

Washington Town Building Improvements

10/25/12

| Building                | Dept | Improvement Name  | Improvement Category | Improvement Description   | Current Status  | Status Notes | Published Planning Priority | Published Cost Estimate and Date | Other Comments  | Source of Recommended Improvement | Date of Source |
|-------------------------|------|---|----------------------|---|---|--------------|-----------------------------|----------------------------------|---|-----------------------------------|----------------|
| Elementary School [WES] | Educ | Add Instantaneous Water Heaters for Bathrooms and Kitchen | Energy               | GDS suggests monitoring hot water usage to better gauge our current demand. On Demand water heaters are a greater initial expense, but because they only heat up the water when it is required and you will not need to run the boilers when the building doesn't require heat, they save money.  | <i>Not currently planned.</i>                                 |              |                             |                                  |   | 9 GDS Audit                       | 12/2011        |
| Elementary School [WES] | Educ | Air Seal Attic to Wall on Eave Ends                       | Energy               | Add a proper air barrier to mitigate the ice dam problem on the eave ends. GDS recommends performing further investigation of the air sealing issue to assure the proper air sealing solution is applied.   | <i>Completed summer 2012.</i>                                 |              |                             | 6000                             | Projected cost savings of \$1,404 per year. Payback in 4.3 years.   | 9 GDS Audit                       | 12/2011        |
| Elementary School [WES] | Educ | Repair Damaged Attic Insulation                           | Energy               | Repair and replace damaged attic insulation and air seal penetrations. Add more insulation in the attic. The air sealing of penetrations in the ceiling should occur PRIOR to repairing or adding additional insulation.  | <i>Planned for summer 2012.</i>                               |              |                             |                                  |   | 9 GDS Audit                       | 12/2011        |
| Elementary School [WES] | Educ | Repair Hot Water Pipe Insulation                          | Energy               | Repair and replace hot water pipe insulation. Add proper insulation to all exposed heating piping including in the acoustical ceiling but below the attic.  | <i>Possible summer 2013.</i>                                  |              |                             |                                  |   | 9 GDS Audit                       | 12/2011        |
| Elementary School [WES] | Educ | Replace All Exterior Door Seals                           | Energy               | IR imaging of the exterior doors found the majority of exterior doors in need of new door seals and sweeps. GDS counted 13 failed door seal and sweeps.   | <i>Completed summer 2012.</i>                                 |              |                             | \$975 (\$75 per door)            | Projected cost savings of \$255 per year. Payback in 3.8 years.   | 9 GDS Audit                       | 12/2011        |
| Elementary School [WES] | Educ | Replace Boilers   | Energy               | Replace boilers with condensing boilers. The installed hot water boilers are non-condensing type boilers. Condensing boilers provide superior energy efficiency over non-condensing boilers. Converting to condensing boiler provides a simple payback between 5-10 years.  | <i>Not on agenda as current boilers are only 6 years old.</i> |              |                             |                                  | GDS recommends analyzing the impact of converting to a condensing boiler system after the heating system has been retro-commissioned as described above and the baseline propane consumption of the building has been re-established. | 9 GDS Audit                       | 12/2011        |
| Elementary School [WES] | Educ | Retro-Commission HVAC System                              | Energy               | The staff at the school identified several HVAC system performance issues which include over heating the class rooms in the original portion of the building due to failed control valves, excessive noise in the air handlers that serve the classrooms in the original portion of the building and the the multipurpose room and lack of air flow from some supply diffusers which indicates the system may be in need of rebalancing. Retro Commissioning is "a process that seeks to improve how building equipment and systems function together." | <i>Planned for 2012-13 FY.</i>                                |              |                             | 5031                             | Projected cost savings of \$2,199 per year. Payback in 2.3 years.   | 9 GDS Audit                       | 12/2011        |
| Elementary School [WES] | Educ | Upgrade Lighting Controls                                 | Energy               | Add 24 hour occupancy sensors to all classrooms, bathrooms, conference rooms, the teacher's room and the main office.   | <i>Not currently planned.</i>                                 |              |                             | 4800                             | Projected cost savings of \$887 per year. Payback in 5.4 years.   | 9 GDS Audit                       | 12/2011        |
| Elementary School [WES] | Educ | N/A   | none                 | N/A   |   |              |                             |                                  | An energy evaluation has been accomplished with recommendations included for improvement. The school has a bond debt of 1million due to be paid up in 2016 (approximately \$280,000 remaining as of 9/2012).                          | 1 Space Task Force                | 3/2010         |

