

## FACILITY CONDITION ASSESSMENT

# FIRE STATION NO. 2

707 Ridgefield 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

## TABLE OF CONTENTS

SECTION	PAGE
1.0 DEFICIENCIES AND RECOMMENDATIONS .....	2
IMMEDIATE REPAIR COST .....	3
CAPITAL RESERVE SCHEDULE .....	4
2.0 EXHIBITS .....	7
FLOOD PLAIN DETERMINATION REPORT .....	8
PHOTOGRAPHS .....	10

DRAFT

## 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.

Date Prepared: January 23, 2024

Building(s) Gross Area (S.F.): 3431

Property Age (Years): 66 Addition in 1994

#	Item	QTY	Unit	Unit Cost	Replacement Percent	Immediate Total	Comments
<b>SITE</b>							
1	<p><b>P</b> Building Integrity: Based on information that M O had access to and site observations, the back of the site is provided with a mound septic system that slopes towards the building, and may direct surface water towards the building's foundation. Grade directly adjacent to the building does not slope away from the building. Regrade area adjacent to the building to divert water away from the building's structure.</p>	400	SF				Priority 1 - Current Critical.
<b>STRUCTURE</b>							
2	<p>Building Integrity - Advisory: Limited information regarding the building was provided for our review. Selected documents indicated certain roof framing deficiencies had been identified at the building's roof framing in the attic. It's unclear if the issues were resolved, and Marx Okubo did not have access to the attic. It is recommended to perform a comprehensive document review to determine if the item in question was resolved. Concurrently, a visual review of the attic is recommended by town personnel to determine if the repairs were completed. Engage the services of a structural engineer to review if the issue was not addressed.</p>	0	EA				Priority 1 - Current Critical.
<b>ENVELOPE AND EXTERIOR</b>							
3	<p><b>P</b> Building Integrity: Perimeter joint sealant around the window and door openings in the addition is in poor condition. Sealant has crazed and ruptured. Remove and replace all joint sealant at the addition openings.</p>	1	LS				Priority 1 - Current Critical.
<b>CODE REVIEW</b>							
4	<p>Life Safety Code: Review exit signage locations and provide where missing.</p>	1	LS				Priority 1 - Current Critical.
Total Repair Cost							

### CAPITAL RESERVE SCHEDULE

Prepared By: Marx|Okubo Associates, Inc.  
 Building(s) Gross Area (S.F.): 3431  
 Property Age (Years): 66 Addition in 1994

