

## FACILITY CONDITION ASSESSMENT

# FIRE HEADQUARTERS

238 Danbury Road  
Wilton, Connecticut



Prepared for:

**Town of Wilton**  
238 Danbury Road  
Wilton, Connecticut 06897  
Attention: Mr. Jeff Pardo  
jeff.pardo@wiltonct.org

Marx|Okubo Job No. 23-2104

January 23, 2024

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## 1.0 DEFICIENCIES AND RECOMMENDATIONS

Recommendations for remedial work addressing significant building deficiencies are included in this section. Recommendations are divided into *Immediate Work Items* and *Capital Work Items*.

The cost threshold for this project is \$3,000. Items that do not meet this threshold are excluded from our recommendations.

**Immediate Work Items:** Include items that correct safety and life-threatening building and/or fire code violations; items that, if left unrepaired over the next year, would result in serious damage to the building or its contents; and elements not compliant with federal accessibility regulations. These items should be undertaken on a priority basis taking precedence over routine preventive maintenance work.

**Capital Work Items:** Include items that are customarily repaired or replaced over several years due to economic considerations (e.g. paving, roofs, appliances), items which are currently in acceptable condition but will reach or exceed their useful economic service life during the term, and items that are periodic in nature but not considered normal maintenance (e.g. pavement seal coating, painting). Also included are significant energy-saving or operational improvements. These opinions of cost are generally based on industry-accepted life spans for these systems unless there are mitigating circumstances.

In addition, based on the Request for Qualifications/Proposals requirements, Marx|Okubo Associates, Inc. has assigned Facility Deficiency Priorities and Categories as follows:

Facility Deficiency Priorities:

- Priority 1 - Current Critical (Assigned to the Immediate Work items described above)
- Priority 2 - Potentially Critical
- Priority 3 - Necessary – Not Yet Critical
- Priority 4 - Recommended
- Priority 5 - Does not meet current codes/standards

Facility Deficiency Categories:

- Life Safety Code Compliance
- Building Code Compliance
- Building Integrity
- Appearance
- Energy
- Environmental

**IMMEDIATE REPAIR COST**

Prepared By: Marx|Okubo Associates, Inc.  
 Building(s) Gross Area (S.F.): 12,494  
 Property Age (Years): 43

Built in 1980

Date Prepared: January 23, 2024

#	Item	QTY	Unit	Unit Cost	Replacement Percent	Immediate Total	Comments
<b>ACCESSIBILITY</b>							
1	ADA: The visitor entrance provided at the rear side of the building is non compliant as the threshold exceeds the allowable height. Replace threshold or modify finish surfaces to reduce effective threshold and meet compliance.	1	LS				Priority 1 - Current Critical.
2	ADA: Based on the Site Layout Plan provided, there are approximately 14 parking spaces serving the rear side of the facility. No accessible parking spaces were observed. Based on the total number of spaces provided a minimum of one van accessible parking spaces is required. Provide one designated van accessible parking space with complaint signage and curb ramp adjoining an accessible route.	1	LS				Priority 1 - Current Critical.
Total Repair Cost							

### CAPITAL RESERVE SCHEDULE

Prepared By: Marx|Okubo Associates, Inc.  
 Building(s) Gross Area (S.F.): 12,494  
 Property Age (Years): 43 Built in 1980

Date Prepared: January 23, 2024  
 Term: 10  
 Inflation Rate: 4%

Footnotes: <sup>1 2 3 4</sup>

Advisory Items are not included in the 10-year capital reserve schedule.