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| East Washington Fire Station | Fire               | Build New station                         | Functional           | Fire vehicles barely fit in building and have to be moved out to permit access to turnout gear. We are getting by with old equipment, but replacement vehicles that will fit within the building are pretty much non-existent.  |                     | Six calls in 2 years as backup thus not a priority per Selectmen                    | Not a priority per Selectmen          |                                  | A 3 acre lot belonging to the Fire Dept. is located near by and is currently dedicated for a new station if necessary. A local family owns the building and allows the Town to utilize it for the fire station which reverts back to family if not utilized as a fire station.  | 1 Space Task Force  | 3/2010         |
| East Washington Fire Station | Fire               | Build New station                         | Functional           | Station's life is limited by the fact that equipment must fit in the building. Current equipment will last another 10 years, after which it may make sense to close the station if finding replacement equipment proves difficult or impossible to find. Current fire station and land are not owned by the town, which limits future expansion at current site. Station is backup to Bradford and Hillsboro. |                     |   |                                       |                                  | Town owns a 3 acre parcel of land that was purchased specifically for a new fire station in East Washington when the need arises  | CIP meeting with Brian Moser, Shawn Atkins and Bob Crane    | 8/2012         |
| Fire/Rescue Station          | Fire, Rescue & EOC | Upgrade lighting                          | Energy               | Replace the existing 8' T12 fluorescent lighting fixtures with dual 4'T8 light fixtures when the T12 light bulbs and ballasts fail.   |                     | Replace when current ballasts fail  | Not a priority per Selectment         |                                  | Peregrine did not identify any significant energy efficiency investment opportunities in the Fire Station that would pay for themselves in 10 years or less. The building is constructed well with reasonable levels of insulation, has a high efficiency heating system. In addition, Fire Department staff keeps the temperature at a reasonable level in the winter and has an appropriate level of electric equipment hardwired or plugged into the electrical distribution system. | 3 Peregrine Energy Group Report                             | 8/2011         |
| Fire/Rescue Station          | Fire, Rescue & EOC | Create Decontamination Area               | Functional           | Needs decontamination facility.   |                     | Will require addition to current facility   | After Town Hall project per Selectmen |                                  |   | 1 Space Task Force  | 3/2010         |
| Fire/Rescue Station          | Fire, Rescue & EOC | Create EOC Rest Space                     | Functional           | Expand space to include EOC rest area that can sleep 6 - 10 people. Space can also serve for meetings and training. Current area contains the kitchen and is crowded and noisy thus providing little rest area for workers during emergency situations.   |                     | Will require addition to current facility   | After Town Hall project per Selectmen |                                  | During prolonged emergencies staff are forced to rest wherever they can including on the floor between the fire trucks.   | 1 Space Task Force  | 3/2010         |
| Fire/Rescue Station          | Fire, Rescue & EOC | Create EOC Isolated Command Center        | Functional           | Need to improve the emergency command center area in Fire Station so that it is not open to the kitchen and common area. The noise and activity are not suitable for operating under the demands and stress that are placed on the personnel commanding the EOC during and emergency.   |                     |   |                                       |                                  |   | CIP Meeting with Ed Thayer and CIP meeting with Brian Moser | 8/2012         |
| Fire/Rescue Station          | Fire, Rescue & EOC | Create Hose Drying Tower                  | Functional           | A hose drying tower would allow hanging fire hoses vertically and improve drying process thus ensuring longer life for hoses. Need 25' height to dry 50' hoses.   |                     | Will require addition to current facility   | After Town Hall project per Selectmen |                                  |   | 1 Space Task Force  | 3/2010         |
| Fire/Rescue Station          | Fire, Rescue & EOC | Enlarge Apparatus Space                   | Functional           | Need to enlarge fire truck/apparatus bays. Current bays are limited in height & width of entrance doors as well as length for future equipment and limits use by assisting fire departments (that temporarily use station with larger apparatus). Ideally need 3-4 bays with 16' x16' doors and bay length of 40 feet.  |                     | Will require addition to current facility   | After Town Hall project per Selectmen |                                  | Consideration should be given to incorporate the Police Dept. within this building if/when enlargement is accomplished which would include all safety into this building and open up the old school house. This building is the center for the Town's most critical safety activities and is the "Heart Beat" of the Town in emergency situations.  | 1 Space Task Force  | 3/2010         |
| Fire/Rescue Station          | Fire, Rescue & EOC | Add Second Ambulance Bay                  | Functional           | If/when Fire Station build-out is done, two bays should be reserved for use by Rescue Squad for Ambulance and other rescue vehicles.  |                     |   |                                       |                                  |   | CIP Meeting with Bob Wright and John Corrigan               | 9/11/2012      |
| Fire/Rescue Station          | Fire, Rescue & EOC | Enlarge Storage Space                     | Functional           | Space is inadequate for Chief's and Captain's office and storage of files and equipment that need to be secured and heated.   | Partially Completed | New outside utility shed temporarily relieves some of the equipment storage issues. |                                       |                                  |   | 1 Space Task Force  | 3/2010         |
| Fire/Rescue Station          | Fire, Rescue & EOC | Create Rescue "Turnout" Gear Storage Area | Functional           | Create storage/closet space for Rescue Squad "turnout" gear so that volunteers are not storing gear in their own cars.  |                     |   |                                       |                                  |   | CIP Meeting with Bob Wright and John Corrigan               | 9/11/2012      |
| Fire/Rescue Station          | Fire, Rescue & EOC | Build Medical Supply Storage              | Functional           | Build heated walk-in closet for storing Rescue Squad medical supplies at appropriate temperatures.  |                     |   |                                       |                                  |   | CIP Meeting with Bob Wright and John Corrigan               | 9/11/2012      |

