

# FACILITY CONDITION ASSESSMENT

## G&B CULTURAL CENTER

49 New Street  
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 .....             | 5    |
| 2.0 EXHIBITS .....                         | 10   |
| FLOOD PLAIN DETERMINATION REPORT .....     | 11   |
| PHOTOGRAPHS .....                          | 13   |

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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.): 12,500  
 Property Age (Years): 109

Date Prepared: January 23, 2024

Renovated in 2000 (Dates for additional renovations not provided)

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

| #                                     | Item   | QTY | Unit | Unit Cost | Replacement Percent | Immediate Total | Comments                       |
|---------------------------------------|--|-----|------|-----------|---------------------|-----------------|--------------------------------|
| <b>MECHANICAL/ELECTRICAL/PLUMBING</b> |  |     |      |           |                     |                 |                                |
| 1                                     | Life Safety Code Compliance: Battery powered emergency lighting is provided throughout the building. Each light observed was tested to confirm it was functional. Four of the emergency lights did not turn on when tested. Replace the non-functioning light with new lights. It is recommended to regularly test all emergency lights.   | 4   | EA   |           |                     |                 | Priority 1 - Current Critical. |
| <b>CODE REVIEW</b>                    |  |     |      |           |                     |                 |                                |
| 2                                     | Life Safety Code Compliance: Advisory - Egress exit from the doors along the north end of the building were obstructed by objects being stored. Remove all obstructions along the egress path. Removing the obstructions may be done by the Town personnel, therefore, no budget is provided.  | 0   | EA   |           |                     |                 | Priority 1 - Current Critical. |
| <b>ACCESSIBILITY</b>                  |  |     |      |           |                     |                 |                                |
| 3                                     | ADA: One accessible pole-mounted parking signage, mounted below compliant height, was observed at each parking area (front and side parking area). Striping is not provided at the parking areas, therefore Marx Okubo could not confirm the total number of parking spaces. If a range of 1-25 parking spaces are provided at each parking area, per ADA standards, a minimum of one van-accessible parking space is required. Provide one designated van accessible parking space at each parking area and remount signage to the required minimum height. | 2   | EA   |           |                     |                 | Priority 1 - Current Critical. |
| 4                                     | ADA: Door hardware was observed to be orbital at a high percentage of spaces. Replace with lever type hardware to meet compliance.   | 1   | LS   |           |                     |                 | Priority 1 - Current Critical. |
| 5                                     | ADA: Interior signage is not provided throughout the facility. Provide compliant signage including wayfinding signage to accessible routes and entrance. Signage is required to have raised contrast lettering and braille and be mounted within the ADA tolerance range.  | 1   | LS   |           |                     |                 | Priority 1 - Current Critical. |
| 6                                     | ADA: No accessible restroom is provided at the ground floor. The single-user restroom that is designated as accessible does not meet full ADA compliance as the minimum toilet clearance is not provided, grab bars are mounted below the complaint range, door threshold is above the allowable height, and maneuvering clearances are not provided. Provide an accessible single-user restroom to serve the first floor.   | 1   | LS   |           |                     |                 | Priority 1 - Current Critical. |
| 7                                     | ADA: The kitchen was noted to have various non-compliant items. Items include knee and toe clearance at the sink, non-complaint stove top, and a work station at the required height is not provided. Perform alterations to meet compliance. Budget to include replacing the existing double ovens which reportedly have not been operable for several years.   | 1   | LS   |           |                     |                 | Priority 1 - Current Critical. |

| #                 | Item   | QTY | Unit | Unit Cost | Replacement Percent | Immediate Total | Comments                       |
|-------------------|--|-----|------|-----------|---------------------|-----------------|--------------------------------|
| 8                 | ADA: The minimum clear width required is not provided at the accessible entrance door. Remove the existing door leaves and install new door and leaf to meet compliance. | 1   | LS   |           |                     |                 | Priority 1 - Current Critical. |
| 9                 | ADA: Light switches were observed to be mounted above reach range at approximately 10 locations. Remount light switches to compliant height.                             | 10  | EA   |           |                     |                 | Priority 1 - Current Critical. |
| Total Repair Cost |  |     |      |           |                     |                 |                                |

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### CAPITAL RESERVE SCHEDULE

Prepared By: Marx|Okubo Associates, Inc.  
 Building(s) Gross Area (S.F.): 12,500  
 Property Age (Years): 109 Renovated in 2000 (Dates for additional renovations not provided)

