MARX | OKUBO

40 YEARS

FACILITY CONDITION ASSESSMENT

TOWN HALL

238 Danbury Road
Wilton, Connecticut

Prepared for:

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

Marx|Okubo Job No. 23-2104

January 23, 202**4**

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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.): 12,808
Property Age (Years): 93 Renovated in 1969 and 2002
Link to photo of this item

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
ENVELOPE AND EXTERIOR							
1	Life Safety Code Compliance: Secondary egress from the second floor is through an exterior metal stair located at the north roof. A tread is missing a the top of the stairs, the guardrail has localized corrosion, and the last tread has pitting corrosion. Replace the corroded metal tread, provide a new tread at the roof level, replace corroded guardrails, and provide extension guardrails at the roof level landing.	1	LS				Priority 1 – Current Critical
MECHANICAL/ELECTRICAL/PLUMBING							
2	Environmental: The building appears to be provided with a radon mitigation system. At the time of the site visit, a manometer on a PVC piping riser indicated a reading that required maintenance to the system. It is unknown what maintenance is required at this time and there was no reported history of maintenance on the system. Engage a qualified firm to inspect and verify operation of the system and perform the necessary maintenance. A preliminary budget is provided for testing and inspection only; maintenance scope will be based on inspection results.	1	EA				Priority 1 - Current Critical
CODE REVIEW							
3	Life Safety Code Compliance: Exit signs, devices, and hardware such as pull stations and hold-open door closer along the egress paths and at egress doors were outdated or not provided in various locations. Engage a qualified fire life safety professional to perform a full inventory of existing devices and provide recommendations on new quantity and layouts.	1	LS				Priority 1 – Current Critical
4	Life Safety Code Compliance: Provide/replace exit signage and devices where missing or outdated. Scope may include providing new exit signage, pull station, and hardware. Quantity and final budget based on the results of the fire life safety review. A preliminary budget is provided for reference.	1	LS				Priority 1 – Current Critical
ACCESSIBILITY							
5	ADA: Based on the Site Layout Plan provided, there are approximately 55 parking spaces serving the facility. A total of three accessible parking spaces were observed with no designated van accessible parking space provided and signage mounted below the minimum required height. Based on the total number of spaces provided a minimum of three accessible parking spaces including one van accessible parking space is required. Provide one designated van accessible parking space and remount signage to the required minimum height.	1	LS				Priority 1- Current Critical

#	Item	QTY	Unit	Unit Cost	Replacement Percent	Immediate Total	Comments
6	ADA: Interior signage is mounted below the required tolerance range or missing throughout the facility. Remount signage to the compliant height and install new signage where missing including wayfinding signage to accessible routes and entrances. Signage is required to have raised contrast lettering and braille and be mounted within the ADA tolerance range.	1	EA				Priority 1 - Current Critical.
7	ADA: A lowered counter area is not provided at the Assessors and Registrants of Voters office. Provide a lowered counter area not exceeding 36" maximum from the finish floor.	2	EA				Priority 1 - Current Critical.
8	ADA: The single-user restroom on the first floor was noted to have various non-compliant items. Items include center of toilet mounted above the the range tolerance from the side wall, inadequate sink depth and clear floor space, and missing scald guard protection beneath the lavatory. Perform alteration to meet compliance.	1	EA				Priority 1 - Current Critical.
9	ADA: Door hardware was observed to be orbital at select spaces. Replace with lever type hardware to meet compliance.	1	LS				Priority 1 - Current Critical.
10	ADA: Advisory - Currently, a stand is positioned in the corridor leading to the Registrant Voter's Office and is blocking maneuvering clearance. Move stand to meet compliance. It is anticipated that maintenance personnel could relocate the existing stand, as required, to achieve compliance. Therefore, no cost is anticipated.	0	EA				Priority 1 - Current Critical.
11	ADA: The men and women's multi-user restrooms on the first floor were noted to have various non-compliant items. Items include no accessible stall or urinals, paper towel dispenser mounted above complaint height, missing scald protection, orbital hardware, missing signage, and clear floor space at the sink. Perform alterations to meet compliance.	2	EA				Priority 1 - Current Critical.
Total Repair Cost							