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| Fire/Rescue Station | Fire, Rescue & EOC | Create Rescue Squad Office Space | Functional           | Create separate office space for Fire Chief and Rescue Captain. Include a private workspace for EMT's with space for 2 chairs and computer. HIPPA compliancy requires privacy and security for reporting and filing of Rescue calls.   |                |   |                                       |                                  |                | CIP Meeting with Bob Wright and John Corrigan | 9/11/2012      |
| Fire/Rescue Station | Fire, Rescue & EOC | Purchase Existing Property       | Functional           | Purchase existing fire station property. The fire station is located on leased land with approximately 60 years left for use and specifies use for fire department only. Property is adequate size for an addition to be constructed when needed. It is recommend that the Town purchase the property to eliminate any future complications for usage. | Completed      | Purchase of property was approved at the 2011 Town Meeting.   |                                       | Land purchase approx. \$48K      |                | 1 Space Task Force                            | 3/2010         |
| Fire/Rescue Station | Fire, Rescue & EOC | Upgrade Exhaust System           | Functional Safety    | Install appropriate exhaust fans so that exhaust fumes from trucks being warmed up are NOT circulated throughout the building.   |                | Will require addition to current facility so that ceiling height will accommodate the exhaust system. | After Town Hall project per Selectmen |                                  |                | 1 Space Task Force                            | 3/2010         |
| Fire/Rescue Station | Fire, Rescue & EOC | Enlarge Parking Area             | Other                | Consider the possibility of acquiring approximately one acre of land on the Lempster side which would provide additional parking area.   |                |   | After Town Hall project per Selectmen |                                  |                | 1 Space Task Force                            | 3/2010         |

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| Camp Morgan Lodge (CML) | Muni | Air Seal Attic and Basement              | Energy               | Close and tightly seal six grilles that are open directly from the main room on the first floor to the attic. Cover grilles with insulation in the winter. Tighten loose doors in the basement, or create the equivalent of a "mud room" inside the basement to act as an air lock for the doors. Another option is to close off the doors in the winter and insulate and seal them air tight each fall.   |                | Covering grilles with insulation is being done by Ingrid. | Low priority per Selectmen  |                                  |   | 3 Peregrine Energy Group Report   | 8/2011         |
| Camp Morgan Lodge (CML) | Muni | Insulate Basement after Sealing Ductwork | Energy               | Once the heating system ductwork is sealed and insulated, the basement temperature will probably drop. Air sealing measures will reduce heat loss in the basement caused by air infiltration; however, the basement has a large exposed concrete wall service that should be insulated. Peregrine recommends gluing 2" rigid insulation directly to the exterior wall in the finished and unfinished basement sections. This is another good DIY project for town staff or volunteers that would be much less cost effective if it was installed professionally. The two major details to consider with this measure are the fire rating of the installed insulation and potential frost heaves caused by less heat thawing the ground next to the foundation. Building Science Corporation (BSC) has several excellent foundation insulation details on their corporate website 10. | Planned        | Good DIY volunteer project                                |                             |                                  |   | 3 Peregrine Energy Group Report   | 8/2011         |
| Camp Morgan Lodge (CML) | Muni | Seal and Insulate Ductwork               | Energy               | The basement has an extensive network of metal ductwork that supplies hot air to the basement and the main floor. Maximize the amount of heat delivered to the main floor in the winter and seal and insulate the basement ductwork. There are several resources online that describe duct sealing and insulation options. Using volunteers to do this work would save money.  | Planned        |   |                             |                                  |   | 3 Peregrine Energy Group Report   | 8/2011         |
| Camp Morgan Lodge (CML) | Muni | Test/replace Refrigerator                | Energy               | Record the energy used by the residential grade refrigerator with a Kill-a-watt meter for a week and replace it with a new Energy Star rated refrigerator if the energy use is 3 kWh per week or the equivalent of about 1,000 kWh per year.   |                |   | Low priority per Selectmen  |                                  |   | 3 Peregrine Energy Group Report   | 8/2011         |
| Camp Morgan Lodge (CML) | Muni | Upgrade Lighting                         | Energy               | replacing 4' T12 light bulbs with 4' T8 light bulbs and high efficiency electronic ballasts and replacing 8' T12 light fixtures with dual 4' T8 light fixtures   |                | Replace when current ballasts fail                        | Low priority per Selectmen  |                                  |   | 3 Peregrine Energy Group Report   | 8/2011         |
| Camp Morgan Lodge (CML) | Muni | Inspect Windows                          | Energy               | Inspect windows for drafts/leakage and repair as needed.   | Completed      | 2011 new windows were tightened up.                       |                             |                                  |   | CIP Subcomm                       | 7/2012         |
| Camp Morgan Lodge (CML) | Muni | Install New Septic                       | Functional           | Improvement of the grandfathered septic system is needed in the near future to serve both CML and WES. A preliminary design of the system including tanks, pump stations and leach field was completed in 2004 and has been State approved.  | Planned        | 5 year project, 4 more payments into fund                 | Implement 2016              |                                  | Building is utilized for town wide functions including town meetings, voting, dinners, youth programs, senior programs, rescue squad training, churches/organizations' events, and private functions. | 1 Space Task Force                | 3/2010         |
| Camp Morgan Lodge (CML) | Muni | Replace Blackwater Drainage              | Functional           | Design and replace the current Black water drainage lagoon across the street from the ball field with a new drainage system. Close the existing open air lagoon.   | Planned        | Part of Install New Septic project                        | Implement 2016              |                                  |   | 1 Space Task Force                | 3/2010         |
| Camp Morgan Lodge (CML) | Muni | Install Showers/Toilets                  | Functional Safety    | Showers and toilets need to be adequate to serve the needs of an emergency shelter for WES emergencies or town wide emergencies.   | Completed      |   |                             |                                  |   | 1 Space Task Force                | 3/2010         |
| Camp Morgan Lodge (CML) | Muni | Construct Lower Level Exit               | Safety               | Emergency exit for lower floor is required.  |                |   | Low priority per Selectmen  |                                  |   | 1 Space Task Force                | 3/2010         |
| Camp Morgan Lodge (CML) | Muni | Repair Foundation Leak                   | Building Condition   | Repair the foundation leak in the water storage closet along with the foundation crack on the northeast corner.  |                |   |                             |                                  |   | CIP meeting with Ken Eastman      | 10/11/12       |
| Camp Morgan Lodge (CML) | Muni | Power Wash Siding                        | Building Condition   | Power wash the vinyl siding before the mildew causes permanent siding damage.  |                |   |                             |                                  |   | CIP meeting with Ken Eastman      | 10/12/12       |
| Camp Morgan Lodge (CML) | Muni | Resurface Basement Floor                 | Building Condition   | Paint or tile the basement floor in the finished section now that the carpet has been removed.   |                |   |                             |                                  |   | CIP meeting with Ken Eastman      | 10/13/12       |
| Camp Morgan Lodge (CML) | Muni | Improve Landscaping                      | Aesthetics           | Enhance the landscaping of CML to provide a less austere exterior. Utilize volunteer efforts to accomplish.  |                |   |                             |                                  |   | CIP meeting with Ken Eastman      | 10/14/12       |
| Camp Morgan Lodge (CML) | Muni | Install Sign                             | Aesthetics           | Design and craft a wooden sign for the north gable end of CML.   |                |   |                             |                                  |   | CIP meeting with Ken Eastman      | 10/15/12       |