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: An asphalt paved parking area is provided at the side of the building. The age of the paving areas is unknown and was noted to exhibit varying levels of deterioration. Phased milling, resurfacing, and striping of the paved parking areas is recommended early in the term. Levels of deterioration include alligator cracking throughout. Budget also includes striping the front asphalt paved parking areas.   | 10,500 | SF   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 3 - Necessary - Not Yet Critical. |
| 2                            | Appearance: Repair local subgrade deterioration at asphalt pavement as identified during milling and repaving work at the additional parking areas, as noted in the line item above. The budget includes 10% of the paved asphalt areas.   | 1,050  | SF   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 3 - Necessary - Not Yet Critical. |
| 3                            | Appearance: Sidewalks consist of cast-in-place concrete or asphalt. Instances of cracking, deterioration, and organic growth was observed throughout. A budget is recommended to remove and replace damaged paved areas. The budget also includes periodic repairs of the sidewalks as materials deteriorate with age. The budget includes approximately 15% of the sidewalks and curbing for each occurrence.   | 500    | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical.         |
| <b>STRUCTURE</b>             |  |        |      |           |     |         |        |        |        |        |        |        |        |        |        |         |            |  |
| 4                            | No significant issues were noted or reported.  | 0      | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            |  |
| <b>ENVELOPE AND EXTERIOR</b> |  |        |      |           |     |         |        |        |        |        |        |        |        |        |        |         |            |  |
| 5                            | <b>P</b> Building Integrity: The roofing systems consists of a low slope roof EPDM (ethylene propylene diene terpolymer) membrane, and a sloped roof covered with clay roof tiles. The age and composition of the EPDM and underlayment systems could not be determined. Various deficiencies throughout the roofs were noted, including poor membrane installation, water ponding and ice formation, various instances of folded membrane, broken and displaced coping and roof ridge clay tiles. It was noted and reported that various instances of water intrusion occur during rain events. A phased comprehensive roof rehabilitation program is recommended. The first phase consists of engaging the services of a qualified professional to conduct the investigation to determine the composition and condition of the roof assemblies under the EPDM and roof tiles, locate water intrusion and prepare repair and replacement documents. The scope of work may include destructive and nondestructive testing and inspections. | 1      | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical.         |
| 6                            | Building Integrity: Based on the results of the investigation and the recommended repairs, perform a roof repair and replacement program. The scope of the repair and replacement could include removing and replacing all clay roof tiles, repairing or replacing the underlayment, removing the EPDM roofing membrane and providing a new membrane and insulation. Consideration could be given to replacing clay roof tiles with an alternative material with the same appearance such as plastic roof tiles.   | 12,500 | SF   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially 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                           |
|----|--|--------|------|-----------|-----|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|------------|------------------------------------|
| 7  | Building Integrity: Access to the roof is via a wooden ladder and a metal roof hatch door. The age of the roof ladder and roof hatch was not provided, however, they both appear to be in poor condition. The roof hatch hardware is damaged and the exposed metal surface is deformed. Remove existing wooden roof ladder and provide a new metal ladder. Remove existing roof hatch and provide a new unit. Scope of work may include the services of a professional engineer to review the ladder attachments and provide details.  | 1      | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical. |
| 8  | <b>P</b> Building Integrity: Metal roof gutters and leaders are provided around the perimeter of the roof. The age of the gutters and leaders was not provided, however, it was reported that the gutters overflow during high rain events, and sections of the system were noted to be in poor condition with various bent portions. Perform a roof gutter and leader rehabilitation program including debris removal, rectifying proper slope at the roof gutters and replacing any damaged sections of the system. The budget represents replacing approximately 50% of roof gutters.   | 250    | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical. |
| 9  | Energy: Portions of the low slope 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.          |
| 10 | 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. The benefits of installing a PV system include reducing operational costs, protecting against power outages, and reducing carbon footprint. Installation of the system should be coordinated with the roof replacement program.                  | 10,000 | SF   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 4 - Recommended.          |
| 11 | <b>P</b> Building Integrity: Joint sealant throughout the building is in poor condition. Remove and replace joint sealant throughout the building.   | 2,000  | LF   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical. |
| 12 | <b>P</b> Building Integrity: Joint mortar at localized areas of the brick masonry and stone walls are deteriorating. Perform a brick and stone repointing program through the building. The budget represents repointing approximately 10% of the brick and stone. Budget includes using the use appropriate methods that are adequate for the age and type of brick and stone, and includes power-washing organic growth and debris, with non abrasive methods.   | 350    | SF   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical. |
| 13 | <b>P</b> Building Integrity: It was noted and reported that multiple instances of water intrusion occur at the basement during rain events. Engage the services of a qualified architect/engineer to perform an investigation throughout the basement enclosure to determine the cause of the water intrusions and provide recommendations and repair documents.   | 1      | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical. |
| 14 | Building Integrity: Advisory - Based the results of the investigation and recommendations, perform the repairs. The scope of the work will be determined by the results of the investigation but could include the installation of a basement drainage system.   | 1      | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical. |
| 15 | <b>P</b> Building Appearance: The front entrance has a wall clock that appears to be original to the building. No information was provided regarding the condition or previous repairs, however, the clock does not keep time and appears to be in poor condition. Engage the services of a qualified vendor to refurbish the clock or provide new clock to recreate the appearance.   | 1      | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | 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                                   |
|------------------------------|--|-------|------|-----------|-----|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|------------|--|
| 16                           | <b>P</b> Building Integrity/Energy: Based on information available from the Town of Wilton, 50 windows throughout the building were replaced in the year 2000 and appear to be in serviceable condition, but approaching the end of their useful life. Transom windows above doors around the building are single pane and do not appear to have been replaced during the replacement program. Transom windows have condensation and plastic window covers, which may be due to drafts and/or heat loss. Perform a phased window replacement of all units, starting with transom and other single pane units.  | 65    | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical.         |
| 17                           | <b>P</b> Building Integrity: A metal basement door is provided along the south side of the building. The age of the door was not provided, however, it was noted and reported that the door has openings and allows water to come into the basement. Remove and replace the basement door. Scope includes sealing and localized repairs to the substrate to properly install the door.   | 1     | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical.         |
| 18                           | <b>P</b> Building Integrity: Wood doors appear to be original to the building and are in fair to poor condition. Glass panes within the windows have been covered with plastic and have condensation, hardware such as closers and weather-stripping is in fair condition, wood surfaces are deteriorated. A comprehensive door refurbishment program is recommended. The scope of the refurbishment program may include replacing the glass pane, replacing damaged hardware, and refinishing each of the door leaves. Alternatively, new doors could be provided. South entrance door will need to be replaced for accessibility and is excluded from this budget. See accessibility section for additional details. | 14    | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 3 - Necessary - Not Yet Critical. |