CAPITAL RESERVE SCHEDULE

Prepared By: Marx|Okubo Associates, Inc.
Building(s) Gross Area (S.F.): 12,808
Property Age (Years): 93 Renovated in 1969 and 2002
Link to photo of this item

Footnotes: [1] [2] [3] [4]

Date Prepared: **January 23**, 2024
Term: 10
Inflation Rate: 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	Appearance: Asphalt paved drive lanes and parking areas surround the Town Hall, Annex Building, Fire Headquarters, Highway Garage, and Police Station. The age of the asphalt is unknown; varying levels of deterioration were noted throughout. Phased milling, resurfacing, and restriping of the asphalt paved areas that are not included in the new police station budget, should be performed to extend service life of the asphalt. A Site Layout Plan labeled as Issued for Bid dated May 19, 2023 was provided and indicates the limit of the paving that will addressed during the police station master plan. Levels of deterioration include alligator and longitudinal cracking and faded striping throughout. Refer to the following items for additional information.	70,000	SF														Priority 3 - Necessary - Not Yet Critical.
2	Appearance: Advisory - It was reported a masterplan for a new police station is underway and is scheduled to commence within a year. Reportedly, the budget for asphalt repairs surrounding the new police station are included in the construction budget therefore we have excluded from the Capital Reserve Schedule. Drawings or a budget have not been provided.	0	EA															
3	Appearance: Repair local subgrade deterioration at asphalt pavement as identified during milling and repaving work, as noted in the line item above. The budget includes 10% of the paved asphalt areas.	7,000	SF															Priority 4 - Recommended
4	Appearance: Sidewalks consist of a combination of cast-in-place concrete and bricks with concrete curbing. Isolated instances of cracking and organic growth was observed throughout. A budget is recommended to patch concrete cracks and remove and replace cracked bricks. The budget also includes periodic repairs of the sidewalks and curbs as materials deteriorate with age. The budget includes approximately 10% of the sidewalks and curbing for each occurrence.	300	SF															Priority 3 - Necessary - Not Yet Critical.
STRUCTURE																		
5	Building Integrity: Building foundation consists of cast-in-place reinforced concrete walls. Localized areas of spalling and exposed steel reinforcement have occurred along the top of the foundation wall. Remove loose concrete areas and corrosion, patch and repair.	1	LS															Priority 3 - Necessary – Not Yet Critical.
6	Building Integrity: It was noted and reported that an area of the building adjacent to one of the vault doors has deflected and affects the vault doors operation. Engage the services of a qualified engineer to review the condition and prepare recommendations. Scope may include drawing review, destructive and non destructive probes.	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
7	Building Integrity: Based on the results of the structural investigation, perform the recommended repairs to the structural framing. Scope of work could include removing finishes to expose the condition, performing localized repairs, and reinstating the finishes after the condition is repaired. Additional scope may include reinforcement of the structure and shoring.	50	SF															Priority 3 - Necessary – Not Yet Critical.
8	(P) Building Integrity: The building's front entrance consists of a portico with cast-in-place concrete steps and platform with metal railing and wood finished columns over cast iron ventilating plinths that support the portico's roof. The cast-in-place platform and steps are in poor condition with cracks, and signs of previous crack repairs. One of the wooded columns has been removed due to damages, and the remaining columns appear to be in poor condition with wood surface and finish damages. A comprehensive portico rehabilitation program is recommended. The scope of the work includes complete removal of the cast-in-place platform, steps, railing, columns and column plinths, sub-grade repairs, temporary supports while the work is being performed, refurbishment of the pediment, remaining wooden columns and metal plinths including refinishing and painting, and reinstallation of the cast-in-place platform, steps, metal railing, metal plinths and columns.	1	LS														Priority 3 - Necessary – Not Yet Critical.
9	A budget is provided for general contractor overhead, profit and general conditions associated to the portico rehabilitation program.	1	LS															
10	A budget is provided for architectural/engineering fees associated to the portico rehabilitation program.	1	LS															
11	A budget is provided for design and construction contingencies related to the portico rehabilitation program.	1	LS															
ENVELOPE AND EXTERIOR																		
12	(P) Energy: The top-level 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.
13	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.	5,000	SF															Priority 4 – Recommended.
14	(P) Building Integrity: Portions of the low slope roof and glazed roof along the secondary entrance have localized damages, including debris accumulation, roof ponding, organic growth along the gutters and missing or damaged roof leaders. Perform a maintenance and localized repair program to address deteriorating roof components.	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
