

FACILITY CONDITION ASSESSMENT

MERWIN MEADOWS RESTROOMS & BARN

52 Lovers Lane  
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**

Prepared By: Marx|Okubo Associates, Inc.  
 Building(s) Gross Area (S.F.): 5063 Restroom 2,694 sf and Barn 2,369 sf  
 Property Age (Years): Restroom 53 / Barn Unknown Restrooms Renovation 1989

Date Prepared: January 23, 2024  
 Advisory Items are not included in the 10-year capital reserve schedule.

#	Item	QTY	Unit	Unit Cost	Replacement Percent	Immediate Total	Comments
<b>ENVELOPE AND EXTERIOR</b>							
1	Ⓢ Building Integrity - Barn: Stone stairs, landing, and wood handrails along the east side of the barn are uneven and in poor condition. Repair steps, landings, and provide handrails and support on both sides of the stairs.	1	LS				Priority 1 - Current Critical.
<b>MECHANICAL/ELECTRICAL/PLUMBING</b>							
2	Life Safety Code Compliance - Barn: Battery powered emergency lighting is provided throughout the building. Each light observed was tested to confirm it was functional. One of the emergency lights in the barn did not turn on when tested. Replace the non-functioning light with new. It is recommended to regularly test all emergency lights.	1	EA				Priority 1 - Current Critical
3	Life Safety Code Compliance - Barn: Advisory - At the time of the site visit the fire alarm panel light reading "Trouble" was on. It is recommended to regularly check all fire alarm panels to ensure there are no problems within buildings or to systems.	0	EA				Priority 1 - Current Critical.
4	Ⓢ Life Safety Code Compliance - restroom: Exit signage is not illuminated. Provide new illuminated exit signage. Scope includes providing electric wiring.	2	EA				Priority 1 - Current Critical.
<b>ACCESSIBILITY</b>							
5	ADA: Two accessible parking spaces were observed serving the site, one of which was missing signage. Marx Okubo could not confirm the total number of parking spaces. If a range of 51-75 parking spaces are provided, per ADA standards, a minimum of three accessible parking spaces are required, including one van-accessible parking spaces. Provide one van accessible parking space and complaint signage.	1	LS				Priority 1 - Current Critical.
6	ADA: Currently a gravel path is provided to access all the activities and facilities provided, which is non complaint. A firm surface from the parking lot to the Merwin Meadow Restrooms facility, playgrounds, grilling stations, soccer fields, and picnic pavilion should be provided. Provide access paths to facilitate an accessible route to all activities and facility provided. Scope of work could include a firm walkway.	1,000	EA				Priority 1 - Current Critical.
7	ADA: Currently, a raised concrete platform is provided to access the men's restroom and the door entrance is higher than the allowable height. Provide an access path to facilitate an accessible route to the restroom. Work could include altering landings or a ramp.	1	EA				Priority 1 - Current Critical.
8	ADA: The ramp at the Merwin Meadows Restroom does not provide edge protection on both sides, handrail extension at the bottom of the ramp, and a complaint bottom landing. Perform alterations to meet compliance.	1	LS				Priority 1 - Current Critical.

#	Item	QTY	Unit	Unit Cost	Replacement Percent	Immediate Total	Comments
9	ADA: The Merwin Meadows Restrooms provide a women and men's multi-user restroom, which were noted to have various non compliant items. Items include missing scald guard protection under the sinks, accessible stalls and urinals not provided, and mirrors mounted above complaint height. Perform alterations to meet compliance.	2	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.): 5063 Restroom 2,694 sf and Barn 2,369 sf  
 Property Age (Years): Restroom 53 / Barn Unknown Restrooms Renovation 1989

