

**B. BUILDING SYSTEMS DESCRIPTION**  
**Town Hall and Police Station**

S = Satisfactory  
 U = Unsatisfactory  
 F = Failure

Component	Description	Condition	Recommendation
<b>Structural</b>			
Foundation	Concrete	<b>S</b>	
First Floor Framing	<b>Main Original Building</b> - Flexicore Plank on Concrete Foundation Walls or CMU Walls <b>Addition</b> -Concrete slab on metal deck supported by steel joists, beams, and columns	<b>S</b>	
Roof Framing	<b>Main Original Building</b> - CMU and Precast concrete walls and perimeter columns, interior steel columns & beams, metal roof deck. <b>Addition</b> -CMU walls with brick fascia, interior steel beams & columns, timber roof joists and sheathing	<b>U</b>	Repair cracks at Column to beam connections in perimeter of main building. Replace rotted roof timber on addition.
Canopies	Cast-In-Place Concrete folded plate	<b>U</b>	Repair cracks.
<b>Plumbing</b>			
Water Distribution System	Type L Copper is piping used through out the building. There may be some asbestos materials on the piping system further investigation will be required. There is no back flow prevention device on cold water feed line to the boiler.	<b>U</b>	System will require upgrade to any suit addition and modifications of plumbing fixtures. All valves are in need of replacement based on there age. Pipe in general appears to be in good shape what is visible. Back flow preventer needs to be added to the boiler.
Water Service	4" Cast Iron	<b>S</b>	Building has a back flow preventer installed on the incoming water service to protect system. With the addition of this device a properly sized expansion tank needs to be installed on the cold water line to the water heater.

**R G B**

Architecture Engineering Interior Design  
 In conjunction with  
 Building Engineering Resources

**B. BUILDING SYSTEMS DESCRIPTION**  
**Town Hall and Police Station**

S = Satisfactory  
 U = Unsatisfactory  
 F = Failure

Component	Description	Condition	Recommendation
Fixtures	Mostly all the fixtures are the original fixtures installed when the building was constructed. The existing trim is functional however signs of ageing are starting to show and replacement parts are getting harder to find None of the existing fixtures meet the latest Plumbing Code water saving standards. All threaded hose connections need to have vacuum breakers installed. Police Station there is no handwashing available in the cell area. Urinal on second floor is not installed per code due to panel against fixture. Fixtures in this area are in need of replacement.	<b>F</b>	Code minimum plumbing facilities should also be provided for males and females. Issues relative to ADA accessibility must be met. All fixtures are to be properly trapped and vented. All fixtures and trim needs to be replaced.
Handicapped Fixtures	For the most part the existing fixtures do not conform to the latest ADA Standards for various issues. Many fixtures need to be revised to suit the new revised standards. The Police Station has no ADA accessible fixtures.	<b>F</b>	New fixtures and room layouts should be provided at all required locations. Issues relative to ADA accessibility must be met.
Special waste systems- Acid wastes, Sediment Collection Systems	None exists	<b>S</b>	With the removal of all the present darkroom equipment no special systems will be required.
Natural Gas	Piping is supplied to boilers and water heater. Gas piping is also provided to the emergency generator.	<b>S</b>	Piping outside the building needs to be painted to protect from further weathering.
Roof Drainage	Interior Roof Drainage system with Cast Iron piping.	<b>S</b>	Roof Drains that presently do not presently have domes installed need to have new protective domes to prevent debris from entering the piping system.
Sanitary piping	Cast iron, Galvanized, Copper and	<b>S</b>	System will be required to be

**RGB**

Architecture Engineering Interior Design  
 In conjunction with  
 Building Engineering Resources

**B. BUILDING SYSTEMS DESCRIPTION**  
**Town Hall and Police Station**

S = Satisfactory  
 U = Unsatisfactory  
 F = Failure

Component	Description	Condition	Recommendation
Water Heater	Gas-Fired water heater located in basement	<b>U</b>	There is no master mixing valve on system for temperature control of hot water to building. There is also no hot water return system which wastes water in long runs of the system.
Domestic Hot Water System	Supplied from water heater that is located in basement.	<b>U</b>	There is no expansion tank located on domestic hot water system one needs to be added to prevent accidental discharge of relief valve. This is due to the addition of the double check valve device. There is also no hot water return system which wastes water in long runs of the system.
Dark Room	Several pieces of equipment are installed, but are scheduled to be removed no chemicals are to be used.	<b>S</b>	Only sink for hand washing is to remain in the area.
<b>Fire Protection Systems</b>			
Sprinkler	None		Due to building type of construction and use along with the allowable square footage building needs to be completely sprinklered. Section 15.3.5 of the 2000 edition of NFPA 101 requires sprinkler protection at this building as unoccupied basement does not have 1 hr separation from occupied first floor. If basement space is to be occupied, NFPA 101 will also require sprinkler protection.
Standpipes Fire Alarm Systems	None None associated with sprinkler systems	<b>S</b>	Not required due to building height Sprinkler systems will require floor by floor and zone supervision plus main flow annunciation to be interfaced with fire alarm system.
Detection Systems	None associated with sprinkler systems		Sprinkler systems will require floor by floor plus main flow annunciation to be interfaced with fire alarm system.

