

FACILITY CONDITION ASSESSMENT

HIGHWAY GARAGE

238 Danbury Road
Wilton, Connecticut



Prepared for:

Town of Wilton
238 Danbury Road
Wilton, Connecticut 06897
Attention: Mr. Jeff Pardo
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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

Prepare4d By: Marx|Okubo Associates, Inc.
 Building(s) Gross Area (S.F.): 11,691
 Property Age (Years): 43

Date Prepared: January 23, 2024

Built in 1980 Addition in 1982

| # | Item | QTY | Unit | Unit Cost | Replacement Percent | Immediate Total | Comments |
|-------------------|--|-----|------|-----------|---------------------|-----------------|----------|
| SITE | | | | | | | |
| 1 | No Significant issues noted or reported. | 0 | EA | \$0.00 | 0% | \$0 | |
| Total Repair Cost | | | | | | \$0 | |

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CAPITAL RESERVE SCHEDULE

Prepared By: Marx|Okubo Associates, Inc.
 Building(s) Gross Area (S.F.): 11,691
 Property Age (Years): 43

Built in 1980 Addition in 1982

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

Footnotes: ^{1 2 3 4}

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 |
|------------------|--|-------|------|-----------|-----|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|------------|--|
| SITE | | | | | | | | | | | | | | | | | | |
| 1 | Ⓟ Building Integrity: Advisory - The catch basin at the south west corner of the building was noted to have debris accumulation and does not appear to be providing adequate drainage. Remove all debris as part of a regular maintenance and repair program. Work can be done by maintenance personnel, therefore, no budget is provided. | 0 | EA | | | | | | | | | | | | | | | Priority 2 - Potentially Critical. |
| 2 | Appearance - See the Town Hall cost table for recommendations on asphalt paved drive lanes and parking areas. | 0 | EA | | | | | | | | | | | | | | | Priority 4 - Recommended. |
| 3 | Ⓟ Building Integrity: Instances of spalled and cracked concrete was observed a localized areas at the concrete aprons and walkways. Patch or remove and repour concrete. Budget includes approximately 10% of the concrete paved surfaces. Work to include scraping and repainting bollards. | 250 | SF | | | | | | | | | | | | | | | Priority 4 - Recommended. |
| STRUCTURE | | | | | | | | | | | | | | | | | | |
| 4 | Ⓟ Building Integrity: Vertical support system consist of steel columns along the exterior perimeter of the building. Metal surfaces and finishes are in poor condition, including corroded metal surfaces and peeling finish. Remove corrosion from metal surfaces, prepare for painting and paint throughout. | 150 | EA | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical. |
| 5 | Ⓟ Building Integrity: The building enclosure and structure along the south side of the building consists of cast-in-place reinforced concrete walls. Localized cracks along the interior wall surfaces were noted. Repair cracks. | 50 | LF | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical. |
| 6 | Ⓟ Building Integrity: The slabs at the garages consist of reinforced concrete slabs-on-grade. Localized areas of the slabs have cracked and spalled. Perform a phased slab replacement program, starting with the damaged areas in the first stage and the remaining areas when they reach the end of their useful life. Scope of work includes providing new floor drains, piping, vapor barrier and repairing subgrade conditions. | 9,000 | SF | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical. |
| 7 | Building Integrity: Engage the services of an engineering firm to provide design documents and specifications for the garage slab replacement program. | 1 | LS | | | | | | | | | | | | | | | |
| 8 | A budget is provided for design and construction contingencies related to the structural repair work. | 1 | LS | | | | | | | | | | | | | | | |