#	Item	QTY	Unit	Unit Cost	EUL	EFF Age	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost	Comments
<b>SITE</b>																		
1	Appearance - See the Town Hall cost table for recommendations on asphalt paved drive lanes and parking areas.	0	EA															Priority 4 - Recommended.
2	Ⓟ Building Integrity: Instances of spalled and cracked concrete were observed at localized areas at sidewalks and concrete aprons. Patch or remove and repour concrete. Budget includes approximately 15% of the concrete paved surfaces.	200	SF															Priority 4 - Recommended.
<b>STRUCTURE</b>																		
3	Building Integrity: The structure is supported by a cast-in-place reinforced concrete foundation wall. Areas of the foundation wall have cracked and spalled. Patch and repair concrete cracks and spalling.	1	LS															Priority 3 - Necessary - Not Yet Critical.
4	Ⓟ Building Integrity: The apparatus room is provided with a cast-in-place concrete slab on grade that appears to be original to the building. Localized continuous cracks as well as spalled and eroded areas were present. The surfaces also appear to be unevenly sloped. Perform a phased replacement of the complete the slab-on-grade including vapor barrier, floor drains, and drain lines, and striping. Repair scope may include sub surface repair and preparation, and should be carried out in phases to minimize impact on the operation of the facilities.	6,500	SF															Priority 3 - Necessary - Not Yet Critical.
5	Building Integrity: Engage the services of an engineering firm to provide design documents and specifications for the apparatus room slab replacement.	1	LS															Priority 3 - Necessary - Not Yet Critical.
6	A budget is provided for design and construction contingencies related to the structural repair work.	1	LS															
<b>ENVELOPE AND EXTERIOR</b>																		
7	Ⓟ Building Integrity: Roof consists of a hip and valley configuration covered with asphalt shingles, reportedly installed in 2003. The roof appears to be in serviceable condition, with localized areas of organic growth and reported water intrusion instances at the mezzanine level. Perform localized repairs early in the term and replace the roof when it reaches the end of it's useful life.	14,000	SF															Priority 3 - Necessary - Not Yet Critical.
8	Ⓟ Building Integrity: It was reported that during high rain events, the roof gutters and leaders do not have an adequate capacity to handle the stormwater, and gutters occasionally overflow and cause damages to the system. Engage the services of a qualified company to review the conditions, prepare recommendations, calculations, and design a system that can handle the volume of rainwater.	1	LS															Priority 3 - Necessary - Not Yet Critical.

1. Opinions of cost are based on limited observations of readily observable conditions and available documentation. Determination of actual costs require competitive bidding by qualified contractors on a scope of work that may require development of repair documents by a qualified engineer or architect.  
 2. Marx|Okubo is not an environmental consultant or evaluator of pest infestation. Opinions of cost exclude abatement of hazardous materials or remediation of pest infestations unless otherwise noted.  
 3. This cost table is a supplementary document to the report and should be reviewed in conjunction with the full report and exhibits.  
 4. Marx|Okubo's standard inflation rate for the purposes of the Capital Reserve Schedule is 3%. At the request of the Town of Wilton, the rate has been adjusted to 4%.

