$ -				
4			Landscaping, yard lighting & signage	Fair	Proposed changes included in Community Center budget. If the front portion of the facility is preserved, then the proposed design will change. However, no additional CapEx anticipated.				\$ -				
5	Structure & Building Envelope												
6			Foundation, structure and wall insulation	Good	Framing repair of distressed fin walls and parapets	1	Allowance	\$ 10,000.00	\$ 10,000		N.A.	2	1
7			Southeast facing roof, wall flashing & parapet caps	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
8			Northwest facing roof, wall flashing & parapet caps	Poor	Remove existing asphalt shingles. Inspect & repair roof deck. New insulation per Energy Code. New EPDM black rubber membrane & flashing work as required.	7,000	SF	\$ 12.00	\$ 84,000		N.A.	2	1
9			Exterior doors	Good	Hardware repairs & re-glazing as required under operating funds. No CapEx anticipated during study period.				\$ -				
10			Windows	Poor	Replace with energy efficient units	12	Each	\$ 1,000.00	\$ 12,000		N.A.	2	1
11			Wood siding & trim	Fair	Wall inspection & carpentry repairs	1	Allowance	\$ 20,000.00	\$ 20,000		N.A.	2	1
12			Exterior wall paint & stain	Poor	Overall surface preparation and re-coating	6,000	SF	\$ 4.00	\$ 24,000		N.A.	2	1
13													
14													
15	Building Interior												
16			Interior finishes	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
17			Interior fit-out	Good	No functional improvements considered herein. Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
18			Bathrooms	Good	Restore function of small restrooms & install adult fixtures	10	Each	\$ 2,000.00	\$ 20,000		N.A.	2	1
19													
20	Mechanical, Electrical & Plumbing Systems												
21			Utility services: electrical, domestic water & fire protection water.	Good	Please refer to Community Center budgets for modernization of these systems				\$ -				
22			Sewer connection	Good	Please refer to Community Center budgets for any required work				\$ -				
23			Local electrical distribution and lighting fixtures	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
24			Local plumbing system	Good	Maintain under operating budgets. No CapEx anticipated during study period. See bathroom item above.				\$ -				
25			Local fire protection systems	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
26			Existing communication systems and low-voltage wiring	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
27			Hydronic (hot water) heating system	Good	Maintain under operating budgets. No CapEx anticipated during study period.				\$ -				
28			Air conditioning system	None	No functional improvements considered herein.				\$ -				
29													

Notes: Budgets above are for preservation of the front portion of the facility currently planned for demolition to provide a site for three proposed Westcustego Hall. Short-term scope of work above anticipates long-term renovation of the heated building envelope for undetermined municipal purposes. Budgets above do not consider interior fit-out and re-finishing of occupied spaces or installation of an air conditioning system. Please refer to the Community Center development budget for costs associated with preservation of the central portion of the building. (gym, kitchen, stage & locker rooms) Please refer to the Community Center development budget for costs associated with modernization of utilities, mechanical, electrical & plumbing systems. Integration of planning for all portions of the facility may result in economies over current separate plans. Regular service and occasional repairs assumed funded with operations & maintenance budgets. De minimis items are not included above. Cost estimates are approximate and intended for long-range budget planning only. More accurate budgets should be determined through competitive pricing. EULs assume good ongoing maintenance and reflect actual on-property experience. Items with RUL = 1 are intended for scheduling during 2018.

Print at 11" x 17" for legibility

Print at 11" x 17" for legibility Client: Town of North Yarmouth
 Facility: Memorial School, front portion only
 Location: 120 Memorial Highway
 Constructed 1975
 Renovated: None
 Gross Floor Area: Approx. 14,000 SF
 Assumed Inflation 2.5% compounded annually

Capital Needs Assessment
 Exhibit A



20-Year Projection Capital Expenditure (CapEx) Annual Budgets

Line Item No.	Asset Inventory & Scope of Work (SOW)		Years																			
	Category	Description	Repair-Replacement or Corrective Action	Immediate	Short-Term	Near-Term					Long - Term											
				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
6	Structure & Building Envelope																					
7	Foundation, structure and wall insulation	Framing repair of distressed fin walls and parapets			\$10,000																	
9	Northwest facing roof, wall flashing & parapet caps	Remove existing asphalt shingles. Inspect & repair roof deck. New insulation per Energy Code. New EPDM black rubber membrane & flashing work as required.			\$84,000																	
11	Windows	Replace with energy efficient units			\$12,000																	
12	Wood siding & trim	Wall inspection & carpentry repairs			\$20,000																	
13	Exterior wall paint & stain	Overall surface preparation and re-coating			\$24,000																	
14																						
15	Building Interior																					
18	Bathrooms	Restore function of small restrooms & install adult fixtures			\$20,000																	
30	Annual Total, Current Dollars =		\$0	\$0	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
31	Annual Total, Inflated Dollars =		\$0	\$0	\$174,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
33	Annual Total/SF, Current Dollars		\$0.00	\$0.00	\$12.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
34	Annual Total/SF, Inflated Dollars =		\$0.00	\$0.00	\$12.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
36	Range Totals, Current Dollars =		\$0	\$0	\$170,000																	
37	Range Totals, Inflated Dollars =		\$0	\$0	\$174,250																	
39	Years 0-5 Total, Current Dollars =		\$170,000					Years 1-20 Total, Current Dollars =										\$170,000				
40	Years 0-5 Total, Inflated Dollars =		\$174,250					Years 1-20 Total, Inflated Dollars =										\$174,250				
42	Years 0-5 Total/SF, Current Dollars =		\$12.14					Years 1-20 Total/Unit, Current Dollars =										\$12.14				
43	Years 0-5 Total/SF, Inflated Dollars =		\$12.45					Years 1-20 Total/Unit, Inflated Dollars =										\$12.45				
45	Average Annual Budget/SF, Years 0-5, Current =		\$2.43					Average Annual Budget/Unit, Years 1-20, Current =										\$0.61				
46	Average Annual Budget/SF, Years 0-5, Inflated =		\$2.49					Average Annual Budget/Unit, Years 1-20, Inflated =										\$0.62				