| 19                           | <b>P</b> Building Integrity: Roof perimeter consists of painted wood trim and soffit. The wood throughout the soffit and trim is in poor condition with damages including rotting wood, missing sections and peeling paint. Perform a comprehensive wood trim and soffit refurbishment program. Scope of work may include removing and replacing rotted wood areas, infilling missing items, preparing for paint, and painting throughout. Work to be coordinated with the roof gutter repair and replacement program. Scope of work may include addressing possible presence of hazardous materials.  | 500   | LF   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical.         |
| 20                           | <b>P</b> Appearance: Building facades include decorative pilaster stone capitals. Various instances of the capitals were missing, and some of the remaining capitals are in fair to poor condition and could be subject to disengaging from the façade. A phased plaster refurbishment program is recommended, to secure the existing capitals, repair or seal cracks, and finally replace missing capitals with Capital replacement scope may include molding.  | 6     | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical.         |
| 21                           | A budget is provided for general contractor overhead, profit, and general conditions associated to the envelope and exterior work scope, including roof repairs and replacement.   | 1     | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            |  |
| 22                           | A budget is provided for general architectural/engineering fees associated with the envelope and exterior work.  | 1     | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            |  |
| 23                           | A budget is provided for design and construction contingencies related to the envelope and exterior work. No reports of hazardous materials were provided, however, based on other buildings of similar age in the portfolio, the presence of hazardous materials is possible. Consideration could be given to providing a separate budget for test and abatement.   | 1     | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            |  |
| <b>INTERIOR IMPROVEMENTS</b> |  |       |      |           |     |         |        |        |        |        |        |        |        |        |        |         |            |  |
| 24                           | Appearance: Interior finishes were observed to generally be in fair to good condition. The age of the finishes is unknown; however, damaged wall and ceiling surfaces and finishes due to leaks were observed at localized areas throughout the building. Perform localized repairs early in the term following building enclosure repairs 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.   | 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 |                                   |
|---------------------------------------|--|-----|------|-----------|-----|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|------------|----------|-----------------------------------|
| 25                                    | A budget is provided for design and construction contingencies related to interior repairs. No reports of hazardous materials were provided however, based on other buildings of similar age in the portfolio, the presence of hazardous materials is possible. Consideration could be given to providing a separate budget for test and abatement.  | 1   | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            |          |                                   |
| <b>MECHANICAL/ELECTRICAL/PLUMBING</b> |  |     |      |           |     |         |        |        |        |        |        |        |        |        |        |         |            |          |                                   |
| 26                                    | Building Integrity: The building is not currently provided with cooling. Portable air conditioning units are utilized for supplemental cooling within individual spaces. An upgrade to the building cooling system may result in better comfort and air quality; 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 upgraded scope and equipment selections, and prepare design drawings for competitive bidding. | 1   | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            |          | Priority 4 - Recommended          |
| 27                                    | Building Integrity: Advisory - Based on limited observation of the building's current systems, the cooling system could be upgraded in a variety of ways. Solutions could range from installing rooftop packaged units with variable air volume units to installing heat pump systems. The scope and budget required to upgrade the building's cooling system will be based on load calculations, engineering design, and equipment specifications referenced in the preceding line, but could be in the range of \$250,000.                                   | 35  | TON  |           |     |         |        |        |        |        |        |        |        |        |        |         |            |          | Priority 4 - Recommended          |
| 28                                    | Building Integrity: The building is currently served by a septic tank which was reportedly installed in 1981. The team was informed that there is a sewer line in the street. It is recommended to remove the existing septic tank and connect the building's drain line to the sewer line located in the street. This work will require engineering design, installation drawings, and general conditions. Engage an engineering firm to review existing conditions, determine necessary upgraded scope, and prepare design drawings for competitive bidding. | 1   | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            |          | Priority 4 - Recommended          |
| 29                                    | Building Integrity: The scope and budget required to upgrade the building's heating system will be based on load calculations, and engineering design and specifications referenced in the preceding line. The scope could include trenching, running new piping to the street, modifying drain piping within the building, and removal of the existing septic tank.   | 1   | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            |          | Priority 4 - Recommended          |
| 30                                    | Building Integrity: While on site, an employee informed the team of a clogging issue in one group of bathrooms. It is recommended to retain a contractor to perform a video pipe inspection of the drain piping in this area. This may help to identify the cause of the clogging and can provide additional information to review if drain cleaning is required or if piping repairs are required.  | 1   | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            |          | Priority 4 - Recommended          |
| 31                                    | Building Integrity: Advisory - Additional repairs to drain piping may be required based on the results of the video scope. The repairs could include replacement of sections of drain piping.  | 1   | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            |          | Priority 4 - Recommended          |
| 32                                    | 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          |
| 33                                    | Life Safety Code Compliance: The Miniscan 112 fire alarm panel was reportedly installed over 20 years ago and is obsolete. Replace the fire alarm panel. No fire alarm issues were reported by the client. The scope of work includes installation of a new fire alarm panel, reprogramming, and new fire alarm devices.   | 1   | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            |          | Priority 2 - 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                          |
|----|--|-----|------|-----------|-----|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|------------|-----------------------------------|
| 34 | Life Safety Code Compliance: Smoke detectors are currently installed in the main room and hallways of the building. Fire alarm devices are not installed within individual classrooms in the building. An upgrade to the fire alarm system along with the installation of additional devices may be required to bring the building's life safety systems up to code. Engage an engineering firm to review existing conditions, determine necessary upgraded scope and equipment selections, and prepare design drawings for competitive bidding.                     | 1   | EA   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical |
| 35 | Life Safety Code Compliance: Advisory - Fire alarm devices are not currently installed within individual offices in the building. It's our understanding that installation of additional devices is required to bring the building's life safety systems up to code. The scope of this work, which will be based on the fire alarm drawings provided by the engineering design firm, may include the installation and hard wiring of new fire alarm devices in all areas of the building. The total cost of this work could be on an order of magnitude of \$50,000. | 1   | LS   |           |     |         |        |        |        |        |        |        |        |        |        |         |            | Priority 2 - Potentially Critical |