#	Item	QTY	Unit	Unit Cost	EUL	EFF Age	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost	Comments	
9	Building Integrity: Based on the design and recommendations from the roof consultant, repair, replace, or provide new gutter and leaders throughout the roof.	1	LS																Priority 3 - Necessary - Not Yet Critical.
10	Energy: Portions of the sloped roof could be considered for the addition of photovoltaic (PV) solar panels. Engage the services of a registered Structural Engineer to perform an analysis to determine if the structure can support the added loads of a PV system as well as a qualified party to perform a feasibility study, including a solar analysis. Based on the results of a preliminary structural and solar analysis, consideration could be given to the addition of PV panels on the roof. The results of the analysis will determine the system's limitations and requirements. PV solar panels can provide the building with a renewable, clean source of energy.	1	LS																Priority 4 - Recommended
11	Energy: Advisory - Based on the results of the feasibility study, install PV system. The cost could be in the order of \$15 to \$25 per square foot. Potential savings could be anticipated if rebate programs and/or incentives are available and if the project is considered at a portfolio level. The scope of work may include the installation of solar panels, wiring, inverters, electrical panels, and monitoring systems.	7,000	SF																Priority 4 - Recommended.
12	Ⓟ Building Integrity - Advisory: Exterior sealant around the doors, windows, and wall joints is in poor condition and has failed. In addition, based on the age of the building the presence of hazardous materials could be possible. Engage the services of a qualified to perform an environmental assessment of the materials. Cost associated to remediation are excluded from this report.	1	LS																Priority 3 - Necessary - Not Yet Critical.
13	Ⓟ Building Integrity/energy: Windows throughout the building consist of a combination of fixed arched and operable rectangular wood framed assemblies with single pane glass, as well as metal framed windows at the dispatcher office, and appear to be original to the building. Wood surfaces through the frames have deteriorated and are in poor condition, and metal frames are starting to deteriorate. Perform complete window replacement program.	28	EA																Priority 3 - Necessary - Not Yet Critical.
14	Ⓟ Building Integrity: Exterior doors, selected door frames and steel lintel metal surfaces are in poor condition, with deficiencies consisting of surface corrosion and peeling finishes. Perform a comprehensive metal surfaces refurbishment program that includes removing corrosion, preparing for painting and painting with a corrosion resistant coating.	1	LS																Priority 3 - Necessary - Not Yet Critical.
15	Ⓟ Building Integrity: A stone paver landing and stair is provided outside the door that exits from the volunteer meeting room. Stone pavers have cracked at the landing and treads, and handrails are not provided. Replace broken and cracked stone pavers, and provide handrails along the steps.	1	LS																Priority 2 - Potentially Critical.
16	A budget is provided for general contractor overhead, profit and general conditions.	1	LS																
17	A budget is provided for architectural/engineering fees.	1	LS																
18	A budget is provided for design and construction contingencies related to the envelope and exterior work.	1	LS																
<b>INTERIOR IMPROVEMENTS</b>																			
19	Appearance: Interior finishes were observed to generally be in fair to good condition. The age of the finishes is unknown; however, deteriorated floor finishes, and missing baseboards, was observed at localized areas throughout the building. Perform localized repairs early in the term and continue with phased replacement of interior improvements as conditions warrant due to wear and tear with age. The budget assumes approximately 20% of the total square feet. Interior finishes generally consist of painted gypsum wall and ceiling boards; suspended ceilings with acoustic tiles; vinyl, carpet, or tile floors.	2,500	SF																Priority 3 - Potentially Critical.