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| Library  | Muni | Reduce Amount of Dehumidification | Energy               | The Library could use less energy for dehumidification with a combination of water drainage and insulation upgrades. Both the dehumidifier and the condensing furnace generate water. The dehumidifier has a drain hose that runs to the sump pit. The furnace condensate drain empties into the french drain. Installing a vinyl hose from the furnace condensate drain pipe to the sump pit would reduce the amount of water that the dehumidifier needs to extract from the basement. Also should install a waterproof membrane that can also cover the sump pit. Also install rigid insulation on the smooth concrete walls in the archive room. |                |              |                             |                                  | May be unnecessary if archives are relocated?   | 3 Peregrine Energy Group Report   | 8/2011         |
| Library  | Muni | Seal and Insulate Ductwork        | Energy               | Heating system ductwork in the basement should be sealed and insulated. Air leakage and heat from the ductwork probably has a side benefit of heating the air and reducing the amount of dehumidification required, however, this will be less important after the basement moisture is reduced  |                |              |                             |                                  |   | 3 Peregrine Energy Group Report   | 8/2011         |
| Library  | Muni | Install New HVAC                  | Building Condition   | Current system is not adequately heating the library. Since ductwork is in place for heating, future cooling options would be relatively simple to replace the two window units that require annual installation and de-installation.  |                |              |                             |                                  |   | CIP Meeting with Jo Ellen Wright  | 10/9/12        |
| Library  | Muni | Drill New Well                    | Building Condition   | The library currently has a dug well and the water quality is not suitable for drinking. Water was tested and has coli form bacteria. The library stocks water bottles for drinking purposes and staff also brings water.  |                |              |                             |                                  |   | CIP Meeting with Jo Ellen Wright  | 10/10/12       |
| Library  | Muni | Create Additional Space           | Functional           | Basement used for Town Archive storage could otherwise be used for library space to relieve current crowding of computer stations and book shelves. The archives are not a Library function, but require a controlled environment and should be moved when possible.   | Identified     |              |                             |                                  | Building has historic significance. ???Roof was replaced in 2011?? Possible land acquisition behind the Library should be evaluated for future expansion. | 1 Space Task Force                | 3/2010         |