|                         |  |
|-------------------------|--|
| 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)   |  |

## 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: 01/03/24**

**Account Number: INS 97900589**

**MARX/OKUBO &  
ASSOCIATES - NORTHEAST**

Owner Name: 23-2104

Certified Street Address: 49 NEW ST, WILTON, CT 06897

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

Policy Number: 240103161916428

Community Name: WILTON, TOWN OF

Community Status: Regular Program Type: Participating

Det ID: 916723136 Map Panel #: 09001C0243 F Community #: 090020 Panel Date: 06/18/10 Entry Date: 11/17/82

Det Date: 01/03/24 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 :** 916723136  
**Certified Address :** 49 NEW ST, WILTON, CT 06897  
**Flood Zone :** X  
**Base Flood Elevat :** N/A  
**FEMA Map Panel Number :** 09001C0243 F  
**FEMA Map Panel Eff. Date :** 06/18/10  
**Coast CBRA Date :**  
**LOMA LOMR Date :**  
**Distance To 100/500 :** 621.0 ft to X500  
**Flood Zone**

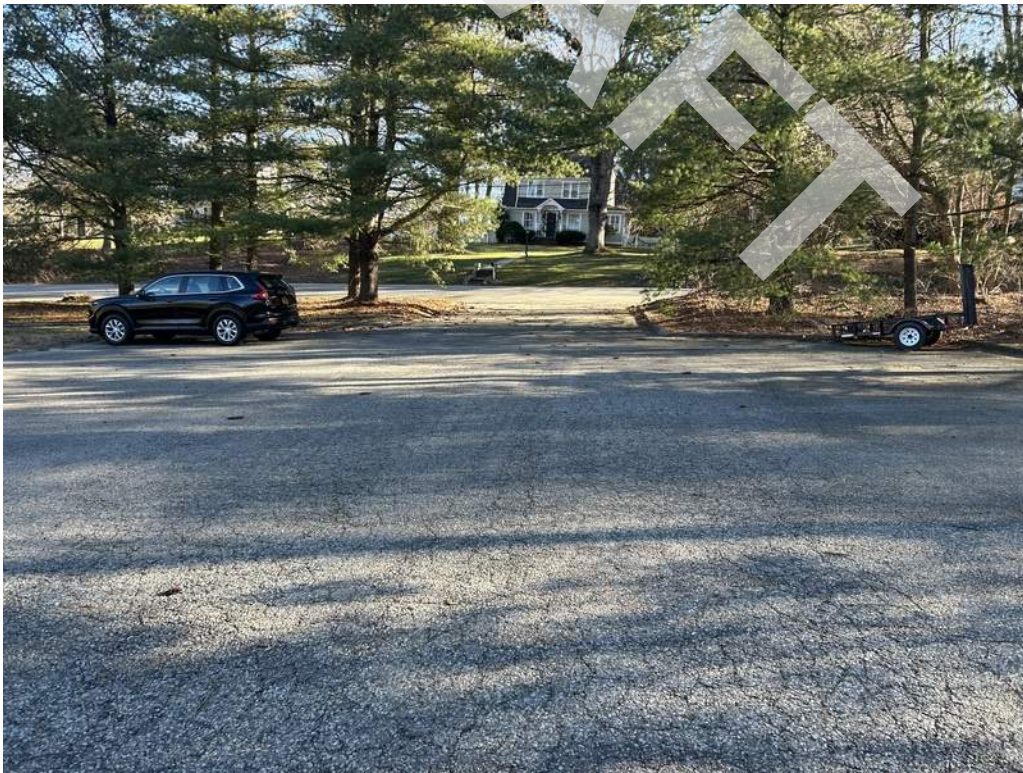
DISCLAIMER: THIS MAP IMAGE IS PROVIDED AS A VISUAL AID WITHOUT ANY WARRANTIES OR GUARANTEES; IT DOES NOT CREATE ANY PRIVATE CAUSE OF ACTION ON BEHALF OF THE BORROWERS OR INSURED PROPERTY OWNERS AGAINST THE FLOOD DETERMINATION PROVIDER. DISTANCE TO 100/500 YEAR FLOOD AREA IS AN APPROXIMATION CALCULATED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

# PHOTOGRAPHS

DRAFT



1 - Surface parking and main vehicular entrance at the north end of the site.