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>SITE</b>																		
1	Appearance: Asphalt paved drive lanes and a parking area are provided at the site. The age of the paving is unknown and was observed to generally be in good condition with instances of cracking at isolated areas. A budget is recommended for an overlay, cracking sealing, and striping at the beginning of the term and then restriping later in the term.	1	LS															Priority 4 - Recommended.
2	<b>P</b> Building Integrity - Bathrooms: It was reported that the Norwalk River, which runs north of the bathrooms building, has eroded portions of the adjacent area. The property is located in Flood Zone AE; areas of 100-year flood; based flood elevations and flood hazard factors determined, as shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map(FIRM) Panel No. 09001C0383F, having an effective date of June 18, 2010. Engage the services of a qualified engineer to review the condition and provide recommendations to protect the building.	1	LS															Priority 3 - Necessary - Not Yet Critical.
3	Building Integrity - Bathrooms - Advisory: Based on the results of the engineering site study, perform the recommended work. The budget will depend on the specific solution. Scope of work may include natural vegetation, soil erosion mats, coir logs or gabions, engineering fees for design and supervision of the work.	150	LF															Priority 2 - Potentially Critical.
<b>ENVELOPE AND EXTERIOR</b>																		
4	<b>P</b> Building Integrity - Bathrooms: The roof atop the structure consists of architectural asphalt shingles. No documentation was provided regarding the age of the roof, however, it is reportedly original to the building and appears to have reached the end of its useful life. Replace asphalt shingle roof.	2,000	SF															Priority 3 - Necessary - Not Yet Critical.
5	<b>P</b> Building Integrity - Bathrooms: A Retractable fabric awning is provided at the office entrance. The fabric appears to be in poor condition. Replace the fabric when it reaches the end of it's useful life.	1	LS															Priority 4 - Recommended.
6	<b>P</b> Building Integrity - Barn: Roof gutters and leaders around the perimeter of the barn are in poor condition with broken and missing gutters and leaders. Repair and replace damaged gutters and leaders.	1	LS															Priority 2 - Potentially Critical.
7	<b>P</b> Building Integrity - Barn: The barn exterior cladding consists of painted wood planks. Localized areas are in poor condition. Damages include missing and broken wood plank. Perform localized repairs.	500	SF															Priority 3 - Necessary - Not Yet Critical.
8	<b>P</b> Appearance - Barn: After localized repairs to the exterior cladding have been completed, prepare all surfaces and paint throughout. Scope includes installing temporary scaffolding to complete all surfaces.	4,500	SF															Priority 4 - Recommended.
9	A budget is provided for general contractor overhead and profit, general conditions, and architectural/engineering fees.	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
<b>INTERIOR IMPROVEMENTS</b>																		
10	Appearance: Given the use of the Merwin Meadows Barn, interior finishes were observed to generally be in fair to good condition. 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 consist of painted gypsum wall and ceiling boards; and tile floors.	450	SF															Priority 3 - Potentially Critical.
11	Appearance - Restrooms: Given the use of the Merwin Meadows Restrooms, interior finishes were observed to generally be in fair to good condition. 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 consist of painted masonry walls, painted gypsum ceiling boards, and painted slabs	500	SF															Priority 3 - Potentially Critical.
<b>MECHANICAL/ELECTRICAL/PLUMBING</b>																		
12	Building Integrity - Barn: An oil fired furnace provides heating to the barn building. The furnace is located in a closet of the barn, and has a capacity of 150,000 British Thermal Units (BTU) per hour. The furnace was installed in 2005 and reportedly functions properly and appears to be in fair condition. Replacement of the furnace is recommended as it reaches the end of its service life or as maintenance costs dictate. The budget includes a replacement in kind of the furnace with the reuse of all associated piping. The furnace was manufactured by Rheem.	1	EA															Priority 3 - Necessary - Not Yet Critical
13	Building Integrity - Barn/Restrooms: Advisory - Cooling: Neither building is provided with a cooling system. Adding a cooling system could increase occupant comfort in the office/sitting areas of each building. Adding a cooling system could cost on the order of magnitude of \$5,000 in the restroom building and \$15,000 in the barn building. These estimated budgets include a new cooling only split system, which includes an outdoor condensing unit, indoor fan coil unit, and new refrigerant lines.	2	EA															Priority 4 - Recommended
14	Building Integrity - Restroom/Barn: The restroom facility has a 50-gallon electric water heater located in the mechanical room of the building. The barn has an 80-gallon electric water heater located in a closet of the building. Replace the water heaters when they reach the end of their 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 heaters were manufactured by AO Smith and Rheem.	2	EA															Priority 3 - Necessary - Not Yet Critical
15	Building Integrity - Restroom/Barn: Eversource provides electrical service to each building. The buildings do 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 each building's annual preventative maintenance in order to detect electrical issues.	2	EA															Priority 4 - Recommended
<b>ACCESSIBILITY</b>																		
16	ADA: Merwin Meadows Barn 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)																		

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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: 12/18/23**

**Account Number: INS 97900589**

**MARX/OKUBO &  
ASSOCIATES - NORTHEAST**

Owner Name: 23-2104

Certified Street Address: 34 LOVERS LANE, WILTON, CT 06897

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

Policy Number: 231218142456887

Community Name: WILTON, TOWN OF

Community Status: Regular Program Type: Participating

Det ID: 457216624 Map Panel #: 09001C0383 F Community #: 090020 Panel Date: 06/18/10 Entry Date: 11/17/82

Det Date: 12/18/23 Flood Zone: AE BFE: 188 (Vertical Datum:NAVD88) LOMA/LOMR  DATE:

MULTIPLE STRUCTURES IN MULTIPLE ZONES ON PARCEL. ADDITIONAL INFO REGARDING STRUCTURES TO BE DETERMINED REQUIRED.

**Areas of 100-year flood; base flood elevations and flood hazard factors determined**

**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 :** 457216624  
**Certified Address :** 34 LOVERS LANE, WILTON, CT 06897  
**Flood Zone :** AE  
**Base Flood Elevat :** 188 (Vert Datum:NAVD88)  
**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 - Barn at east side with surface parking.