15	(P) Building Integrity: Facades consist of brick masonry unit walls. Localized areas of the brick masonry walls have spalled and eroded units due to organic growth and water from missing roof leaders. Remove and replace spalled units, clean organic growth. Budget represents approximately 5% of brick masonry units, and includes scaffolding to access areas that are not accessible from the ground level.	200	SF															Priority 3 - Necessary – Not Yet Critical.
16	(P) Building Integrity: Brick mortar joint in localized areas of the brick masonry unit walls has eroded and it's in poor condition due to organic growth. Repoint areas of damaged or missing mortar joint.	500	SF															Priority 3 - Necessary – Not Yet Critical.
17	Building Integrity: It was reported that during high rain events, the basement experiences localized instances of water intrusion at the Building Department Plan room, and at the hatchway and boiler room. Engage the services of a qualified professional to review the condition, determine the sources of the water intrusions and provide recommendations and repair documents. The scope of work may include probing the area, destructive and non destructive testing.	1	LS															
18	Building Integrity - Advisory: Based on the results of the basement water intrusion investigation, perform the recommended repairs. The scope of the work will be determined by the investigation findings, however, it could include providing a new metal hatch door with slope, installing a basement drainage system and/or raised floor finish. The budget could be in the range of $75,000.	1	LS															Priority 2 - Potentially Critical.
19	(P) Energy: Windows throughout the building, except a few units along the front facade, are reportedly original to the building and consist of single pane wood framed assemblies with arched transom windows. It was reported that a portion of the windows have been provided with replacement balances. It was noted and reported that the windows are in fair to poor condition. Replace all remaining original wood single pane windows with double pane glass assemblies.	20	EA															Priority 3 - Necessary – Not Yet Critical.
20	Building Integrity - Advisory: Various windows along the foundation and off the north roof are no longer serving the original purpose, either because the basement is storage and no longer occupied, or because the space between the roof and the ground floor is not usable. Consideration could be given to blocking the windows with a water tight assembly consistent with the adjacent construction.	1	LS															Priority 4 – Recommended.
21	(P) Building Integrity: Secondary entrance doors consist of an aluminum and glass storefront door system with sidelights and is power assisted with an actuator. Various components of the door frame and adjacent sidelights are in poor condition. Front wood door is in fair condition, with deficiencies including deteriorating hardware and peeling finish. The door operator is located at a column approximately 12' from the entrance and appears to be further then what is recommended in the control general guidelines. Perform a door refurbishment program that includes replacing damaged components of the door assembly and adjacent sidelights, and refinishing surfaces. Consideration could be given to relocating the door operator closer to the doors and to a more visible location to operate.	1	LS															Priority 3 - Necessary – Not Yet Critical.
22	(P) Building Integrity/appearance: Painted decorative wood cornices, pilasters, window trim and other architectural details are provided along the building's facades. Localized areas of the wood have rotted and paint is peeling. Remove rotted wood portions, replace with new, prepare for painting and paint wood throughout.	2,000	LF															Priority 2 - Potentially Critical.
23	A budget is provided for general contractor overhead, profit and general conditions associated to the envelope and exterior work.	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
24	A budget is provided for architectural/engineering fees associated to the envelope and exterior work.	1	LS															
25	A budget is provided for design and construction contingencies associated to the envelope and exterior work.	1	LS															
INTERIOR IMPROVEMENTS																		
26	Appearance: Interior finishes were observed to generally be in fair to good condition. The age of the finishes is unknown; however, damaged gypsum boards and deteriorated paint due to previous leaks that have been addressed, was observed at localized areas throughout the building. Perform localized repairs early in the term and continue with phased replacement of interior improvements as conditions warrant due to wear and tear with age. The budget assumes approximately 20% of the total square feet. Interior finishes consist of painted gypsum wall and ceiling boards; suspended ceilings with acoustic tiles; vinyl, carpet, or tile floors.	3,000	SF															Priority 3 - Potentially Critical.
27	Appearance: Reportedly, the multi-user women and men's restrooms located in the basement have been out of service for an unknown period of time and pipes have been capped off. Per town staff, consideration has been given to repurposing these rooms for additional storage. This appears to be feasible; the scope of work may include removal of bathroom finishes, fixtures, piping, followed by patching and finishes. A preliminary budget has been included in the term for consideration. Final budget based on owner selected level of finishes.	2	EA															Priority 4 - Recommended.
MECHANICAL/ELECTRICAL/PLUMBING																		