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 | |
|------------------------------|---|--------|------|-----------|-----|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|------------|----------|--|
| ENVELOPE AND EXTERIOR | | | | | | | | | | | | | | | | | | | |
| 9 | P Building Integrity: The roof gutter and drain leaders along the east end of the building are missing, and portions of the gutters along the north end are damaged. Provide new gutter and drain leaders and connect to the building's stormwater management system. | 1 | LS | | | | | | | | | | | | | | | | Priority 2 - Potentially Critical. |
| 10 | Building Integrity: Roof consists of a hip roof configuration covered with asphalt shingles, reportedly installed in 2003. The roof appears to be in fair condition, with localized areas of organic growth and staining, and reportedly areas of water intrusion. Remove and replace asphalt shingle roof when it reaches the end of its useful life. Inspect and repair or replace as needed any areas of damaged underlayment. | 13,500 | SF | | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical. |
| 11 | 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 |
| 12 | 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. PV installation should be coordinated with the roof replacement program. | 5,000 | EA | | | | | | | | | | | | | | | | Priority 4 - Recommended. |
| 13 | P Building Integrity: Façade consist of brick masonry unit walls with control joint sealant. Sealant appears to be in poor condition and is nearing the end of its useful life. Replace all exterior wall joint sealant. Budget includes façade access. | 300 | LF | | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical. |
| 14 | P Building Integrity: The building enclosure along the north façade includes an EIFS (exterior insulation finishing system). Localized areas of the EIFS are damaged. Patch and repair damaged areas. Budget includes providing resilient corner guards and façade access. | 150 | SF | | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical. |
| 15 | P Building Integrity: Doors around the perimeter consist of hollow metal door frames set in metal frames. The surfaces and finishes along the doors are in poor condition. Perform a door refurbishment program consisting on replacing damaged weather stripping components prepare for painting and painting metal door surfaces and frames. | 1 | LS | | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical. |
| 16 | P Building Integrity: The building included nine sectional overhead doors. The doors appear to be in fair to poor condition with signs of repaired sections and corrosion along the metal rails and other metal components. No information was provided regarding the age of the doors and appear to be original to the construction of the building. Perform a phased replacement of all doors. | 9 | EA | | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical. |
| 17 | P Building Integrity: Soffit and trim along the perimeter of the room is in fair condition, with localized areas of sagging and detached panels. Repair or replace damaged panels throughout. Repair and replacement represents approximately 20% of all trim and soffit surfaces around the perimeter of the building. Budget includes façade access equipment | 250 | SF | | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical. |
| 18 | A budget is provided for general contractor overhead and profit, general conditions, and architectural/engineering fees. | 1 | LS | | | | | | | | | | | | | | | | |
| 19 | A budget is provided for architectural/engineering fees. | 1 | LS | | | | | | | | | | | | | | | | |