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| Town Hall | Muni | Evaluate Exterior Clapboards          | Building Condition   | Obtain a professional analysis of siding condition, then paint or replace as recommended.   | In-progress    |  |  |                                    |   | 1 Space Task Force                | 3/2010         |
| Town Hall | Muni | Upgrade Footings/Floor Framing        | Building Condition   | "The floor framing shows evidence of several significant efforts to correct structural problems. The original structural beams which span from east to west and align with the post system on the first floor...These beams are not severely damaged by rot but other damage has caused the addition of sub girders to reinforce and support them where they are no longer attached to the sills."  |                |  |  |                                    | "The incremental addition of new structural footings, girders and joists have brought the structure into functional condition. The fixes can only be looked at as temporary patches. Any plan for a restoration of the MH should include a restructuring of the foundation and floor framing system." | 8 Monahon/Cole Inspection         | 8/2009         |
| Town Hall | Muni | Replace Siding and Upgrade Insulation | Building Condition   | Replace siding, blow in insulation, and wrap with Tyvek.  | In-progress    |  |  |                                    | Planning Board made this recommendation in lieu of repainting existing clapboards that no longer held paint and were in poor condition.   | Planning Board                    | 10/2011        |
| Town Hall | Muni | Upgrade Wiring/Lighting               | Electrical           | "Upgrades are essential for the future use of this building."   |                |  |  |                                    |   | 1 Space Task Force                | 3/2010         |
| Town Hall | Muni | Improve HVAC                          | Energy               | "Upgrades (heating/ventilation/air conditioning) are essential for the future use of this building."  |                |  |  |                                    |   | 1 Space Task Force                | 3/2010         |
| Town Hall | Muni | Improve Insulation                    | Energy               | "Upgrades are essential for the future use of this building."   |                |  |  |                                    |   | 1 Space Task Force                | 3/2010         |
| Town Hall | Muni | Improve Crawl Space                   | Energy               | Install vapor barrier in crawl space, insulate w/ spray foam.   |                |  | Highest projected savings in report        | Cost for ALL of #4 IBEA: \$151,252 |   | 4 IBEA Audit                      | 2/2010         |
| Town Hall | Muni | Insulate Building                     | Energy               | Insulate 1st floor ceiling, attic, and walls with cellulose.  | In-Progress    | Exterior walls being insulated as siding is replaced |  |                                    |   | 4 IBEA Audit                      | 2/2010         |
| Town Hall | Muni | Upgrade Windows/Doors                 | Energy               | Install new interior storms, weather strip, re-glaze existing windows. Replace existing entry doors with insulated fiberglass.  |                | New interior entry door installed                    | Second highest projected savings in report |                                    |   | 4 IBEA Audit                      | 2/2010         |
| Town Hall | Muni | Modernize Office Space                | Functionality        | "All indicators point to two major separate projects that need to be carefully evaluated: A Public Safety Facility to meet all the growing requirements of our public safety providers, and modernization of our Town Administrative Offices for which there are three serious long term solutions to be considered."   |                |  |  |                                    |   | 1 Space Task Force                | 3/2010         |
| Town Hall | Muni | Increase Upper Level Support          | Future Options       | Placement of a structural beam to stabilize the expanse of the upper floor (above the large meeting room) to support the weight-bearing capacity needed if upper floor is restored.   |                |  |  |                                    |   | 6 Advisory Comm Report            | 5/2009         |
| Town Hall | Muni | Increase Work Space                   | Future Options       | Increase office, meeting and storage space for town administration, boards, and committees by creating new lower level.   |                |  |  |                                    |   | 6 Advisory Comm Report            | 5/2009         |
| Town Hall | Muni | Provide Upper Level Access            | Future Options       | In order to use upper level, additional means of egress and handicapped accessibility is needed. The proposed access method is a new addition at rear of building to house elevator, staircase.   |                |  |  |                                    |   | 6 Advisory Comm Report            | 5/2009         |
| Town Hall | Muni | Foundations                           | Interesting History  | "The foundations are inadequate, and bad settlements in several have resulted in uneven floors, loose windows, bad plaster cracks, etc. If the building is to be restored, these structural faults should first be corrected by jacking up where necessary and putting in ample foundation supports. This would be difficult due to the fact that there is no excavated cellar, and also because there is hardly a surface which is level or plumb. However, levelling up is not at all impractical and is essential if the building is to be preserved for use." |                |  |  |                                    | The 2009 Monahon/Cole inspection report reflects that many "fixes" have been done, but "can only be looked at as temporary patches." See photos in that report for details of "fixes."  | 7 1934 MH Report                  | 10/1934        |
| Town Hall | Muni | Replace Heating System                | Mechanical           | Replace boiler and install programmable thermostat. Install 2 heat recovery units.  |                |  |  |                                    |   | 4 IBEA Audit                      | 2/2010         |
| Town Hall | Muni | Replace Mechanical Systems            | Mechanical           | Replace electrical and heating systems as they are "outdated and inadequate." Include communications services and sprinkler system.   |                |  |  |                                    | Any updates would require attention to windows and insulation for full benefit.   | 6 Advisory Comm Report            | 5/2009         |
| Town Hall | Muni | Foundations                           | None                 | None needed: "mix of mortar laid fieldstone and brick. Where this could be observed on the interior of the crawl space the condition of these foundations was not deteriorated."  |                |  |  |                                    | "The ground base...is a mix of dry silt and sand with occasional rocks...No evidence of standing water or flow of water through or into this crawl space."  | 8 Monahon/Cole Inspection         | 8/2009         |
| Town Hall | Muni | Provide Second Egress                 | Safety               | Current egress is a safety risk. No specific improvement suggested.   |                |  |  |                                    |   | 1 Space Task Force                | 3/2010         |
| Town Hall | Muni | Improve Physical Security             | Security             | Install counter and glass partitions to improve security for town employees.  | Complete       |  |  |                                    |   | 1 Space Task Force                | 3/2010         |

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| Town Hall | Muni | Improve Records/IT Security | Security             | Additional space and security needed for record storage (including archives) and IT server and support for online storage security. |                |              |                             |                                  |   | 1 Space Task Force                | 3/2010         |
| Town Hall | Muni | Secure Cash Handling        | Security             | "Handling of cash should be more secure for obvious reasons."   | Complete       |              |                             |                                  |   | 1 Space Task Force                | 3/2010         |
| Town Hall | Muni | Improve Security            | Security             | Improve security to town hall work spaces to ensure security and safety for personnel, equipment and documents/files.               | On-going       |              |                             |                                  | "Current access to the work spaces in town hall seriously compromises security and lacks safety provisions for personnel, equipment and documents/files." | 6 Advisory Comm Report            | 5/2009         |
| Town Hall | Muni | Evaluate Foundation         | Structural           | "Any structural issues identified and confirmed will need to be corrected."   |                |              |                             |                                  |   | 1 Space Task Force                | 3/2010         |