28	Building Integrity: Four heating hot water boilers provide heating to the building. The boilers are located in a mechanical room in the basement of the building, and each are rated for 173,000 British Thermal Units (BTU) per hour. The boilers were installed in 1992 and reportedly function properly and appear to be in good condition. Replacement of the boilers is recommended as they reach the end of their service life or as maintenance costs dictate. The budget includes a replacement in kind of the boilers with the reuse of all associated piping. The boilers were manufactured by the New Yorker Boiler Company.	4	EA															Priority 3: Necessary - Not Yet Critical
29	Building Integrity: Pipe insulation was not observed in the boiler room. A lack of piping insulation can be a considerable source of heat loss. It is recommended to add insulation to the piping in the boiler room to improve performance of the system.	1	EA															Priority 3 - Necessary - Not Yet Critical
30	Building Integrity: Air-cooled, ducted split systems with auxiliary electric heaters provide cooling and heating to the office areas of the building. There are five units located on the roof and two on the exterior of the building. Each system consists of a condensing unit and a fan coil unit. The systems have capacities ranging between two and four tons and distributes air through overhead ductwork. Replace each system when it reaches the end of its service life or as maintenance costs dictate. The budget includes a replacement in kind of the units with the reuse of ductwork, refrigerant piping, and controls. Four of the roof mounted units are currently mounted on wooden boxes. It is recommended to replace these boxes with factory mounting equipment when the units are replaced. The units were installed between 2006 and 2018 and were manufactured by Rheem and Sanyo.	22	TON															Priority 3: Necessary - Not Yet 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
31	Building Integrity: One air-cooled rooftop packaged unit provides cooling and ventilation for the vault room on the first floor. The units has a capacity of 4 tons and distributes air through overhead ductwork. Replace the unit as it reaches the end of its service life or as maintenance costs dictate. The budget includes a replacement in kind of the units with the reuse of ductwork. The unit was manufactured by Rheem.	4	TON															Priority 3: Necessary - Not Yet Critical
32	Building Integrity: During our on-site review, multiple employees notified the team of heating comfort issues. Many employees also had space heaters in their individual offices. An upgrade to the building heating system may result in better comfort, however, it could be invasive and will require engineering design, installation drawings, and general conditions. Engage an engineering firm to review existing conditions, determine necessary upgrade scope and equipment selections, and prepare design drawings for competitive bidding.	1	EA															Priority 4 - Recommended
33	Building Integrity: Advisory - Based on limited observation of the building's current systems, the heating system could be upgraded in a variety of ways to improve the building's current heating comfort issues. Solutions could range from upgrading the current boilers to installing heat pump systems. The exact scope and budget required to upgrade the building's heating system will be known once an engineering firm has completed their calculations and have sent design drawings out to contractors for bid.	0	TON															Priority 4 - Recommended
34	Building Integrity: A conduit in the basement of the building is currently partially blocking two wall mounted grilles. It is recommended to relocate the grilles and their corresponding ductwork to be below the conduit in order to avoid performance degradation of the HVAC system.	1	EA															Priority 3 - Necessary - Not Yet Critical
35	Building Integrity: The team was informed that during rain events moisture pools on the slab in the basement and the original drawings do not indicate a vapor barrier below the basement slab. A possible solution would be to install a central dehumidification system in the basement. This could improve the indoor air quality within the basement as well as removing moisture from the basement. This work could cost on the order of magnitude of $150,000.	1	EA															Priority 4 - Recommended
36	Building Integrity: There is an air handler located above the human resources office that is reportedly noisy. There have been no complaints about any of the other air handlers throughout the building. It is recommended to hire a contractor to ensure the unit is properly mounted above the ceiling.	1	EA															Priority 4 - Recommended
37	Building Integrity: In the event the air handler above the human resources is properly mounted and the noise problem persists, the town has purchased equipment to replace the unit with a new rooftop packaged unit. The installation of this work would include the installation of new equipment, ductwork, electrical, and cutting and patching the roof.	1	EA															Priority 4 - Recommended
38	Building Integrity: The building has a 50-gallon electric water heater located in the mechanical room in the basement of the building. Replace the water heater when it reaches the end of its service life or as maintenance costs dictate. The budget includes a replacement in kind with the reuse of all associated piping and electrical wiring. The water heater was manufactured by AO Smith.	1	EA															Priority 3 - Necessary - Not Yet Critical
39	Building Integrity: The team was informed of moisture pooling in the basement during rain events. A sump pump being installed within a pit in the area of pooling could help alleviate this issue, however, it could be invasive. The scope of this work could include trenching, installing a pit and sump pump, pipe routing, and backfilling the installation area. This work could cost on the order of $20,000.	1	EA															Priority 4 - Recommended