#	Item	QTY	Unit	Unit Cost	EUL	EFF Age	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost	Comments
<b>MECHANICAL/ELECTRICAL/PLUMBING</b>																		
20	Building Integrity: Four heating hot water boilers provide heating to the building. The boilers are located in a mechanical room, and each are rated for 300,000 British Thermal Units (BTU) per hour. The boilers were installed in approximately 2000 and reportedly function properly and appear to be in fair condition. Replacement of the boilers is recommended as they reach the end of their service life or as maintenance costs dictate. The budget includes a replacement in kind of the boilers with the reuse of all associated piping. The boilers were manufactured by Slant/Fin.	2	EA															Priority 3 - Necessary - Not Yet Critical
21	Building Integrity: Air-cooled, ducted split systems provide cooling to the building. There are two units located on the exterior of the building and one in the garage. Each system consists of a condensing unit and a fan coil unit. The systems have capacities ranging between two and ten tons and distributes air through overhead ductwork. Replace each system when it reaches the end of its service life or as maintenance costs dictate. The budget includes a replacement in kind of the units with the reuse of ductwork, refrigerant piping, and controls. The units were installed between 2009 and 2010 and were manufactured by Trane and Mitsubishi.	16	EA															Priority 3 - Necessary - Not Yet Critical
22	Building Integrity: A portable air conditioning unit is located in the gym. The systems has a capacity of one ton. Upgrade the unit with a new split system for dedicated cooling when it reaches the end of its service life or as maintenance costs dictate. The budget includes a new split system including an outdoor condensing unit as well as an indoor fan coil unit along with new refrigerant piping. The units was installed in 2007 and was manufactured by Movin Cool.	1	TON															Priority 4 - Recommended
23	Building Integrity: The team was informed of temperature control issues in the office area of the building. Additionally, the apparatus room is currently provided with unit hot water unit heaters. An upgrade to the building cooling system and heating in the apparatus room may result in better comfort, however, it could be invasive and will require engineering design, installation drawings, and general conditions. Engage an engineering firm to review existing conditions, determine necessary upgrade scope and equipment selections, and prepare design drawings for competitive bidding.	1	EA															Priority 4 - Recommended
24	Building Integrity: Based on limited observation of the building's current systems, the cooling system could be upgraded in a variety of ways. A solution could include installing a main variable refrigerant flow system with multiple fan coil units to allow for separate temperature control of different rooms. The exact scope and budget required to upgrade the building's cooling system and the heating system in the apparatus room will be known once an engineering firm has completed their calculations and have sent design drawings out to contractors for bid. This work could cost on the order of \$300,000 and would remove the need to replace the existing cooling systems within the term.	1	EA															Priority 4 - Recommended
25	Building Integrity: The building has a 40-gallon electric water heater located on the first floor of the building. Replace the water heater when it reaches the end of its service life or as maintenance costs dictate. The budget includes a replacement in kind with the reuse of all associated piping and electrical wiring. The water heater was manufactured by AO Smith.	1	EA															Priority 3 - Necessary - Not Yet Critical
26	Building Integrity: The building has a 190,000 Btu/h input propane fired water heater located on the second floor of the building. Replace the water heater when it reaches the end of its service life or as maintenance costs dictate. The budget includes a replacement in kind with the reuse of all associated piping and electrical wiring. The water heater was manufactured by Rinnai.	1	EA															Priority 3 - Necessary - Not Yet Critical
27	Building Integrity: The Rinnai tankless water heater is currently in a location that makes it difficult to service. It is recommended to relocate the water heater to allow for easier access. This work can be done when the water heater is replaced at the end of its service life. A budget for this work includes extending the current piping to the new location of the water heater as well as relocating the water heater.	1	EA															Priority 4 - Recommended

#	Item	QTY	Unit	Unit Cost	EUL	EFF Age	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost	Comments
28	Building Integrity: Eversource provides electrical service to the building. The building does not have any history of infrared scans being performed. It is recommended to engage a qualified contractor to perform a preliminary infrared scan of the primary electrical distribution equipment to identify potential electrical system issues. Infrared scans are recommended to become part of the building's annual preventative maintenance in order to detect electrical issues.	1	EA															Priority 4 - Recommended

Total (Uninflated)	
Inflation Factor (4.0%)	
Total (inflated)	

Evaluation Period:	
# of Square Feet:	
Reserve per Square Feet per year (Uninflated)	
Reserve per Square Feet per year (Inflated)	

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## 2.0 EXHIBITS

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# **FLOOD PLAIN DETERMINATION REPORT**

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# MARX/OKUBO & ASSOCIATES - NORTHEAST : Insurance Report