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| Old School House | Police | Repair Mechanical Room Ceiling | Building Condition   | Repair the drywall of the mechanical room ceiling. Also, make sure that the access panel to the space above is sealed when not in use   |                         |   |                             |                                  |   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Repair Second Floor Ceiling    | Building Condition   | Repair any damages to the second floor lath and plaster ceiling. This would include sealing any cracks where the plaster is cracked   |                         |   |                             |                                  |   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Replace Bathrooms              | Building Condition   | Replace existing first and second floor bathrooms, make ADA compliant, install on-demand hot water.   |                         |   |                             |                                  | <i>Second floor is not ADA accessible so no need to alter bathroom for compliancy.</i>                              | 5 Bill Cole Rpt                   | 2/2010         |
| Old School House | Police | Replace Walls/Floors           | Building Condition   | Replace extremely poor condition plaster/lathe walls and ceilings with plaster board. Remove and replace all floors.  |                         |   |                             |                                  |   | 5 Bill Cole Rpt                   | 2/2010         |
| Old School House | Police | Build ADA Entrance             | Building Condition   | Need ADA accessible entrance into police station.   |                         |   |                             |                                  | Current door width may not accommodate ADA accessibility  | M1 Selectmen                      | 7/2012         |
| Old School House | Police | Update Wiring                  | Electrical           | Needs upgrading.  |                         |   |                             |                                  |   | 1 Space Task Force                | 3/2010         |
| Old School House | Police | Smart Strip Electrical Devices | Electrical           | Put all devices that use electricity on smart strips, and be sure to turn off the power strips when the equipment is not in use.  | <i>Not All Possible</i> | Conflicts with police 24x7 requirements   |                             |                                  | <i>Three computers on network need to be up 24x7 for backups at 3:00 am.</i>  | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Upgrade lighting               | Electrical           | Perform a lighting upgrade. Contact utility provider about financing options.   |                         |   |                             |                                  |   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Upgrade Wiring                 | Electrical           | Upgrade 100 AMP service and replace ALL wiring.   |                         | <i>3 new circuits and some wiring updates occurred in 2004</i>                                  |                             |                                  |   | 5 Bill Cole Rpt                   | 2/2010         |
| Old School House | Police | Insulate Building              | Energy               | Requires major insulation work.   |                         |   |                             |                                  |   | 1 Space Task Force                | 3/2010         |
| Old School House | Police | Insulate Attic                 | Energy               | Add loose fill cellulose insulation to acheive an R-60 in the attic.  |                         |   |                             |                                  |   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Insulate Exterior Walls        | Energy               | After the wall cavities have been cleared, fill the empty cavities with cellulose insulation.   |                         |   |                             |                                  | To be performed ONLY after Test/Remove Powder From Exterior Walls   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Insulate Floor                 | Energy               | Insulate the underside of the first floor. This should be done with closed cell spray foam.   |                         |   |                             |                                  |   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Replace Hot Water Heater       | Energy               | Replace the current DHW heater with an LP fired tankless hot water heater. Be sure to insulate all piping. The new heater would only heat the water when it is called for, in place of the current system which keeps an oversized tank of water to temperature year round.   |                         |   |                             |                                  | <i>Hot water only used in bathroom sinks, no showers.</i>   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Replace Windows                | Energy               | Replace the windows with a minimum of double pane, gas filled, low-e, vinyl or fiberglass replacement windows. If this is not to be done, replace the storm windows with newer, more efficient units with the lowest rated air infiltration rate available (.05 CFM/ft or better).  | Partially Done          | <i>First floor storm windows were replaced with higher quality triple track storms in 2011.</i> |                             |                                  |   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Seal Air Gaps                  | Energy               | Air seal gaps around chimney any other penetrations that would allow for air movement from the first floor to the second, and from the second floor to the attic. Also make sure exterior doors shut well, and provide a good air seal.   |                         |   |                             |                                  | <i>Second floor chimney is completely exposed. Wall/ceiling needs major repair.</i>                                 | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Weather Strip Door             | Energy               | <i>Apply weather stripping to the first floor interior door that leads to the stair well.</i>   | Partially Complete      | Replaced one front door and weather stripping   |                             |                                  |   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Insulate Building              | Energy               | Insulate crawl space, side walls, ceilings as current insulation is completely compromised or non-existent.   |                         |   |                             |                                  |   | 5 Bill Cole Rpt                   | 2/2010         |
| Old School House | Police | Replace Storm Windows          | Energy               | Replace aluminum storm windows  | Partially Done          | <i>First floor storm windows were replaced with higher quality triple track storms in 2011.</i> |                             |                                  | <i>Second floor windows have triple track storms of decent quality (except for 2 windows which have no storms).</i> | 5 Bill Cole Rpt                   | 2/2010         |
| Old School House | Police | Improve Juvenile Holding       | Functional           | Police station needs to be brought into compliance with state regulation RSA 169B-1113 for juvenile holding, i.e. separate room that is soundproof and ADA compliant.   |                         |   |                             |                                  |   | 1 Space Task Force                | 3/2010         |
| Old School House | Police | Provide Visual Privacy         | Functional           | <i>Install window treatments that prevent/block/obscure any view/sight into building from outside but allows natural light to filter through. Necessary for privacy. Current window shades on south facing windows are in shambles. Dark brown wooden blinds were installed on north facing windows by movie company. Can never raise shades or blinds for natural light because privacy is then compromised.</i> |                         |   |                             |                                  |   | M2 Police Chief                   | 7/2012         |

