Executive Summary:

The Cohasset Town Hall contains an original structure that was built in 1857 and re-configured in 1928. An addition was constructed in 1987. System upgrades have taken place as recently as 2008. In general, the “Old” Town Hall equipment is in poor condition with some vintage original equipment that is backfed from the addition, within the addition system conditions vary depending on the age. The service capacity is slightly undersized for the square footage. It is adequate for the current loads however, if full A/C or an increase in square footage was desired the service would require an upgrade to a 1200Amp 120/208Volt service.

Executive Distribution System:

The Town Hall service is fed from Highland Avenue utility pole #7 which contains a pole riser, and runs underground to a utility company owned pad mounted transformer located on the East side of the building within a fenced in enclosure. The meter is located outside adjacent to the transformer. Metering appears to be hot sequence.

The Electrical service is located in the Town Hall addition on the basement level. The service is rated at 600Amperes 120/208Volt, 3Ø, 4-Wire. The distribution equipment in the main Electric Room is
manufactured by Square D, and in good condition. The main distribution panel “MDP” back feeds the “Old” Town Hall via a 50kva transformer with a 208Volt single phase primary and a 120/240Volt single phase secondary. The “Old” Town Hall consists of a 120/240Volt single phase system. The “Old” Town Hall electrical distribution system is beyond its serviceable life and is in immediate need of replacement.
Branch Circuit:

In general, the branch circuiting within the facility is in poor condition and is not adequate for the equipment requiring power. Old and new branch circuits share rooms where the old original receptacles are prone to tripping. There are original receptacles with no ground prong still in place. Many instances of plug strips with extension cords were noted which creates a safety hazard. Branch circuit panel boards are located surface mounted and exposed in public squares.
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**Interior Lighting:**

Interior lighting in general is in poor condition within the “Old” Town Hall, many of the lighting is incandescent type period fixtures. Within the addition they are generally fluorescent type. In any renovation/addition program all lighting should be replaced with high efficiency LED type controller with an automatic lighting control system in compliance with the latest energy code. Existing lighting control is giving live voltage switching and time clock for the exterior lighting.
The Auditorium contains a theatrical lighting system which consists of a sub panel, dimming system, front of house lighting bar with spots and fresnels and storage left and right wall hung fixtures. The fixtures seem to be in fair condition however, the infrastructure is poor and in need of an upgrade.
Emergency System:

The building is not equipped with a generator. Emergency lighting is accomplished with emergency battery units, and self-contained battery exit signs. The condition varies from fair to poor. Many exit signs are currently not operational and need to be addressed.
Exterior Lighting:

Exterior lighting consists of pole mounted fixtures in the parking areas, recessed areas under canopies and some wall lights at egress doors. There is no emergency lighting at egress doors, which is a code violation. In general, the lighting is in poor condition.

Fire Alarm System:

The existing Fire Alarm system is in fair condition. The Fire Alarm control panel is manufactured by Silent Knight and is of the addressable type. System coverage and notification seems to be code compliant.
Security System:

The building contains an access control system with proximity readers at select doors. The system is manufactured by DSX.

Communication System:

The building contains a Verizon Fiber service, and copper lines that enter in the Main Electric Room. There is also fiber connection on the second floor for broadcasting. The building contains a VOIP ShoreTel phone system. Communications cabling is in poor condition. Any renovation/addition program new Category 6 cabling with patch panels and wire management should be installed.