## DataVerify Flood Services

### *Determination Report*

**DATE: 11/16/23**

**Account Number: INS 97900589**

**MARX/OKUBO &  
ASSOCIATES - NORTHEAST**

Owner Name: 23-2104

Certified Street Address: 238 DANBURY RD, WILTON, CT 06897-4008

Requester: Sarah Helmrich Phone#: 914-269-5700 Fax#: 914-269-5720

Policy Number: 231116154345073

Community Name: WILTON, TOWN OF

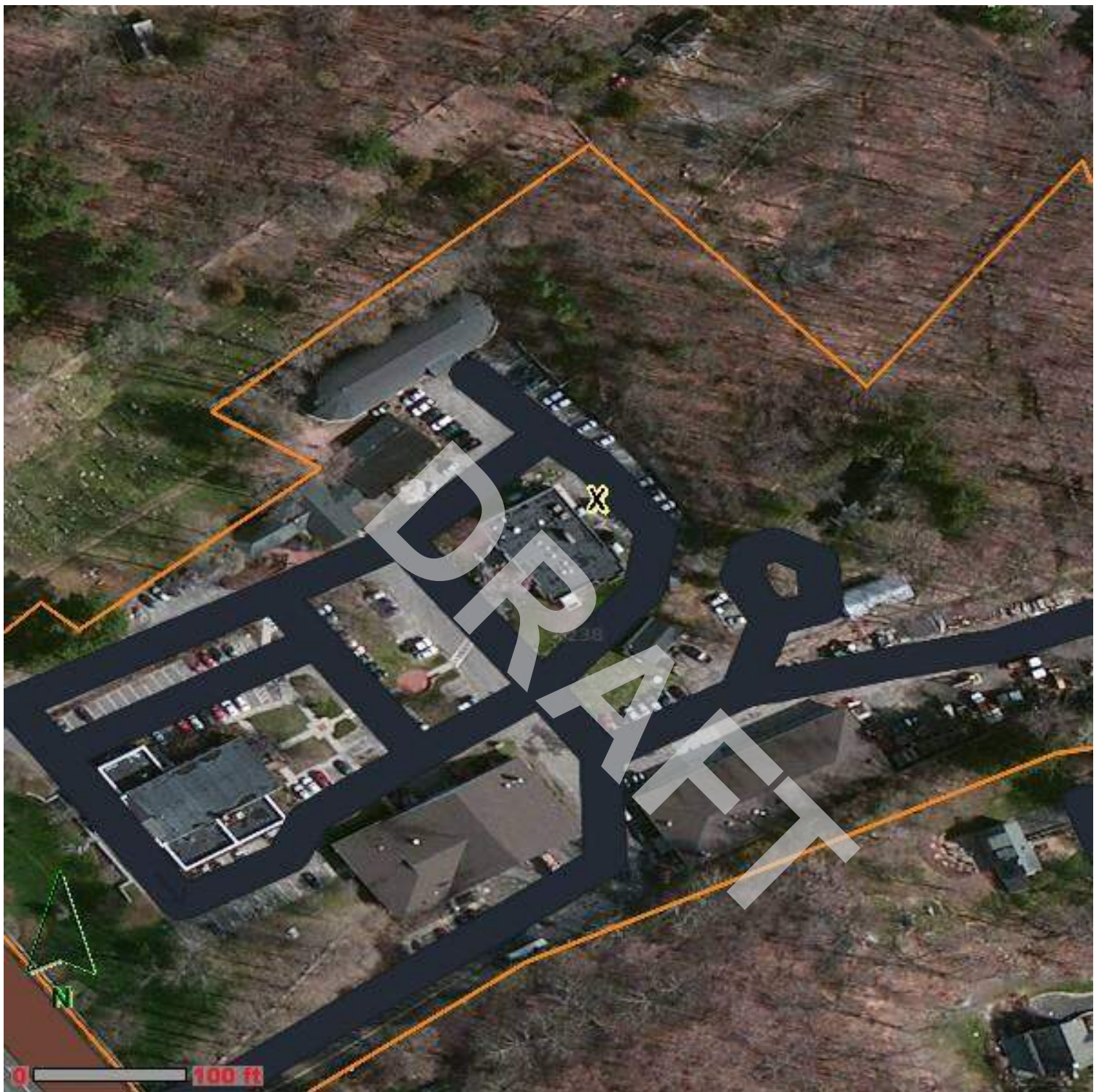
Community Status: Regular Program Type: Participating

Det ID: 345453337 Map Panel #: 09001C0383 F Community #: 090020 Panel Date: 06/18/10 Entry Date: 11/17/82