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

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

#	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>STRUCTURE</b>																		
1	Ⓟ Building Integrity: Floor on the apparatus room consists of a cast-in-place reinforced concrete slab on grade. The south bay of the apparatus room slab has deteriorated and includes cracks and spalled areas. In addition, it was reported that the trench drain between the bays is not working properly. Perform localized repairs, including rebuilding the trench drain. Repairs represent approximately 25% of the slab.	400	SF															Priority 3 - Necessary - Not Yet Critical.
<b>ENVELOPE AND EXTERIOR</b>																		
2	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
3	Energy: 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.	1,500	SF															Priority 4 - Recommended.
4	Building Integrity: The roof atop the original portion of the building consists of asphalt shingles. Based on the information on record about the property, the last roof replacement was performed in 1986. No damages to the roof were noted or reported, but the roof appears to be in fair condition. Replace roof shingles at the original portion of the building. Work to be coordinated with the possible PV system installation.	2,750	SF															Priority 3 - Necessary - Not Yet Critical.
5	Ⓟ Building Integrity: The building facades consist of an EIFS (Exterior Insulation and Finish System). Localized areas of the EIFS have cracked. Patch and repair areas.	200	SF															Priority 2 - Potentially Critical.
6	Ⓟ Appearance: Façade surfaces have areas of organic growth and discoloration. Power wash all exterior wall surfaces, prepare for painting, and paint throughout.	2,000	SF															Priority 4 - Recommended.
7	Ⓟ Building Integrity: Egress along the west side of the building is through a concrete pad and steps with a metal pipe handrail. The metal handrail surfaces are corroded and the handrail does not extend beyond the last thread. Remove corrosion, extend the handrail, prepare for painting, and paint.	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
<b>INTERIOR IMPROVEMENTS</b>																		
8	Appearance: Interior finishes were observed to generally be in good condition. The age of the finishes is unknown. A phased replacement of interior improvements is recommended as conditions warrant due to wear and tear with age. The budget assumes approximately 20% of the total square feet. Interior finishes predominantly consist of painted gypsum ceiling and wall boards and carpet or tile floors.	600	SF															Priority 3 - Potentially Critical.
<b>MECHANICAL/ELECTRICAL/PLUMBING</b>																		
9	Building Integrity: The building has a 199,000 Btu/h input propane fired water heater located in the mechanical room 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 State Industries.	1	EA															Priority 3 - Necessary - Not Yet Critical
10	Building Integrity: Domestic water is currently stored in two above ground storage tanks; it was reported that the private on-site well had failed and a replacement well was dug on an adjacent property which is no longer permitted to be used. Perform engineering analysis to determine the feasibility of providing a well on the property or connecting to a municipal water line. The scope of review could include environmental testing, review of existing conditions, and providing recommendations for repair scope.	1	EA															Priority 4 - Recommended
11	Building Integrity: Two water storage tanks currently provide the building with domestic water. It is recommended to remove these tanks and provide the building with an automatic means of water. The scope of work could include drilling a well, installing a well pump, trenching, running a new incoming water service, and connecting to existing domestic water piping in the building. Work of this magnitude would require engineering drawings and a budget could be in the range of \$50,000.	1	EA															Priority 4 - Recommended
12	Building Integrity: As part of the trench drain reconstruction, provide new piping and grating for the trench drain as needed. Coordinate work with the trench drain and slab repair program.	1	LS															Priority 2 - Potentially Critical.
13	Building Integrity: The oil separator in the building is reportedly abandoned. Local jurisdiction may require rehabilitating or reinstalling an oil separator. The scope of this work could include excavating and removing the existing oil separator, installing a new oil separator, rerouting underground piping, and backfilling the installation area.	1	EA															Priority 4 - Recommended
14	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
<b>ACCESSIBILITY</b>																		
15	ADA: The facility does not offer public programs, activities, or services; therefore, it is not covered by the ADA.	0	EA															Priority 5 - Does not meet current codes/standards.

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

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

#	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	
	Reserve per Square Feet per year (Inflated)																		

DRAFT

## 2.0 EXHIBITS

DRAFT



# **FLOOD PLAIN DETERMINATION REPORT**

DRAFT

# 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: 707 RIDGEFIELD RD, WILTON, CT 06897

Requester: marxh5 Phone#: 914-269-5700 Fax#: 914-269-5720

Policy Number: 231116154532794

Community Name: WILTON, TOWN OF

Community Status: Regular Program Type: Participating

Det ID: 533353122 Map Panel #: 09001C0376 F Community #: 090020 Panel Date: 06/18/10 Entry Date: 11/17/82

Det Date: 11/16/23 Flood Zone: X BFE: (Vertical Datum: ) 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 :** 533353122  
**Certified Address :** 707 RIDGEFIELD RD,  
 WILTON, CT 06897  
**Flood Zone :** X  
**Base Flood Elevat :** N/A  
**FEMA Map Panel Number :** 09001C0376 F  
**FEMA Map Panel Eff. Date :** 06/18/10  
**Coast CBRA Date :**  
**LOMA LOMR Date :**  
**Distance To 100/500 :** 1060.0 ft to X500  
**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