#	Item	QTY	Unit	Unit Cost	EUL	EFF Age	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost	Comments
40	Building Integrity: The building is equipped with two main electrical panels in the basement of the building. The panels were manufactured by Federal Pacific Electric Co and are each rated for 400-amps. These panels were Stab-Lok models which were discontinued due to inherent design problems that could lead to poor electrical connections and risk of fire. Replace the two existing panels with new.	2	EA															Priority 2 - Potentially Critical
41	Building Integrity: Eversource provides electrical service to the building, which enters the building through the basement. 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
42	Building Code Compliance: In the event the building closes off the windows of the basement, the building will be required to install a disconnect switch outdoors serving the generator. The addition of the disconnect switch is needed to conform with Section 700.12 (D) (5) of NFPA 70, which requires a means of disconnect located within sight of the building. The work could include excavation, connection of the disconnect to the existing conduit below ground, installation of the switch on the exterior of the building, and removal of the existing disconnect switch.	1	EA															Priority 3 - Necessary - Not Yet Critical
43	Life Safety Code Compliance: The Miniscan 424 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
44	Life Safety Code Compliance: Smoke detectors are currently installed in the main hallways of the building. Fire alarm devices are not installed within individual offices 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 upgrade scope and equipment selections, and prepare design drawings for competitive bidding.	1	EA															Priority 2 - Potentially Critical
45	Life Safety Code Compliance: 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	EA															Priority 2 - Potentially Critical
ACCESSIBILITY																		
46	ADA: Advisory - Currently public sidewalks are only provided on the opposite side of Danbury Road. Consideration should be given on providing an accessible route from the public sidewalks to the building. Scope of work could include, sidewalks, curb ramps, and ramps.	1	LS															Priority 4 - Recommended
47	ADA - An accessible route is not provided from the ground floor to the basement or the second floor. Currently, the basement is predominantly used for storage and the second floor consists of staff spaces. Therefore, no public spaces or services are offered in these floors. If services or public spaces were added in these floors, an accessible route such as a lift or ramp will need to be provided. The scope would be based on a detailed accessibility analysis.	1	LS															Priority 5 - Does not meet current codes/ standards.