| # | 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 | |
|---------------------------------------|--|-------|------|-------------|-----|---------|---------|----------|---------|--------|--------|---------|--------|--------|---------|---------|------------|----------|---|
| 20 | A budget is provided for design and construction contingencies related to the envelope and exterior work. | 1 | EA | \$18,000.00 | | | \$2,000 | \$10,000 | \$2,000 | | | \$2,000 | | | \$2,000 | | \$18,000 | | |
| INTERIOR IMPROVEMENTS | | | | | | | | | | | | | | | | | | | |
| 21 | Appearance: Interior finishes were observed to generally be in fair condition, given it use. 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 boards and masonry walls, suspended ceilings with acoustic tiles, and vinyl or painted concrete floors. | 1,000 | EA | | | | | | | | | | | | | | | | Priority 3 - Potentially Critical. |
| 22 | Appearance: Currently, a men and women's locker/restroom are provided. The age of the interior finishes and fixtures are unknown, however appear to be in serviceable condition. Additionally, several non-complaint items were noted and includes door threshold exceeds the allowable height, non-compliant signage, an accessible men's toilet stall is not provided, and non-complaint showers. Per town staff, consideration has been given to renovating and modifying the existing restrooms to meet ADA compliance. This appears to be feasible, the scope of work may include new finishes and fixtures and modifying the restrooms to meet ADA compliance. A preliminary budget has been included in the term for consideration. Final budget based on owner selected level of finishes. | 1 | LS | | | | | | | | | | | | | | | | Priority 3 - Potentially Critical |
| 23 | A budget is provided for design and construction contingencies related to the interior work. | 1 | LS | | | | | | | | | | | | | | | | |
| MECHANICAL/ELECTRICAL/PLUMBING | | | | | | | | | | | | | | | | | | | |
| 24 | Building Integrity: An air-cooled, ducted split systems provide cooling to the building. The unit is located on the exterior of the building. The system consists of a condensing unit and a fan coil unit. The system has a capacity of 2.5 tons and distributes air through overhead ductwork. Replace the system when it reaches the end of its service life or as maintenance costs dictate. The system currently utilizes refrigerant R-22. It is recommended to replace the system with a new system using R-410A. The budget includes a replacement in kind of the units with the reuse of ductwork. The unit was installed in 2004 and was manufactured by Carrier. | 3 | TON | | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical |
| 25 | Building Integrity: Three oil fired furnaces provide heating to the building. The furnaces are located throughout the building, and have capacities ranging from 156,000 to 350,000 British Thermal Units (BTU) per hour. The furnaces were installed between 2005 and 2017 and reportedly function properly and appear to be in good condition. Replacement of the two older furnaces 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 furnaces with the reuse of all associated piping. The furnaces were manufactured by Thermo Pride, Concord, and Allied Air. | 2 | EA | | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical |
| 26 | Building Integrity: The building has a 50-gallon electric 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 Bradford White. | 1 | EA | | | | | | | | | | | | | | | | Priority 3 - Necessary - Not Yet Critical |
| 27 | 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 |
| 28 | Life Safety Code Compliance: During our on-site review, the team was shown a storage room containing flammable materials that was not provided with a fire protection system. Engage an engineering firm to review all of the materials stored in the rooms and determine the proper commodity class and hazard level, necessary fire protection system upgrades, and prepare design drawings for competitive bidding in the event it is determined a fire protection system is required. | 1 | LS | | | | | | | | | | | | | | | | 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 | |
|----------------------|--|-----|------|---|-----|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|------------|----------|-----------------------------------|
| 29 | Life Safety Code Compliance: The scope and budget required to provide ventilation of the storage room will be based on the determination of the commodity class and hazard level, and engineering design and specifications referenced in the preceding line. The scope could include the installation of a louver and an exhaust fan, as well as modifying the exterior wall. | 1 | EA | | | | | | | | | | | | | | | | Priority 2 - Potentially Critical |
| 30 | Life Safety Code Compliance: Advisory - Based on the results of the engineering review in the line above, perform the recommended work. The scope of this work may include installing a sprinkler system in the building, a new fire sprinkler incoming service, backflow prevention device, sprinkler heads, and piping. The work associated with installing the new incoming service could be accomplished when the parking lot is planned to be paved to avoid having to pave the area multiple times. The scope could include providing sprinkler coverage to the entire building. The total cost of this work could be on an order of magnitude of \$150,000. | 1 | LS | | | | | | | | | | | | | | | | Priority 2 - Potentially Critical |
| ACCESSIBILITY | | | | | | | | | | | | | | | | | | | |
| 31 | ADA: The facility does not offer public programs, activities, or services; therefore, it is not covered by the ADA. | 1 | LS | 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) | |
| 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: 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