Washington Town Building Improvements

10/25/12

| Building         | Dept   | Improvement Name                       | Improvement Category | Improvement Description   | Current Status   | Status Notes  | Published Planning Priority | Published Cost Estimate and Date | Other Comments  | Source of Recommended Improvement | Date of Source |
|------------------|--------|--|----------------------|---|--|---|-----------------------------|----------------------------------|---|-----------------------------------|----------------|
| Old School House | Police | Add Adjacent Heated Cruiser Storage    | Future Options       | Cruiser storage needs to be heated for immediate computer and medical equipment functioning in emergency situations. Police are first responders. Cruiser storage should be adjacent to police office. Cruiser is currently stored in the Old Highway Garage and that garage now requires heating to accommodate the cruiser.   |  |   |                             |                                  | If cruiser is parked outside police station during cold weather, it is kept idling to maintain readiness. Every hour of idling is equivalent to 30 miles driven relative to wear and tear on cruiser. Cruiser security could be jeopardized by storing in a facility where access is not limited to police department.  | M2 Police Chief                   | 7/2012         |
| Old School House | Police | Create "Sally Port"                    | Future Options       | A "Sally Port" enables police to drive into the garage and then escort the criminal directly into an attached holding room. Prevents public viewing.  |  |   |                             |                                  |   | M2 Police Chief                   | 7/2012         |
| Old School House | Police | Install Shower                         | Future Options       | Include shower facility in future police station for decontamination and/or 24x7 emergency management.  |  |   |                             |                                  |   | M2 Police Chief                   | 7/2012         |
| Old School House | Police | Replace Furnace                        | Mechanical           | Furnace is inadequate and furnace room may not meet fire standards.   | Replaced in 2009 (approx) with an Energy Star Rated furnace. |   |                             |                                  |   | 1 Space Task Force                | 3/2010         |
| Old School House | Police | Check/Replace Furnace Air Filter       | Mechanical           | Check, and replace as needed, the air filter in the furnace. This filter is not meant to clean the air for building occupants, but rather collect larger particles that could be harmful to the equipment. Doing this will help prolong the life of the equipment, as well as increase system efficiency.   |  | Regular maintenance is not currently performed. 2006 was the last cleaning. |                             |                                  |   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Replace Heating System                 | Mechanical           | Replace current hot air heating system with new high efficiency hot water system with wall panel radiators.   |  |   |                             |                                  |   | 5 Bill Cole Rpt                   | 2/2010         |
| Old School House | Police | Improve Entrance Security              | Safety               | A secure entrance needs to be built that creates a "person trap" by having second locked door.  |  |   |                             |                                  | Feature provides police officer safety. A nice-to-have according to Chief Marshall.   | 1 Space Task Force                | 3/2010         |
| Old School House | Police | Provide Second Floor Egress            | Safety               | Second floor needs to meet fire code for egress/fire escape and is considered unsafe. Youth programs should not be meeting here.  |  |   |                             |                                  | Need more investigation and research to determine exact issues with fire escape. Current condition of fire escape and required standards are unknown.   | 1 Space Task Force                | 3/2010         |
| Old School House | Police | Air Seal Mechanical Room               | Safety               | Continue the PVC supply air pipe and connect to the furnace. Doing this should allow for the mechanical room to be air sealed. Seal off the open chimney thimble in the mechanical room. Confirm whether or not there are zone dampers, and whether or not they are functioning properly. If no mechanical zone dampers are present, have them installed along with new digital programmable thermostats. Air seal and insulate all of the supply ductwork. Sealing the ducts could be done with a metalized tape, though the use of mastic is preferred. Air seal and insulate the return ductwork in the crawl space. The insulation should be a minimum of R-8(installed) foil faced fiberglass duct insulation. Seal the gap between the return plenum and the furnace. |  |   |                             |                                  | None of the return ductwork in the crawl space has been air sealed or insulated. This is problematic for a couple of reasons: first, the return air is being cooled before it arrives back at the furnace, resulting in inefficiency; second, the return ducts are pulling in air, dust and possibly other contaminants from the crawl space into the ductwork. This potentially unhealthy air is then distributed to the occupied areas of the building. | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Post-improvement Blower Door Test      | Safety               | If the recommended air-seal and insulation work is completed with care, it will be necessary to provide fresh air to the building. A blower door test would determine how tight the building is as a result of the efficiency upgrades, and help ensure that the ventilation system upholds to ASHREA standards for ventilation.  |  |   |                             |                                  | The most energy efficient way to provide fresh air in this case would be with an energy recovery ventilator (ERV). An ERV functions by removing a percentage of the stale air from the return plenum, and then introduces charged, fresh air to the return plenum right before the air-handler. In the winter, warm/stale air being removed from the building will charge the incoming fresh air with a heat exchanger located inside the ERV.            | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Test/Remove Powder From Exterior Walls | Safety               | Have the powder from in the exterior walls tested to confirm whether or not it is UFFI. If it is UFFI, remove the powder with a high powered vacuum. If it is not UFFI, and contains asbestos or other toxic substances, seek professional help to remediate the substance.   |  |   |                             |                                  |   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Evaluate Foundation                    | Structural           | Foundation and structural supports need to be evaluated.  |  |   |                             |                                  |   | 1 Space Task Force                | 3/2010         |
| Old School House | Police | Evaluate Foundation                    | Structural           | "proper evaluation by a mason or foundation specialist should be done"  |  |   |                             |                                  |   | 2 SDES Audit                      | 5/2010         |