Det Date: 11/16/23 Flood Zone: X BFE: 263 (Vertical Datum:NAVD88) LOMA/LOMR  DATE:

**Areas of minimal flooding. Areas determined to be outside 500 year flood plain.**

**This flood determination is provided to the lender pursuant to the flood disaster protection act and for no other purpose. It does not create any private cause of action on behalf of the Policy Holder against DataVerify Flood Services.**



<b>Flood Zones Legend</b>	 A Values	 X500 /SHX / B	 X / C
	 D / NMA	 V Values	 Street

**Determination Id :** 345453337  
**Certified Address :** 238 DANBURY RD, WILTON, CT 06897-4008  
**Flood Zone :** X  
**Base Flood Elevat :** N/A  
**FEMA Map Panel Number :** 09001C0383 F  
**FEMA Map Panel Eff. Date :** 06/18/10  
**Coast CBRA Date :**  
**LOMA LOMR Date :**  
**Distance To 100/500 :**  
**Flood Zone**

DISCLAIMER: THIS MAP IMAGE IS PROVIDED AS A VISUAL AID WITHOUT ANY WARRANTIES OR GUARANTEES; IT DOES NOT CREATE ANY PRIVATE CAUSE OF ACTION ON BEHALF OF THE BORROWERS OR INSURED PROPERTY OWNERS AGAINST THE FLOOD DETERMINATION PROVIDER. DISTANCE TO 100/500 YEAR FLOOD AREA IS AN APPROXIMATION CALCULATED FROM GEOCODING TECHNOLOGY AND IS NON-GUARANTEED.

# PHOTOGRAPHS

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1 - Overview of the building.



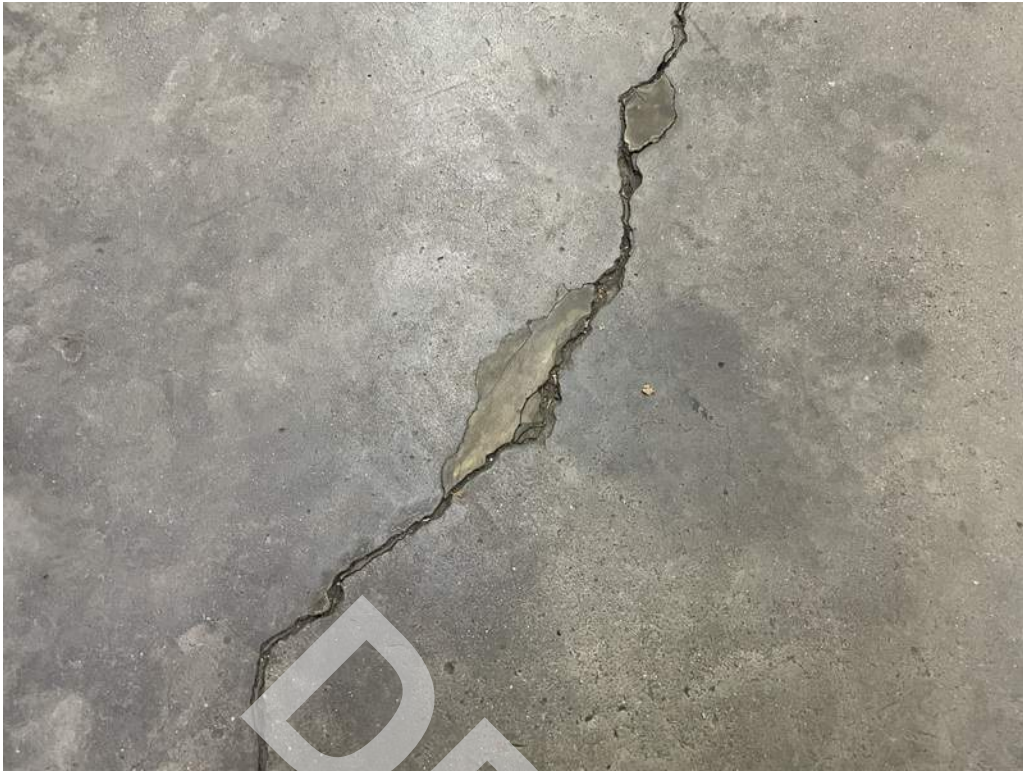
2 - Spalled concrete was observed at localized areas at sidewalks.