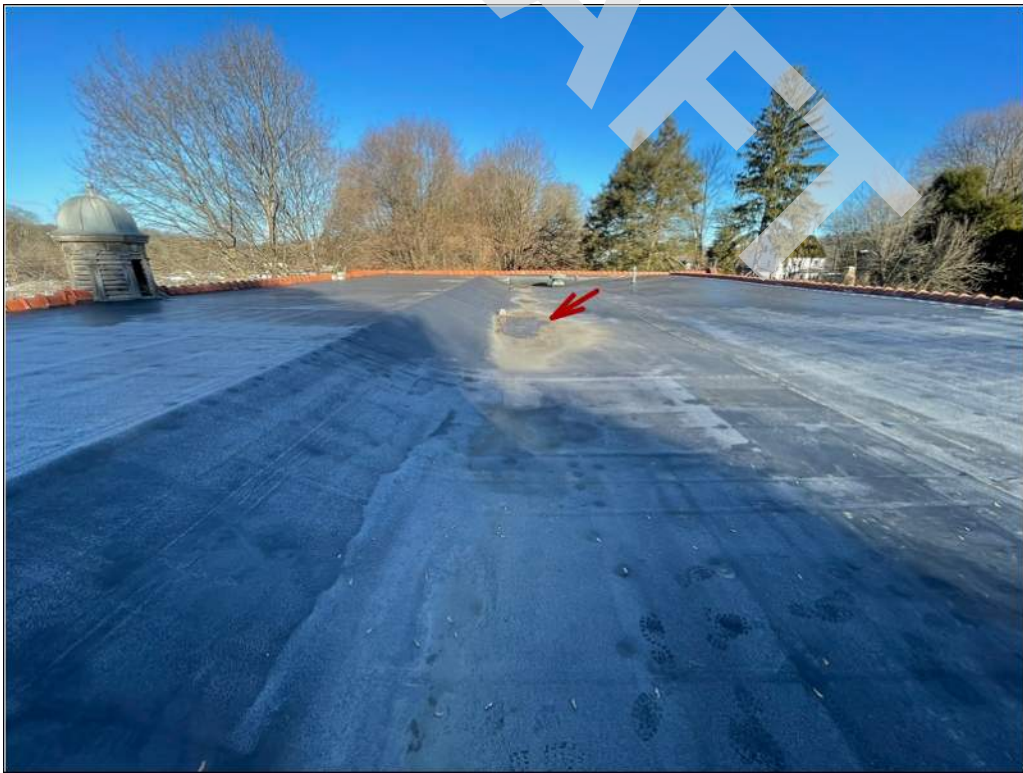


2 - The side asphalt paved parking area, along New Street, exhibits alligator cracking throughout.





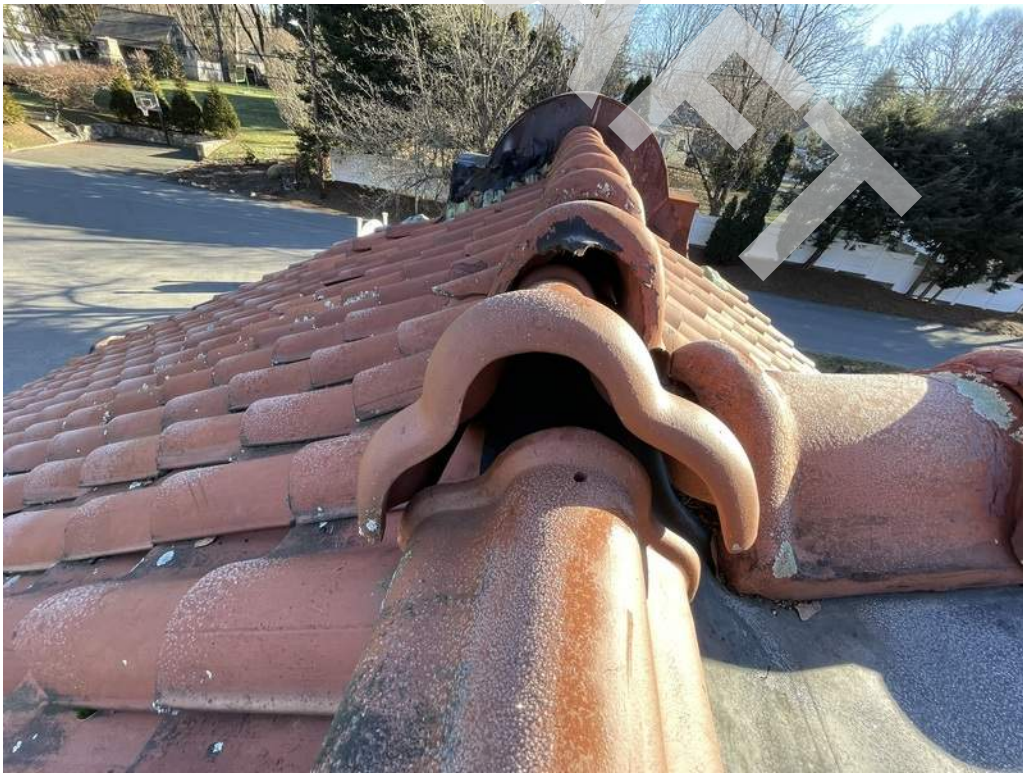
3 - Parking spaces in front of the building are not striped.