**B. BUILDING SYSTEMS DESCRIPTION**  
**Town Hall and Police Station**

S = Satisfactory  
 U = Unsatisfactory  
 F = Failure

Component	Description	Condition	Recommendation
<b>HVAC Systems</b>			
Heating Hot Water Boilers	Burnham-Holiday gas-fired hot water boilers, associated pumps and equipment.	U	Replace boilers within 2-3 years, review pump replacement work and replace pumps if original impellers and gearings are still in use.
Boiler Controls	Honeywell pneumatic system.	U	Replace with new electric/electronic control system with boiler replacement.
Combustion Air	18" x 28" combustion air opening.	F	Must provide two (2) adequate openings sized for both the boiler, emergency generator and hot water heater. One (1) opening must be within 1-foot of the ceiling.
Exhaust System	Three (3) rooftop exhaust fans.	S	Currently operating sufficiently but are original to the Building. May need to be replaced within the next five (5) years.
New Addition AC	Carrier AC Unit	S	Provide spring vibration isolators.
Police Dark Room	No systems.	F	This space requires ventilation due to the nature of the work taking place in this room.
Police Computer Room AC	Portable AC Unit	F	This unit is not currently working. Verify that a new AC system is part of the renovations currently underway.

**B. BUILDING SYSTEMS DESCRIPTION**  
**Town Hall and Police Station**

S = Satisfactory  
 U = Unsatisfactory  
 F = Failure

Component	Description	Condition	Recommendation
<b>Electrical Systems</b>			
Service Entrance	3 pole mounted transformers, 50 kVA each, feed the Building underground from pole #NET/CO 141, NECO 114 to 1 600 amp disconnect and distribution located in the Police Department Dark Room in the Basement	S	Equipment appears to be in good condition depending on additional load - i.e. air conditioning, elevator, etc. May require new service upgrade.
Telephone Service Entrance	Telephone service is underground from a utility pole, NET/CO 140, to a storage room located in the Basement of the Town Hall	S	Provide protection for telephone equipment. Town's records are stored very close to telephone back board with no protection. Police Emergency Response (911) enters at the same location.
Electric Service	Existing service is rated at 600 amps. Installed new during the 1986 Addition/ Alterations.	S	Service is located in Police Department Dark Room. No direct access from Town Hall. Room is locked. Existing distribution panel does not have a index. The room contains an automatic transfer switch (locked) assumed to be 600 amp, appears to pick up the entire Building on the generator backup power.
Emergency Generator	Emergency generator auto transfer switch located in existing Boiler Room 75 amp ATS Zenith and 400 amp ATS Kohler located at Service Entrance in Police Department Dark Room. It appears that the entire Building is no emergency backup power.	S	Provide new distribution panel to relieve load from generator such as air conditioning, Town Offices, etc.

**RGB**

Architecture Engineering Interior Design  
 In conjunction with  
 Building Engineering Resources

**B. BUILDING SYSTEMS DESCRIPTION**  
**Town Hall and Police Station**

S = Satisfactory  
 U = Unsatisfactory  
 F = Failure

Component	Description	Condition	Recommendation
Lighting	The existing lighting is a combination of surface mounted and recessed fluorescent lighting with acrylic lenses and T12 lamps	S, U	Replace existing fixtures with new fixtures with T8 lamps, electronic ballast and parabolic lenses in offices and lens units in storage areas.
Exterior Lighting	Building mounted floor lights appear to be original. Parking area, none visible	U	Replace building mounted flood lights, lenses have discolored. Add Parking area lighting for security purposes.
Receptacles	Existing receptacles are the grounding type, minimal quantity, not sufficient quantity for today's computers.	S, U	Provide additional receptacles and branch circuit wiring as required.
Fire Alarm	Existing fire alarm system is hard wired, Simplex 2001 with 5 zones: First Floor Town Hall, Firest Floor Police, Ground Floor Town Hall, Ground Floor, Police, Duct smoke detectors. Non ADA compliant audible visual signals, manual pull stations mounted above the ADA acceptable mounting heights, smoke/heat detectors are located throughout the Facility, not located on 30 foot spacing.	U	Provide new fire alarm with ADA compliant devices. Provide voice evacuation if Meeting Room is considered a place of assembly. Lower pull stations to be within ADA Guidelines. Provide heat/smoke detectors above and below ceilings as required by RI State Fire Code.