

CAMERON SENIOR CENTER

20 Pleasant Street

Year Constructed: 1872
Year of Renovation/Addition: 2010
Building Type: A-3
Construction Type: VA
Fire sprinklers: Yes
Total Floor Area: 15,288 SF
Floors: Basement, First and Second



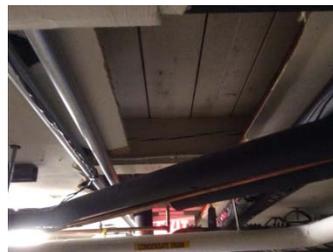
GENERAL: The building is in good condition but has a couple of key areas of work that need to be performed. Firstly, the Basement has many concealed spaces that cannot be protected by the fire sprinkler system and closing these off will significantly enhance the fire protection of the building. Second is the start of exterior deterioration which if addressed on an on-going basis will protect the Town's investment in this building.

LIFE SAFETY:

2 Snow guards need to be added above sidewalks on side of building.

2 Holes in basement ceiling need to be patched to cover wood framing to prevent potential fire in concealed space.

3 Chase walls at perimeter of basement is not fully enclosed with drywall but does have metal studs. Complete enclosure of walls.



HEALTH:

2 There is a water, cross connection at second floor janitor's sink. Remove cleaning agent fill hose from faucet and provide backflow preventer rated for this type of connection.

HAZARDOUS MATERIALS: N/A

ADA COMPLIANCE:

- 3 Egress steps (2 sets) at front of building do not have ADA compliant handrails on both sides. These need to be added.



SITE: N/A

EXTERIORS:

- 3 Small pitched roofs at first floor are causing deterioration of adjacent siding on slope. Remove paint down to bare wood and add consolidant to wood before re-painting.



- 3 Some areas of siding are starting to peel. Scrape and re-paint these isolated areas.



- 3 There is some slight shifting of foundation wall facing stones at front of building resulting in loss of mortar. Stones need to be re-pointed.

INTERIORS:

- 4 On the top landing at north stair the floor is not properly secured. Re-attach floor.



ENERGY & WATER CONSERVATION:

- 4 Although windows are relatively new, a number are not air tight allowing drafts of air to pass into room. Each window needs to be checked and an appropriate solution implemented. These could included weather-stripping adjustment, adding jamb insulation and/or sealant.

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION:

(see individual reports for detailed description).

- 3 Pendant type sprinklers attached to dry-pipe system should be changed to dry-barrel type to prevent freezing.
- 4 Backflow preventer for HVAC does not have vent drip piped to drain. Add drip pipe and discharge over floor drain.
- 3 There is no floor drain in Boiler room. Add drain to prevent flooding.
- 3 Water heater has no vacuum relief valve required by code. Add vacuum relief valve to cold water line near water heater.
- 4 Copper hot water piping for radiation throughout building requires a chemical treatment regimen.
- 4 Fan coil unit's air cooled condensing units(3) on roof do not have a provision for remote terminal or internet access to system controls. Provide manufacturer's control interface.
- 4 Cassette and console VRV type fan coil units(37) throughout building do not have a provision for remote terminal or internet access to system controls. Provide manufacturer's control interface.
- 4 DDC automatic temperature control, throughout building, is not connected to the boilers or the VRF system. Provide BACnet or modbus connectivity to integrate systems.
- 2 Elevator machine room smoke vent is too close to floor and should be moved up to be within 12" of the top of the machine room.