4 - Main roof consist of an EPDM (ethylene propylene diene terpolymer). Water ponding and debris accumulation was observed.



5 - Parapet coping consists of clay roof tiles with EPDM flashing and metal counterflashing. Clay roof tiles are in poor condition, some units are displaced and the EPDM parapet flashing is poorly installed.



6 - Coping clay roof tiles have displaced.



7 - Metal surfaces along the roof have corroded and have openings.



8 - Roof hatch is missing one hold open hardware and is in poor condition.



9 - Sections of the roof gutters are in poor condition and appear to be overflowing.



10 - Roof leader drain pipe extensions have failed.



11 - Water intrusion through the roof has damaged the interior surfaces.



12 - Signs of active roof leaks coming down from the ceiling at one of the art studios.



13 - Joint sealant along brick masonry openings has failed.



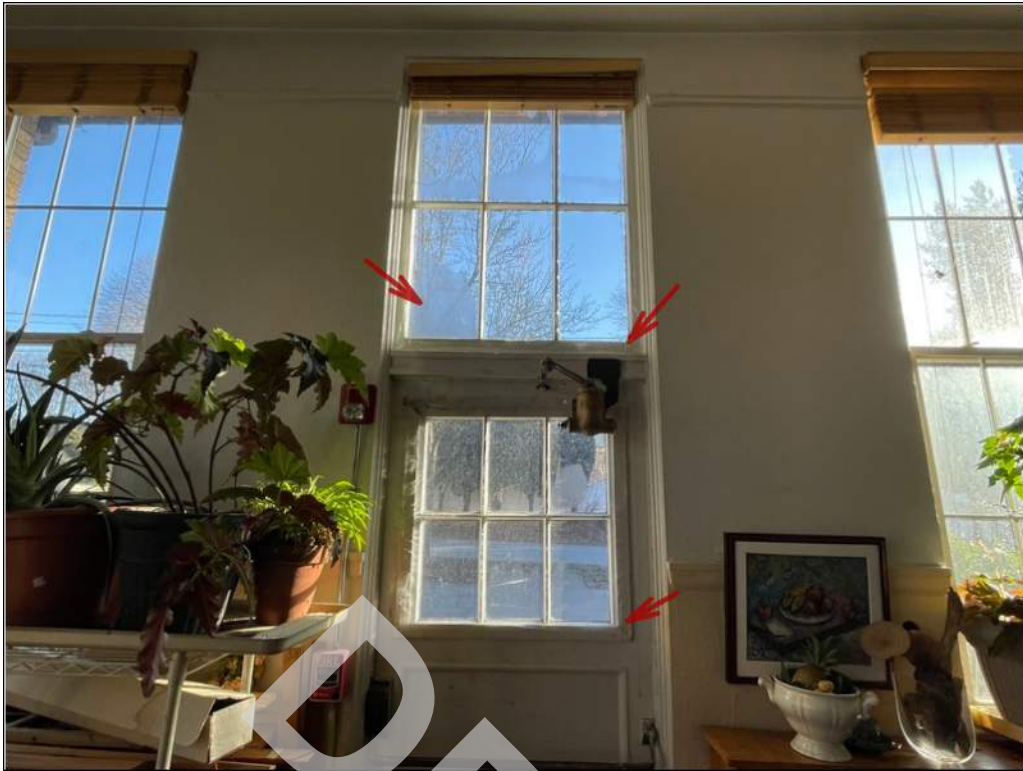
14 - Building clock is not working properly and appear to be in poor condition. Organic growth and build up stains are in the front facade stone.



15 - Localized areas of mortar joints are missing or are in poor condition along the masonry brick and stone facades. Areas of the stone and brick masonry have organic growth and debris accumulation.



16 - Basement wall surfaces and wall framing metal components have water stains and corrosion due to water intrusion instances.