#	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
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

FLOOD PLAIN DETERMINATION REPORT

MARX/OKUBO & ASSOCIATES - NORTHEAST : Insurance Report

DataVerify Flood Services

Determination Report

DATE: 11/16/23

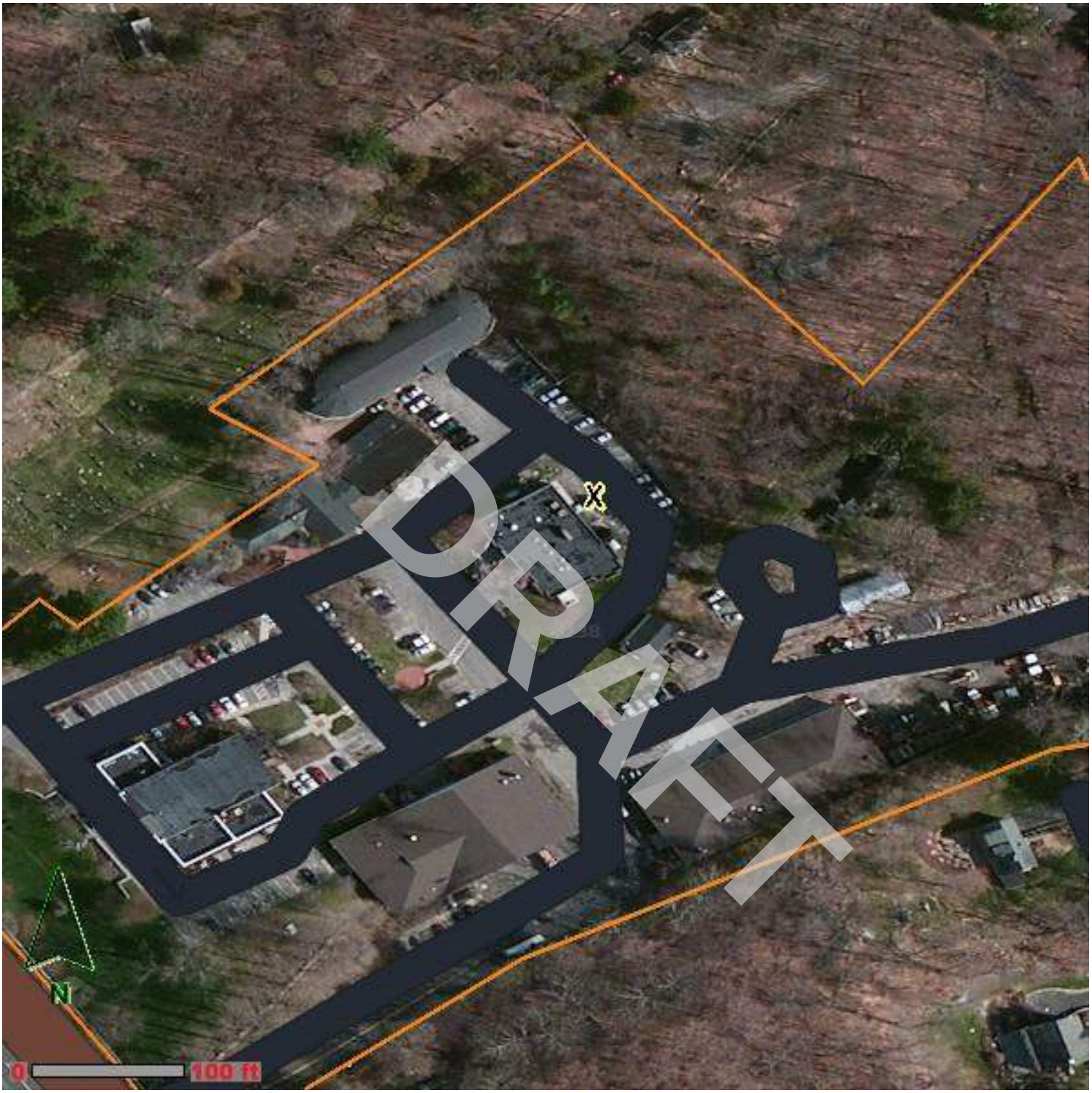
Account Number: INS 97900589

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

1 - Overview of the building.