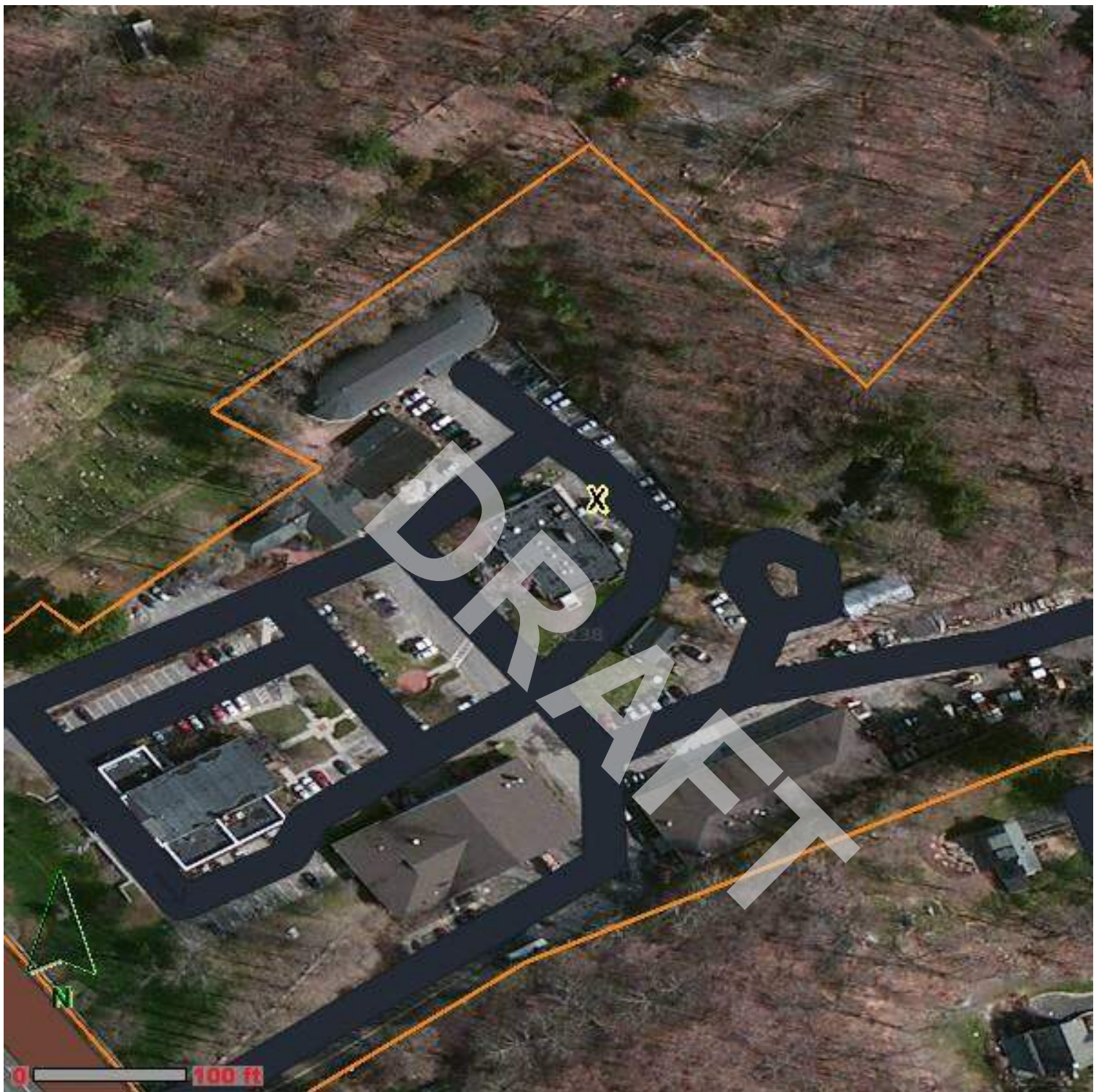
Community Status: Regular Program Type: Participating

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.



| | | | |
|---------------------------|----------|---------------|--------|
| Flood Zones Legend | 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 garage building.



2 - Debris from the adjacent vegetation has clogged the catch basin.