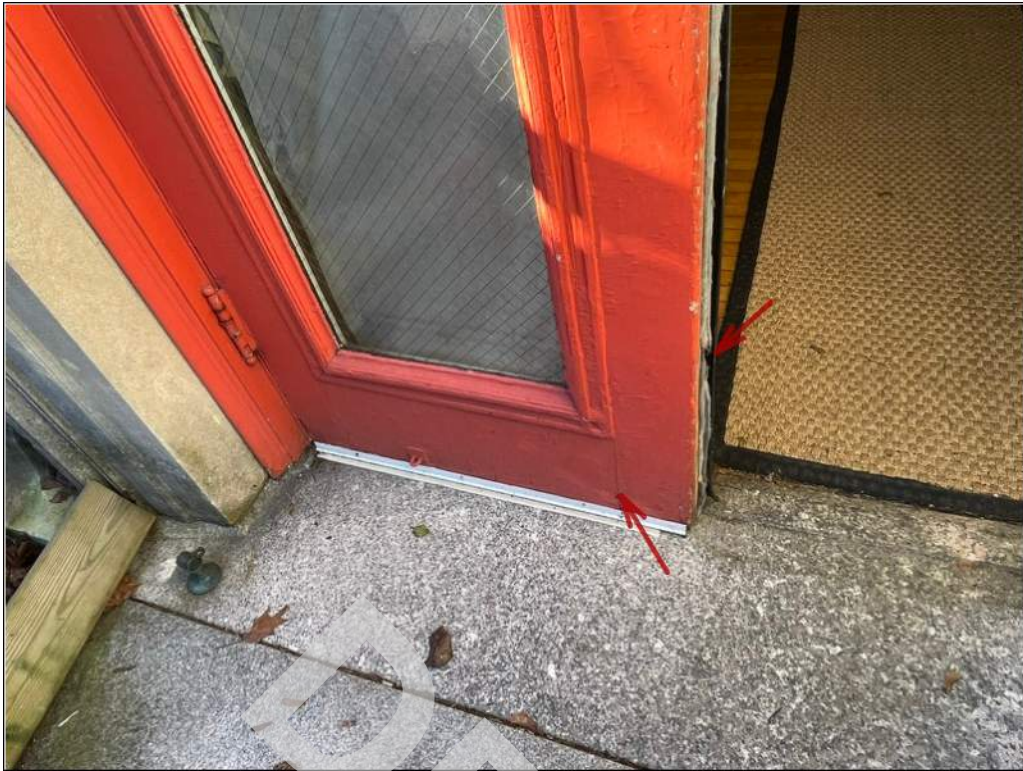


17 - Single pane glass window unit above the door and on the door leaf have condensation and have been covered with window films to reduce draft.



18 - Main entry door consists of a wood framed single pane glass assembly.





19 - Wood surface and weatherstripping are in poor condition.



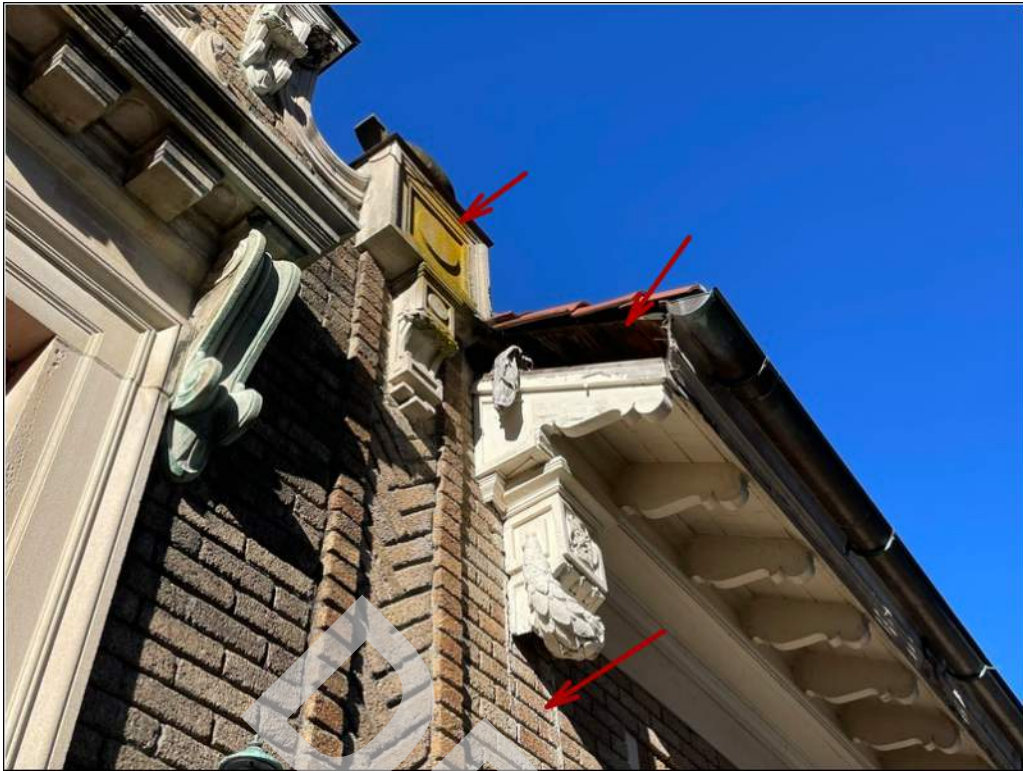
20 - Metal basement hatch door is in poor condition.



21 - Basement hatch door doesn't close properly and steps have signs of water intrusion.



22 - Wood soffits and trim around the roof have displaced and open joints; paint finishes are peeling; wood surfaces are rotting and have missing pieces.



23 - Areas of wood trim around the roof are missing. Portions of the pilaster capitals have broken and are missing. Areas of the stone pilaster have organic growth.



24 - Deteriorated paint was observed at the corner of Classroom 1AA.



25 - An oil fired boiler located in the basement provides heating and domestic hot water throughout the building.