DRAFT



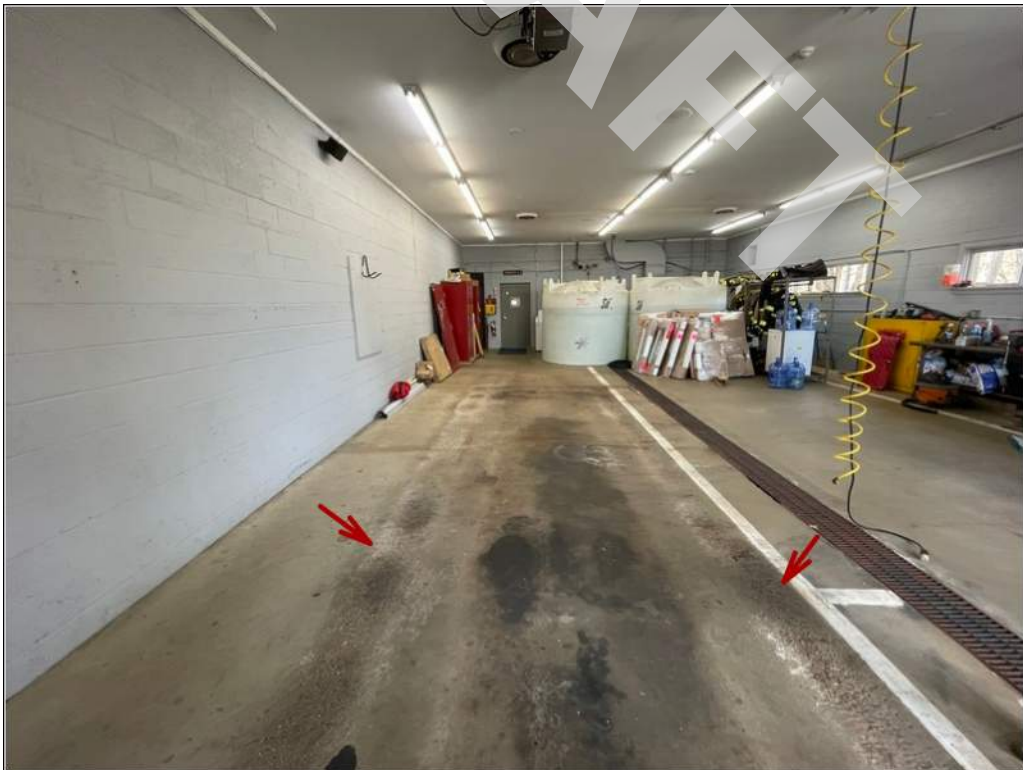
1 - Fire Station No. 2 front entrance.



2 - Mound septic system is sloping towards the building's structure.



3 - The asphalt paved parking area was observed to generally be in good condition.



4 - Areas of the slab on the southern apparatus bay have spalled.



5 - Areas of the slab on the southern apparatus bay have cracked.



6 - Exterior walls consist of painted EIFS (exterior insulation finishing system). Windows consist of wood framed assemblies and the roof is covered with asphalt shingles.



7 - Localized areas of the EIFS have cracked.



8 - Localized areas of the EIFS have eroded.





9 - Areas of the EIFS and doors have organic growth.



10 - Window perimeter joint sealant has failed. Surface is crazed and ruptured.



11 - Metal pipe handrail along the steps located at the west façade has corroded and does not extend beyond the last tread.



12 - Interior common space finishes consist of painted gypsum ceiling and wall boards and carpet floors. Exit signage directing occupants to the egress door along the west side of the building is not provided.



13 - Restrooms finishes consist of painted gypsum wall and ceilings boards and tile floors. The shower is fully tiled.



14 - A split system air conditioning unit located on the exterior of the building provides cooling.



15 - Two propane fired furnaces located in the mechanical room provide heating to the building.



16 - A propane fired tankless water heater is located in the mechanical room and provides hot water throughout the building.



17 - Two water storage tanks located in the garage currently provide the building with domestic water.



18 - A propane-fired emergency generator provides emergency power to the building.



19 - The building is provided with a Fire-Lite MS-10UD fire alarm panel.