

Town of Pomfret Building Maintenance Repairs

12/27/19

POMFRET CAPITAL MAINTENANCE & RENEWAL NEEDS

DECEMBER 2019

BUILDING	WORK DESCRIPTION	NEW CAPITAL EXPENDITURES	MAJOR MAINTENANCE/CAPITAL RENEWAL	NON-CAPITAL ROUTINE MAINTENANCE	IMPLIMENTATION SCHEDULE	NOTES
TOWN HALL	Exterior Siding Replacement		\$9,900		Spring/Summer 2017	complete
	Insulation – Walls	\$6,050			Spring/Summer 2017	complete
	Insulation – Roof	\$10,115			Spring/Summer 2017	complete
	Exterior Painting			\$19,800	Spring/Summer 2017	complete, excluding rear wall
	Front Column Repair			\$660	Spring/Summer 2017	complete
	New Porch Floor		\$3,300		Spring/Summer 2017	unconfirmed estimate
	New Windows (in lieu of repair/paint)		\$48,000		Spring/Summer 2017	complete
	Boiler Replacement		\$10,000		Fall 2030	unconfirmed estimate
	Fire Separation of Kitchen and Egress	?			TBD	no defined scope or schedule
	Floor Refinishing			\$1,500	Spring/Summer 2017	complete
	Exterior Lighting	\$3,000			Spring/Summer 2020	unconfirmed estimate
	Renovation/Replacement of Rear Additions	?			TBD	no defined scope or schedule
	Additional Parking	?			TBD	See Holden Engineering Study
	Paint rear of Town Hall exterior			\$6,000	Spring/Summer 2020	unconfirmed estimate
	Fix or replace rear porch and steps		\$4,000		Spring/Summer 2020	unconfirmed estimate
	Smooth front entry ramp		\$2,500		Spring/Summer 2020	unconfirmed estimate
	SUB-TOTAL	\$3,000	\$19,800	\$6,000		
HISTORICAL SOCIETY (Old Town Clerk's Office)	Site and Drainage Work			\$2,500	Spring/Summer 2020	
	Repair and Repoint Brick		\$4,400		Spring/Summer 2020	unconfirmed estimate
	Prep, Repair, and Paint Window and Trim			\$3,000	Spring/Summer 2020	unconfirmed estimate
	Insulate Foundation Interior and Dampproof	\$4,400			Spring/Summer 2020	unconfirmed estimate
	New Slate Roof (in lieu of repair)		\$14,700		Spring/Summer 2017	complete
	SUB-TOTAL	\$4,400	\$4,400	\$5,500		
CARRIAGE SHED	Site and Drainage Work			\$2,500	TBD	unconfirmed estimate
	Tree Removal				Summer 2021	completed Summer 2018; will need to be done every two years
	Stone Foundation Repair		\$5,170		TBD	
	Structural Reinforcement/Repair		\$24,750		TBD	
	New Wood Shingle Roof		\$8,000		TBD	unconfirmed estimate; consistent with historical preservation
	SUB-TOTAL	\$0	\$37,920	\$2,500		
TOWN OFFICES	Exterior Painting			\$15,000	Spring/Summer 2022	unconfirmed estimate
	Automatic Door Operator (ADA requirement)	\$2,500			Spring/Summer 2020	unconfirmed estimate
	SUB-TOTAL	\$2,500	\$0	\$15,000		
TOWN GARAGE	New Ventilation System	\$2,500			Winter 2016/2017	unconfirmed estimate
	Repair/Replacement of Overhead Door Jamb & Trim		\$2,500		Spring/Summer 2017	unconfirmed estimate
	Fire-Rated Separation Between Office and Garage	\$3,000			TBD	unconfirmed estimate
	Gyp. Bd. Repair/Replacement at Plumbing Vent			\$500	Winter 2016/2017	unconfirmed estimate
	Fire & Smoke Alarm System	\$20,000			TBD	unconfirmed estimate; see Issue Id 3723 VLCT Risk Mgmt Report (July 2019)
	Land Acquisition Triangle	\$15,000			Fall 2018	complete
	Replace various clapboards		\$6,000		Spring/Summer 2020	unconfirmed estimate
	Exterior painting			\$8,000	Spring/Summer 2020	unconfirmed estimate
	Security camera system	\$5,037			Spring 2017	complete; partly funded with VLCT grant
	SUB-TOTAL	\$25,500	\$8,500	\$8,500		

NOTES:

**New Capital Expenditures** - New building features with 10-30 depreciation

**Major Maintenance/Capital Renewal** - Replacement or upgrade of existing building features with 10-30 year cycle

**Non-Capital Routine Maintenance** - Cyclical maintenance of existing building features with less than 10 year depreciation, or exterior land improvements under \$5,000.