

Town of Sunapee 10-Year Buildings Maintenance Schedule & Capital Reserve Plan This schedule and plan was updated on December 28, 2022								
Planned Maintenance Schedule	Suggested Maintenance Schedule	Town Building and/or Facility	Building or Grounds Component to be Maintained	Condition of Building Component	Description of Maintenance	Estimated Cost from Capital Reserve Fund	Projected Annual Capital Reserve Contribution	Estimated Annual Capital Reserve Fund Balance
NOTE: This 10-Year Maintenance Schedule and Capital Reserve Plan is based on the Town's current buildings and their interior and exterior components, and includes the grounds around each of the buildings that are a significant part of each buildings. The estimated costs presented in this plan were obtained using best available data in the buildings and grounds maintenance industry and/or from current buildings and grounds material costs and should be considered approximate. This plan is reviewed annually and the replacement schedules and estimated costs may be adjusted as necessary.								
SUMMARY OF BUILDING MAINTENANCE PROJECTS COMPLETED SINCE 2014								
Estimated Balance in Capital Reserve Fund in 2014								\$86,010.51
2015	2016	Town Offices	Alarm System: No existing system New card swipe key system installed throughout the building in 2015	N/A	Install new alarm system	\$10,000.00	\$40,000.00	\$116,010.51
2016	2015	Town Offices	Building Roof: Asphalt shingles Project completed in 2016	Fair	Replace existing shingled roof with new asphalt shingles	\$16,995.00	\$40,000.00	\$139,015.51
	2017	Town Offices	Asphalt Parking Area & Sidewalks Project completed in 2016	Fair	1" Overlay of the parking area and repave the existing sidewalk.	\$13,208.50		\$125,807.01
	2016	Safety Services	Parking Area: Bituminous concrete pavement & concrete walkways with asphalt curb. Project completed in 2016	Fair	1" Overlay of parking area and repoint granite curb	\$23,986.25		\$101,820.76
2017	2016	Harbor Restroom Parking Area	Asphalt Parking Area & Stone Retaining Wall (adjacent to boat launch) Project completed in October 2017	Poor	Reconstruct the parking area and rehabilitate the existing retaining wall adjacent to the boat launch ramp.	\$42,423.90	\$40,000.00	\$99,396.86
2018	2017	Safety Services	Roof Shingles (Claim from IKKO provided pro-rated cost to replace failed shingles) Project bumped up in schedule due to condition of existing shingles and completed in June 2018	Fair/Poor	Remove and replace existing roof shingles with new ones. Install ice and water shield and colored steel flashing in the roof valleys.	\$100,000.00	\$40,000.00	\$39,396.86
	2022	Highway Garage	Building Siding: Cement clapboard siding with wood trim Project bumped up in schedule due to condition of existing shingles and completed in June 2018	Fair	Repair and/or replace siding as necessary (clapboards provided by Hardy Plank)	\$0.00	\$40,000.00	\$79,396.86
2019	2026	Safety Services	Building Siding: Cement board with wood and vinyl trim. Hardi Plank siding was provided by manufacturer under warranty conditions. Highway Department replaced all Hardy Plank siding that was observed defective on the building.	Good	Repair and/or replace hardy plank siding boards as necessary, and repaint the entire exterior	\$0.00	\$40,000.00	\$119,396.86
2020	2018	Transfer Station	Asphalt Parking Area (From Happy Shack to C&D bunker) Project approved by BOS on 6/3/20 and completed in July 2020	Fair/Poor	1 1/2" Thickened overlay of the parking area	\$19,060.00	\$40,000.00	\$140,336.86
2021	2012	Highway Garage	Existing winter sand pile area and gravel area between cold storage building and bus shed. Project completed in September 2021.	Poor	2" base pavement under existing winter sand pile to improve drainage from area as requested by the NHDES, and the area and between cold storage building and bus shed (school to pay for 1/2)	\$32,000.00	\$40,000.00	\$148,336.86
	2017	GM Boat Launch Parking Area	Asphalt Parking Area Project completed in October 2021.	Fair	1" Overlay of the parking area and repave the existing sidewalk.	\$12,000.00		\$136,336.86
2022	2023	Safety Services	Paint the exterior of the Safety Service Building Project completed in September 2022	Fair	Paint the exterior of the building. Replace interior rugs.	\$42,992.00	\$40,000.00	\$133,344.86
Planned Maintenance Schedule	Recommended Maintenance Schedule	Town Building and/or Facility	Building Component Maintained	Condition of Building Component (2016)	Description of Maintenance	Estimated Cost from Capital Reserve Fund	Projected Annual Capital Reserve Contribution	Estimated Annual Capital Reserve Fund Balance
PROPOSED 10-YEAR BUILDING IMPROVEMENT SCHEDULE & CAPITAL RESERVE FUND								
NOTE: The estimated costs presented in this building maintenance schedule and capital reserve plan are reviewed on an annual basis and may be revised as necessary to more accurately reflect the best available building and/or building component costs for the improvement being proposed during each calendar year.								