2 - Lifeguard office and restroom facility.





3 - An asphalt paved parking lot is provided at the site.



4 - Bathrooms: Norwalk River running north of the bathrooms building.





5 - Restrooms: Roof over the restrooms consists of asphalt shingles, walls consist of painted concrete masonry units and wood cladding.



6 - Restrooms: A retractable fabric awning sits atop the asphalt shingles. Fabric is ripped.





7 - Barn: A roof leader is missing along the west side of the barn.



8 - Barn: Paint over, the wood cladding is peeling.





9 - Barn: Wood plank facade is in poor condition, including broken wood planks.



10 - Barn: Close up view of damaged wood and paint finish.





11 - Barn: Localized areas of the wood cladding are rotting.



12 - Barn: Rock stair and landing are in poor condition; surfaces are uneven and a second handrail is not provided.





13 - Barn: Rock stair is uneven, and does not have a second handrail.



14 - Barn: Interior finishes consist of painted gypsum wall and ceiling boards and painted slabs.



15 - Restrooms: Interior finishes consist of painted masonry walls, painted gypsum ceiling boards, and painted slabs.



16 - Barn: An oil-fired furnace provides heating to the barn building.

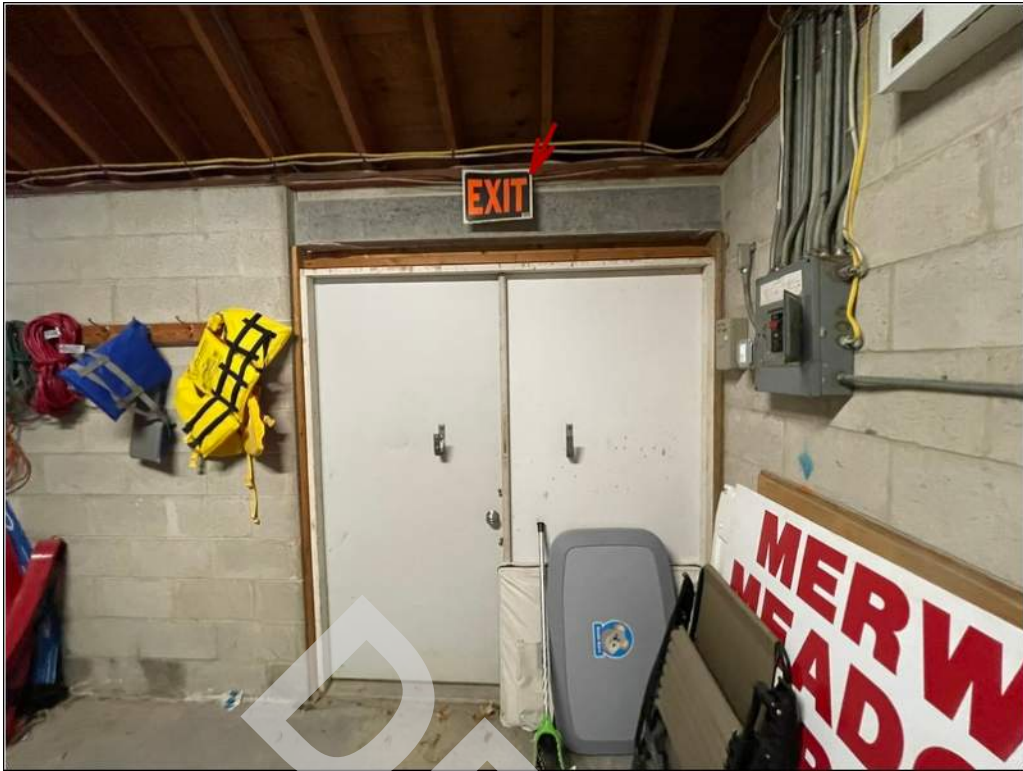




17 - The barn and restroom facility are each provided with an electric storage-type water heater which provides hot water to each building.



18 - Barn: The building is provided with a Fire-Lite MS-5UD fire alarm panel located in the main room of the building. The panel's "Trouble" light was on at the time of the site visit.



19 - Restrooms: Exit sign is not an illuminated sign.



20 - Missing signage was observed at the accessible parking space.





21 - An accessible route is not provided to the lake.



22 - Restrooms: The ramp at the Merwin Meadows Restroom does not provide edge protection on both sides, handrail extension at the bottom of the ramp, and a compliant bottom landing.





23 - Restrooms: An accessible route to the men's restroom is not provided.



24 - Restrooms: Accessible stalls and urinals are not provided.



25 - Restrooms: Scald guard protection is not provided under the sinks.



26 - A firm surface route from the parking lot to the Merwin Meadow playgrounds and picnic pavilion are not provided.





27 - A firm surface route from the parking lot to the Merwin Meadow Restrooms facility is not provided.