Washington Town Building Improvements

10/25/12

| Building         | Dept   | Improvement Name          | Improvement Category | Improvement Description  | Current Status     | Status Notes   | Published Planning Priority   | Published Cost Estimate and Date | Other Comments                              | Source of Recommended Improvement | Date of Source |
|------------------|--------|---------------------------|----------------------|--|--------------------|--|---|----------------------------------|---|-----------------------------------|----------------|
| Old School House | Police | Vapor Barrier Crawl Space | Structural           | Put down a vapor barrier over the dirt floor of the crawl space.   |                    |  |   |                                  |   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Install Girder            | Structural           | Install second floor single dropped girder from back to front with new posts and piers.  |                    |  |   |                                  |   | 5 Bill Cole Rpt                   | 2/2010         |
| Old School House | Police | Repair Foundation         | Structural           | "the double brick top foundation walls have sustained severe water damage due to our NH freeze-thaw weather cycles"            |                    |  |   |                                  | No actionable recommendation made in report | 5 Bill Cole Rpt                   | 2/2010         |
| Old School House | Police | Replace Front Sills       | Structural           | Replace front rotted sill, replace sill between original/addition.   | Partially Complete | Both front door sills were replaced (below doors) when new doors were installed. |   |                                  |   | 5 Bill Cole Rpt                   | 2/2010         |
| Old School House | Police | Screen Crawlspace         | Ventilation          | Replace plywood pieces with framed screens (extant) during warmer months for ventilation                                       |                    | report indicates screens are there in the crawlspace and just need to be used    | rec found in text of report, does not appear in any recommendation list in the report | none                             |   | 2 SDES Audit                      | 5/2010         |
| Old School House | Police | Enlarge Attic Vents       | Ventilation          | Enlarge cable end vents and secure cupola screening to bring attic to proper cold-roof condition to increase life of shingles. |                    |  |   |                                  |   | 5 Bill Cole Rpt                   | 2/2010         |

Washington Town Building Improvements

10/25/12

| Building           | Dept         | Improvement Name           | Improvement Category | Improvement Description   | Current Status | Status Notes                 | Published Planning Priority | Published Cost Estimate and Date | Other Comments                               | Source of Recommended Improvement | Date of Source |
|--------------------|--------------|----------------------------|----------------------|---|----------------|------------------------------|-----------------------------|----------------------------------|--|-----------------------------------|----------------|
| Main garage        | Public Works | Install Wood Pellet Boiler | Energy               | Install wood pellet boiler with hopper for additional heating source for the main garage.   | Completed      | Should be a 3-5 year payback |                             |                                  |  | M1 Selectmen                      | 8/2011         |
| Main garage        | Public Works | Direct Vent Exhaust        | Functional           | Need Main Garage vehicle direct vent exhaust system to be retrofitted to garage doors so that vehicles can run in garage with doors closed.   |                |                              | 3-5 years                   |                                  |  | CIP Meeting with Ed Thayer        | 8/2012         |
| Main garage        | Public Works | Build Salt Storage         | Functional           | Need salt storage system at DPW Main Garage outside storage area when gravel pit is closed in 7-10 years.   |                |                              | 7-10 years                  |                                  |  | CIP Meeting with Ed Thayer        | 8/2012         |
| Main garage        | Public Works | Build Storage Addition     | Functional           | Build and enclosed shed-roof addition off the north side of the Main Garage for cold storage of equipment. Addition would have east/west facing garage doors for drive-through capability and contain shelving against common wall with existing garage. Addition would house some of the equipment currently being stored/covered with tarps outdoors. |                |                              | 3-5 years                   |                                  |  | CIP Meeting with Ed Thayer        | 8/2012         |
| Main garage        | Public Works | Drill New Well             | Functional           | Current well water is not drinkable and runs dry when pressure washing trucks in winter. The well has been poor from the day it was installed. Mineral content is so high that it causes corrosion in new pellet boiler system. A new cable drilled well rather than a rotary drilled well will produce higher quality water source.                    |                |                              | 2013                        | Ed's Estimate is approx \$5K     |  | CIP Email from Ed Thayer          | 9/12/2012      |
| Main garage        | Public Works | N/A                        | N/A                  | None needed   |                |                              |                             |                                  |  | 3 Peregrine Energy Group Report   | 8/2011         |
| Main garage        | Public Works | N/A                        | N/A                  | None needed   |                |                              |                             |                                  |  | 1 Space Task Force                | 3/2010         |
| Old Highway Garage | Public Works | Assess Building Condition  | Environment Space    | Damp environment is destructive to equipment stored there. Used by Highway(?), Police & EOC for Police vehicle, forest fire truck, tanker & 80K generator. Cinder block foundation, not heated, wet back wall against earth embankment, old roof. Building condition is poor and may not be repairable.   |                |                              |                             |                                  | Building is being heated again per Selectmen | 1 Space Task Force                | 3/2010         |
| Old Highway Garage | Public Works | Install Curtain Drains     | Building Condition   | Install curtain drains around the building foundation perimeter to redirect water from rear hill. Will resolve moisture issues inside the building.   |                |                              |                             |                                  |  | CIP Meeting with Ed Thayer        | 8/2012         |
| Sand Pit           | Public Works | Acquire More Land          | Functional           | The material on all current lots (9-32, 9-49, 9-35, and leased lot 9-55) will be depleted in 7-10 years. Town will need to consider acquiring more land adjacent to current lots or resort to purchasing materials.   |                |                              | 7-10 years                  |                                  |  | CIP Meeting with Ed Thayer        | 8/2012         |
| Sand Pit           | Public Works | Debt Burden                | None                 | None identified   |                |                              |                             | debt \$40K                       | Debt will be paid off in 2013                | 1 Space Task Force                | 3/2010         |
| Transfer Station   | Public Works | Build Storage for Recycles | Functional           | Build a rough cut but fully enclosed storage building for miscellaneous recyclables (tires, batteries, propane, fluorescent bulbs, etc) to replace box storage units. Box units are not accessible by mechanized equipment/fork lift to easily move/remove stored items.  |                |                              |                             |                                  |  | CIP meeting with Ed Thayer        | 8/2012         |
| Transfer Station   | Public Works | N/A                        | None                 | None identified   | N/A            |                              |                             | N/A                              | N/A  | 1 Space Task Force                | 3/2010         |