	2019	Highway Garage	Driveway entrance, parking areas, and building access points	Fair	Install 1 1/2" thickened overlay for the entire area. This area never had a wearing course of pavement installed when the building was originally constructed in 2001.	\$40,000.00		\$113,344.86
	2023	Safety Services Building	Replace the interior rugs.	Fair	Replace interior rugs.	\$20,000.00		\$93,344.86
	2020	Dewey Beach	Parking area in front of the chainlink fence	Fair	Install 3" thickness of pavement over existing gravel parking lot	\$30,000.00		\$63,344.86
2024	2018	Gazebo and Harbor Parking Area	Asphalt Parking Area (Adjacent to Burkhaven Hill Road)	Fair/Poor	Grind existing asphalt, regrade the parking lot, install 3" of new pavement (determine if bituminous curb and additional drainage components will facilitate improved drainage and stormwater treatment).	\$40,000.00	\$40,000.00	\$63,344.86
	2020	GM Boat Launch	Boat launch, dock and retaining wall permitting, design and rehabilitation	Fair	Rehabilitate boat launch ramp, reconstruct old crib/waste block dock and retaining walls. Include new dock extension with public boat slips. This project is removed from this capital reserve plan and will be a stand-alone warrant article in 2024.	\$275,000.00	\$0.00	\$63,344.86
2025	2019	Transfer Station - Happy Shack	The Happy Shack & attached Recyclables Building: The foundation is cast-in-place concrete sauna tubes, concrete slab on lower level. 4" x 4" posts anchored to the sauna tubes. Wood framed shed style building with modular style office set on wooden cribbing with metal roof.	Fair/Poor	Solicit services from design build firms to design the project in 2023, and to construct the project in 2024. Project includes the removal and reconstruction of the existing Happy Shack and recycling disposal areas. Building to match the existing pole barn building style. New building will include an area for plastic, paper and textile recycling (self sort) by residents and a new conventional office area. This project may be funded partially from recycling revenue.	\$25,000.00	\$50,000.00	\$88,344.86
2026						\$0.00	\$50,000.00	\$138,344.86
2027						\$150,000.00	\$50,000.00	\$38,344.86
2028	2020	Highway Garage	Install new generator	N/A	Install new generator	\$40,000.00	\$50,000.00	\$48,344.86
2029	2017	Highway Garage	Diesel Fuel Tank & Dispenser: (1) - 4,000 gallon diesel fuel tank located in a waste block bunker with barrel key dispenser system.	Fair	Replace existing tank with larger double walled underground storage tank. Replace existing dispenser system with digital pump(s) and card swipe system	\$100,000.00	\$50,000.00	-\$1,655.14
2030	2022	Highway Garage	Vehicle Maintenance Lift: Model FP27-24L Eagle, 4-post 27,000 lb vehicle lift capacity.	Fair	Purchase new 4 post lift system to accommodate the weight capacity of all vehicles and heavy equipment (rated to 64,000lbs) that is owned by the Town.	\$30,000.00	\$50,000.00	\$18,344.86
2031	2020	Transfer Station - Happy Shack	Loading & Unloading Area: Bituminous concrete pavement loading and unloading area. Remainder of access around perimeter is gravel.	Fair	Const1" overlay of public access and unloading area, and west side of building.	\$10,000.00	\$50,000.00	\$58,344.86
2032	2018	Fire Station - GM	Parking Area: Bituminous concrete pavement	Fair	1" overlay of parking area and garage access	\$10,000.00	\$50,000.00	\$98,344.86
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2033	2026	Abbott Library	Parking Areas	Good	1" Overlay of existing parking areas	\$30,000.00	\$50,000.00	\$118,344.86
2034	2036	Highway Garage	Building Roof: Standing seem metal roof	Good	Inspect and repair existing standing seam metal roof as necessary	\$125,000.00	\$50,000.00	\$43,344.86
2035	2035					\$0.00	\$50,000.00	\$93,344.86
2036	TBD	Abbott Library	Boiler	Good		\$25,000.00	\$50,000.00	\$118,344.86