3 - Areas along of the cast-in-place reinforced concrete foundations walls have spalled and appear to have been previously repaired.



4 - The apparatus room slab on grade is uneven, has spalled, and has continuous cracks.



5 - Evidence of previously repaired cracks on the apparatus room slab on grade.

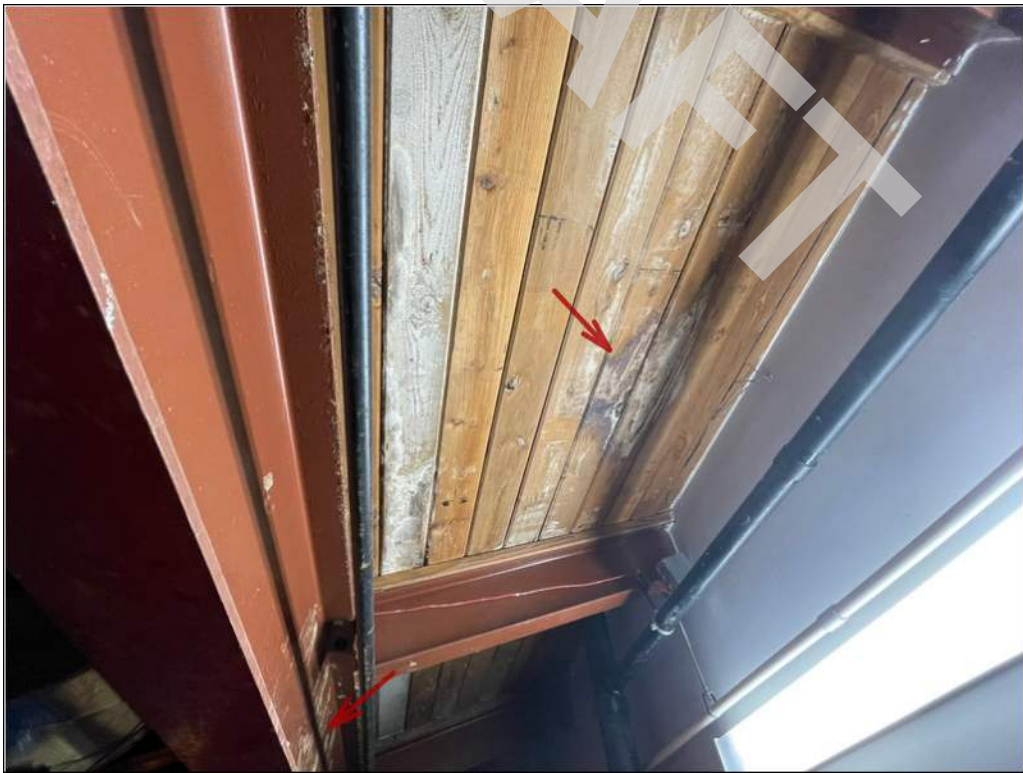


6 - Spalling along the base of an overhead door.





7 - Roof consists of asphalt shingles.



8 - Areas of noted and reported water intrusion at the mezzanine ceiling.



9 - Roof gutter and leaders are provided throughout the roof perimeter.



10 - Instances of the roof leader connection to the building's stormwater system are broken.