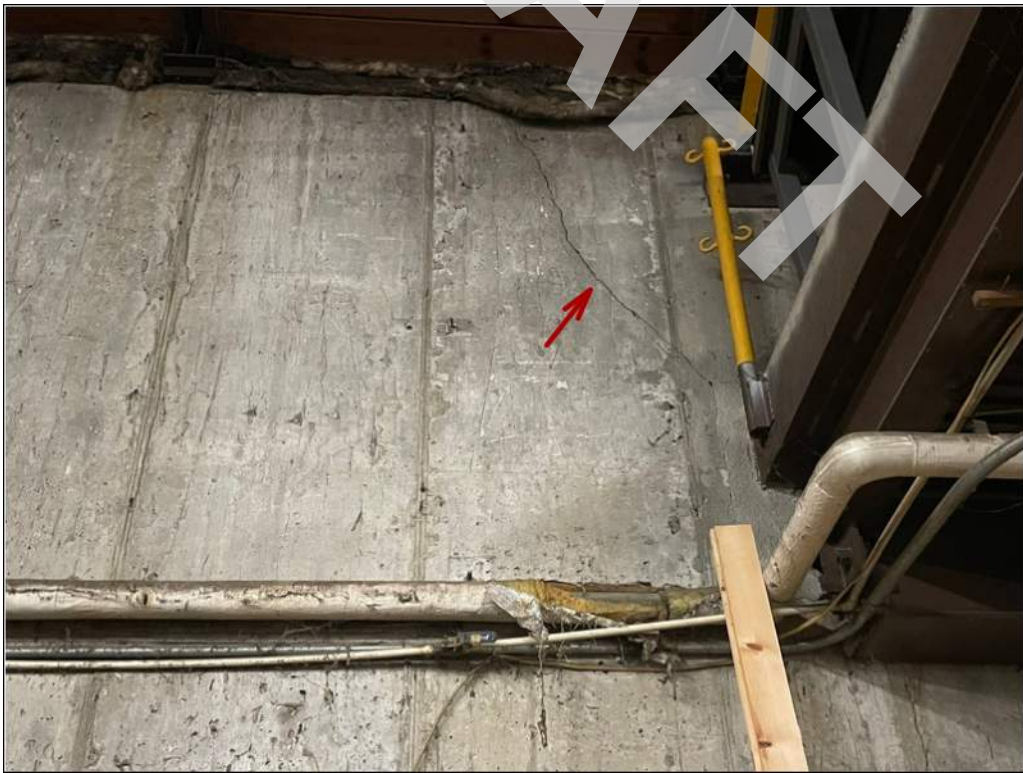
3 - Spalled concrete was observed at the concrete aprons and corrosion was noted as several bollards.



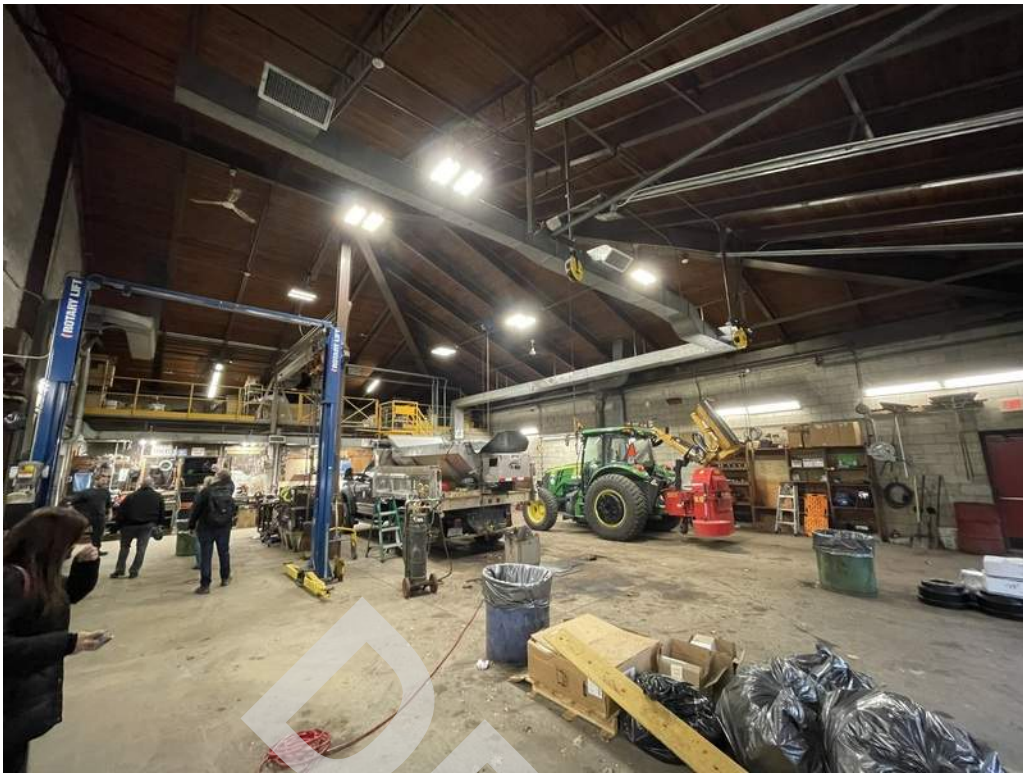
4 - Walkways exhibit concrete spalling and deterioration.