2 - Main entrance into the building is provided on the west side.

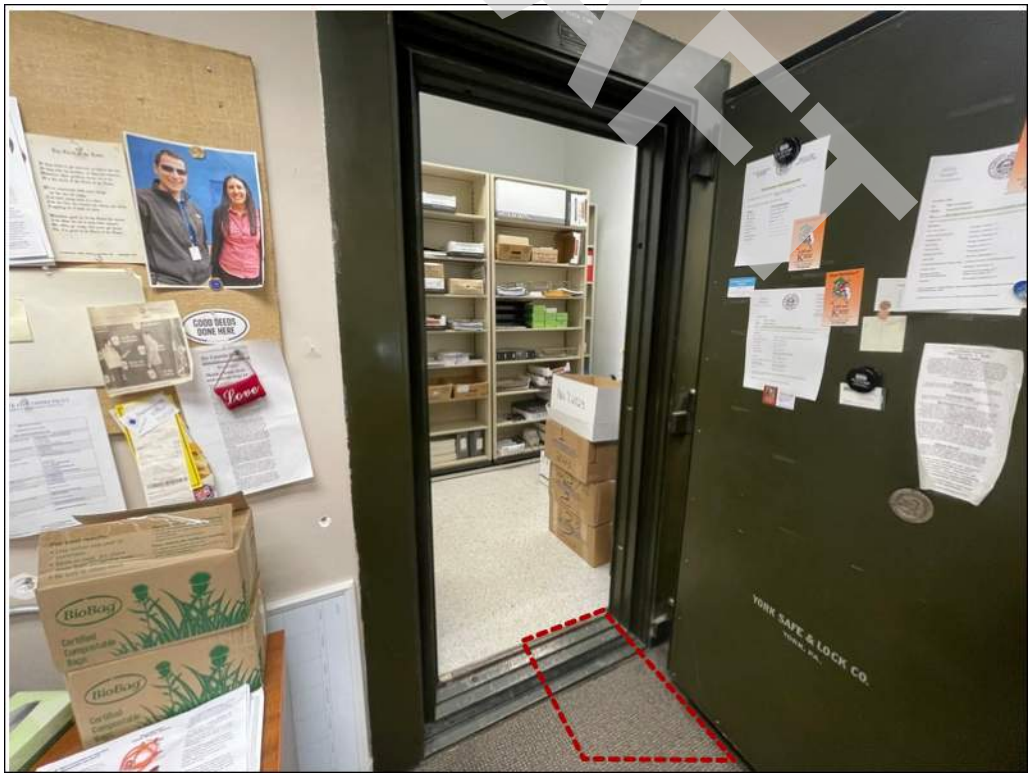
3 - A secondary entrance into the building is provided on the east side. Sidewalks consist of a combination of cast-in-place concrete and bricks.

4 - Main vehicular access to the site is provided via a two-way curb cut off Danbury Road. Wayfinding signage is provided along the main drive lane. Site improvements consist of asphalt paved drive lanes and parking areas and landscaping.

5 - Parking is provided along the north side of the building. Faded striping and alligator and longitudinal cracking was observed throughout the paved parking areas and drive lanes.

6 - Additional asphalt paved parking is provided on the south side of the building.

7 - Reinforced concrete foundation wall has spalled and has exposed steel reinforcement.



8 - Localized displacement noted near the safe door hinge.

9 - Missing column along the front facade.

10 - Front facade wood column surface has localized damages and damaged finishes.

11 - Reinforced concrete at the main entrance plinth has spalled.

12 - Evidence of prior patching along with additional cracking and corrosion are present at the front concrete porch.

13 - Main roof consist of a modified bitumen roofing system.

14 - Vegetation and debris accumulation at the roof gutters.

15 - Debris accumulation and water ponding at the low roof over the secondary building entrance.