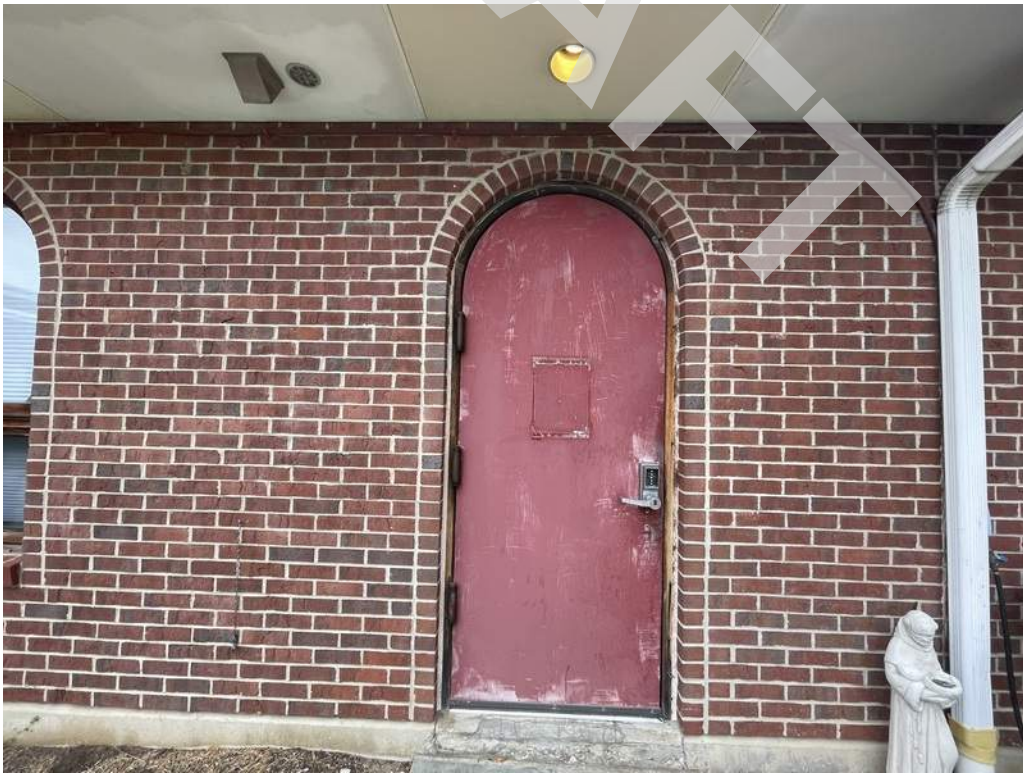
11 - Wood framing surfaces at the operable and fixed windows throughout the building have worn out and are in fair condition.



12 - Perimeter joint sealant has failed.



13 - Metal surface of the lintel at the louver opening has corroded.



14 - Hollow metal door surface and finishes are in poor condition.



15 - Side light framing has corroded along the bottom. Hollow metal door surfaces are in fair condition.



16 - Stone paver landing and steps are provided outside the volunteer meeting room exit door.



17 - Stone pavers have cracked and are missing pieces.



18 - Interior corridor finishes generally consist of painted gypsum walls boards or masonry, suspended ceilings with acoustic tiles, and vinyl composite tile floors. Chipped floor tiles and missing baseboards were observed.



19 - Split system air conditioning units are located on the exterior of the building and provide cooling throughout the building.



20 - A portable air conditioning unit is utilized for supplemental cooling in the gym.



21 - Two oil fired boilers provide heating hot water throughout the building.



22 - An electric storage-type water heater located on the first floor provides hot water throughout the building.





23 - A propane fired tankless water heater is located on the second floor and provides hot water throughout the building.



24 - A diesel-fired emergency generator located in a generator room in the Fire Headquarters provides emergency power to the Fire Headquarters and Garage buildings.



25 - The building is provided with a MS-9050UD Fire Alarm Panel.



26 - The building is equipped with a wet sprinkler system.



27 - The visitor entrance provided at the rear side of the building is non compliant as the threshold exceeds the allowable height.