5 - Steel column surfaces have corroded.



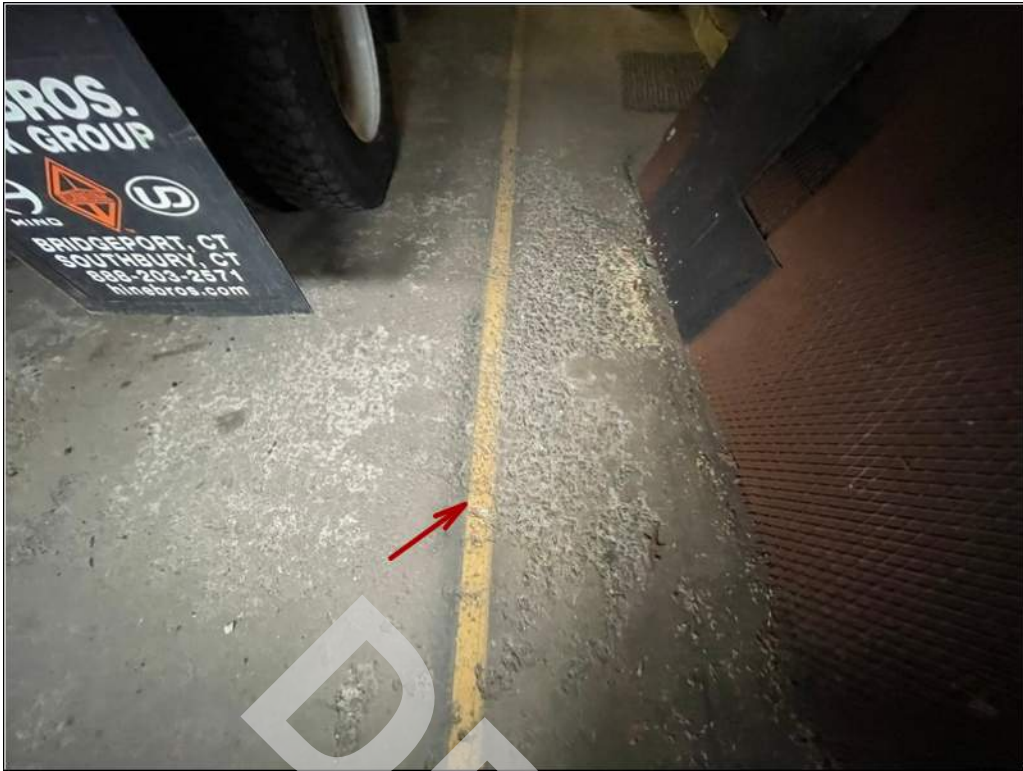
6 - Localized areas of the reinforced concrete wall have cracked.



7 - Overview of the east side garage bays.



8 - Localized spalling and cracking has occurred along the concrete slab-on-grade.



9 - Spalled areas along the slab surface.



10 - Roof gutter is missing and fascia has damages along the east facade. Roof deficiencies include organic growth and stained asphalt shingles.



11 - Close up view of missing roof gutter along the east end of the building.



12 - A roof leader is missing along the south side of the building.



13 - The joint sealant between the brick masonry unit and concrete wall has failed.



14 - Brick masonry unit wall control joint sealant is in poor condition. Soffit and fascia panels are aging.



15 - Areas of the EIFS (exterior insulation finishing system) have been damaged.



16 - Hollow metal frames and door surfaces are starting to corrode.



17 - Sectional overhead doors are provided at the garage.



18 - Sections of the overhead doors have been replaced and repaired.



19 - Sectional overhead door metal components have corroded.



20 - Soffit and fascias are displacing.



21 - A split system air conditioning unit located on the exterior of the building provides cooling to a portion of the building.



22 - Three oil fired furnaces located throughout the building provide heating throughout the building.



23 - An electric storage-type water heater is located in the mechanical room and provides hot water throughout the building.



24 - Combustible liquids are stored in containers in a storage room.



25 - The building is provided with a combination fire alarm/security alarm panel.