Print at 11" x 17" for legibility

Client: **Town of North Yarmouth**
 Facility: **Walnut Hill Cemetery Garage (west of Public Works)**
 Location: **Between Walnut Hill & Parsonage Roads**
 Constructed **Unknown**
 Renovated **None**
 Gross Floor Area: **Approx. 576 SF**

Capital Needs Assessment

Exhibit A



Capital Expenditure (CapEx) Planning

Line Item No.	Category	Components & Scope of Work (SOW)				Budget, Current Dollars			Schedule, Years				
		Report Section	Description	Observed Condition	Repair-Replacement or Action	Quantity		Unit Cost	Item Budget	Expected Life or Frequency	Effective Age	Remaining Useful Life or Range	Duration of Work
						Count	Unit						
1	Site Improvements												
2			None	Fair	No improvements anticipated during the study period.			\$ -					
3													
4	Structure & Building Envelope												
5			Foundations, slab and wood structure	Good	No CapEx anticipated during the study period.			\$ -					
6			Asphalt shingle roof	Good	Replace at end of expected life	7	Sq = 100 SF	\$ 500.00	\$ 3,500	30	25	5	1
7			Overhead door	Good	Repairs under operating funds. No CapEx anticipated.			\$ -					
8			Windows	Good	Repairs and re-glazing under operating funds. No CapEx anticipated.			\$ -					
9			Wood siding & trim	Fair	CapEx budget is for replacing battens and a few boards, and staining & painting overall	1,000	SF	\$ 3.50	\$ 3,500	30	30	1	1
10													
11	Building Interior												
12			Unfinished	Good	No improvements anticipated during the study period.								
13													
14	Mechanical, Electrical & Plumbing Systems												
15				None	No improvements anticipated during the study period.			\$ -					
16													

Notes: Budgets above assume continuing long-term occupancy as unheated storage
 Scope of work limited to as required to preserve the structure and protect stored materials
 Regular service and occasional repairs assumed funded with operations & maintenance budgets.
 De minimis items are not included above.
 Cost estimates are approximate and intended for long-range budget planning only.
 More accurate budgets should be determined through competitive pricing
 EULs assume good ongoing maintenance and reflect actual on-property experience.
 Items with RUL = 1 are intended for scheduling during 2018.

Print at 11" x 17" for legibility

Client: Town of North Yarmouth
 Facility: Cemetery Garage (west of Public Works)
 Location: Between Walnut Hill & Parsonage Roads
 Constructed: Unknown
 Renovated: None
 Gross Floor Area: Approx. 576 SF
 Assumed Inflation 2.5% compounded annually



Capital Needs Assessment
 Exhibit A

20-Year Projection Capital Expenditure (CapEx) Annual Budgets

Line Item No.	Asset Inventory & Scope of Work (SOW)		Years																				
			Immediate	Short-Term	Near-Term					Long - Term													
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
	Description	Repair-Replacement or Corrective Action	2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
4	Structure & Building Envelope																						
6	Asphalt shingle roof	Replace at end of expected life						\$3,500															
9	Wood siding & trim	CapEx budget is for replacing battens and a few boards, and staining & painting overall		\$3,500																			
17	Annual Total, Current Dollars =		\$0	\$3,500	\$0	\$0	\$0	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
18	Annual Total, Inflated Dollars =		\$0	\$3,500	\$0	\$0	\$0	\$3,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
20	Annual Total/SF, Current Dollars =		\$0.00	\$6.08	\$0.00	\$0.00	\$0.00	\$6.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
21	Annual Total/SF, Inflated Dollars =		\$0.00	\$6.08	\$0.00	\$0.00	\$0.00	\$6.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
23	Range Totals, Current Dollars =		\$0	\$3,500			\$3,500											\$0					
24	Range Totals, Inflated Dollars =		\$0	\$3,500			\$3,863											\$0					
26	Years 0-5 Total, Current Dollars =																						
27	Years 0-5 Total, Inflated Dollars =																						
29	Years 0-5 Total/SF, Current Dollars =																						
30	Years 0-5 Total/SF, Inflated Dollars =																						
32	Average Annual Budget/SF, Years 0-5, Current =																						
33	Average Annual Budget/SF, Years 0-5, Inflated =																						
									Years 1-20 Total, Current Dollars =	\$7,000	Years 0-20 Total, Current Dollars =	\$7,000											
									Years 1-20 Total, Inflated Dollars =	\$7,363	Years 0-20 Total, Inflated Dollars =	\$7,363											
									Years 1-20 Total/Unit, Current Dollars =	\$12.15	Years 0-20 Total/Unit, Current Dollars =	\$12.15											
									Years 1-20 Total/Unit, Inflated Dollars =	\$12.78	Years 0-20 Total/Unit, Inflated Dollars =	\$12.78											
									Average Annual Budget/Unit, Years 1-20, Current =	\$0.61	Average Annual Budget/Unit, Years 0-20, Current Dollars =	\$0.61											
									Average Annual Budget/Unit, Years 1-20, Inflated =	\$0.64	Average Annual Budget/Unit, Years 0-20, Inflated Dollars =	\$0.64											

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