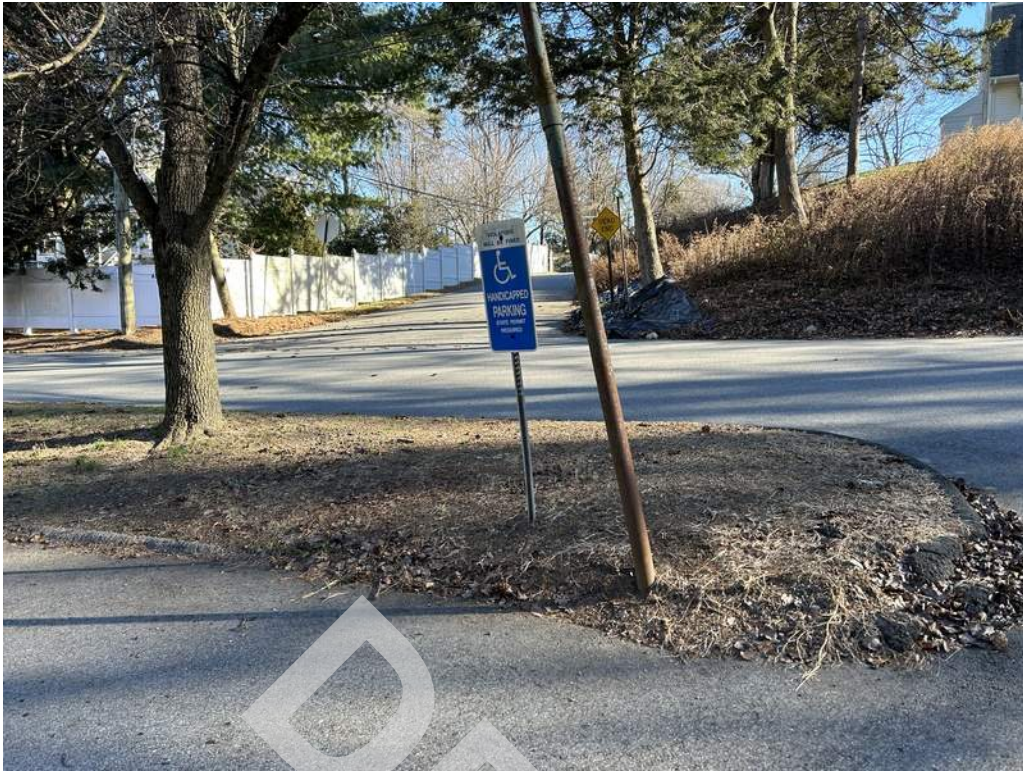
26 - Portable air conditioning units serving individual rooms provide cooling to portions of the building.



27 - The building is provided with a Miniscan 112 fire alarm panel.



28 - Stored chairs and cushions are blocking the egress.



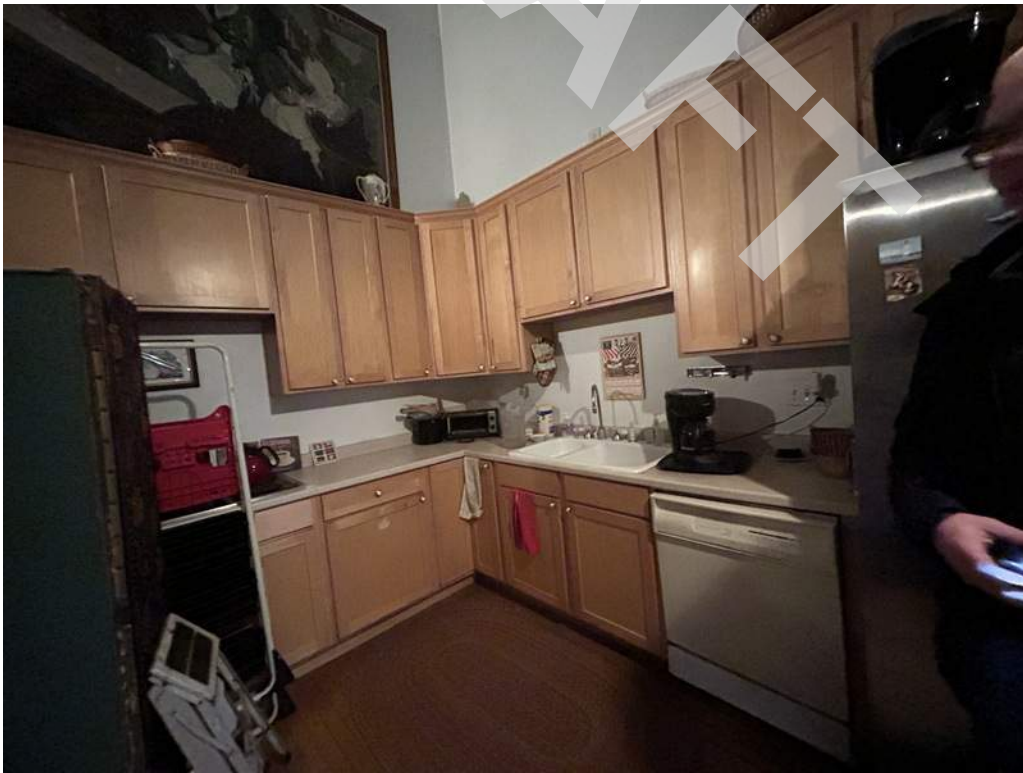
29 - Pole mounted parking signage is mounted below compliant height and line striping is not provided.



30 - The minimum clear width is not provided at the accessible entrance door.



31 - The designated accessible single-user restroom is non compliant.



32 - A compliant work space, cook top, and knee and toe clearance at the sink is not provided at the kitchen.