16 - Debris accumulation and organic growth around the lower roof.

17 - Localized areas of the brick masonry unit facade have spalled units.

18 - Areas of the brick masonry facade have efflorescence and organic growth. Roof leader is missing.

19 - Most of the window units have been covered with a plastic screen on the exterior.

20 - A portion of the window units have been covered with cardboard.

21 - Round windows along the front facade do not appear to include safety glazing.

22 - Signs of water intrusion through the round windows along the main facade. Windows are single pane glass units with no safety glazing.

23 - The rear entrance storefront system has deteriorated. Damages include corrosion at the hinges and storefront framing along the base.

24 - Close up view of the corroded storefront framing components.

25 - Operated door push plate is located approximately 12' away from the door.

26 - Main entry wood door is in poor condition. Deficiencies include deteriorated door hardware and peeling finish surface.

27 - Decorative wood trim cornices have rotted and have peeling finishes.

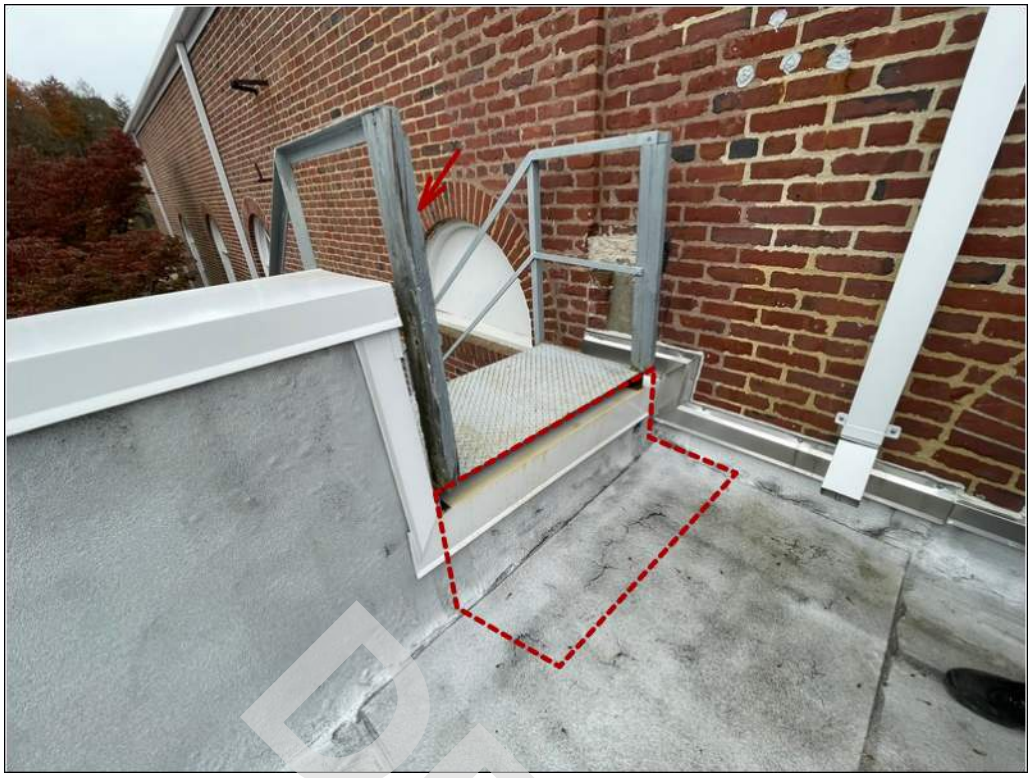
28 - Wood pilaster surfaces have rotted and have peeling finishes. Roof leader is missing.

29 - Window assemblies consist of wood framed single pane units. Windows are provided with plastic coverings.

30 - Wood and brick sills are in poor condition. Wood is rotted and brick sill has organic growth, spalled brick units, and deteriorated mortar joints.

31 - Metal egress stair from the roof.

32 - Pitting corrosion at the lowest metal riser.



33 - Height of the riser in the path of egress is above the code requirement. Previously repaired handrail support.

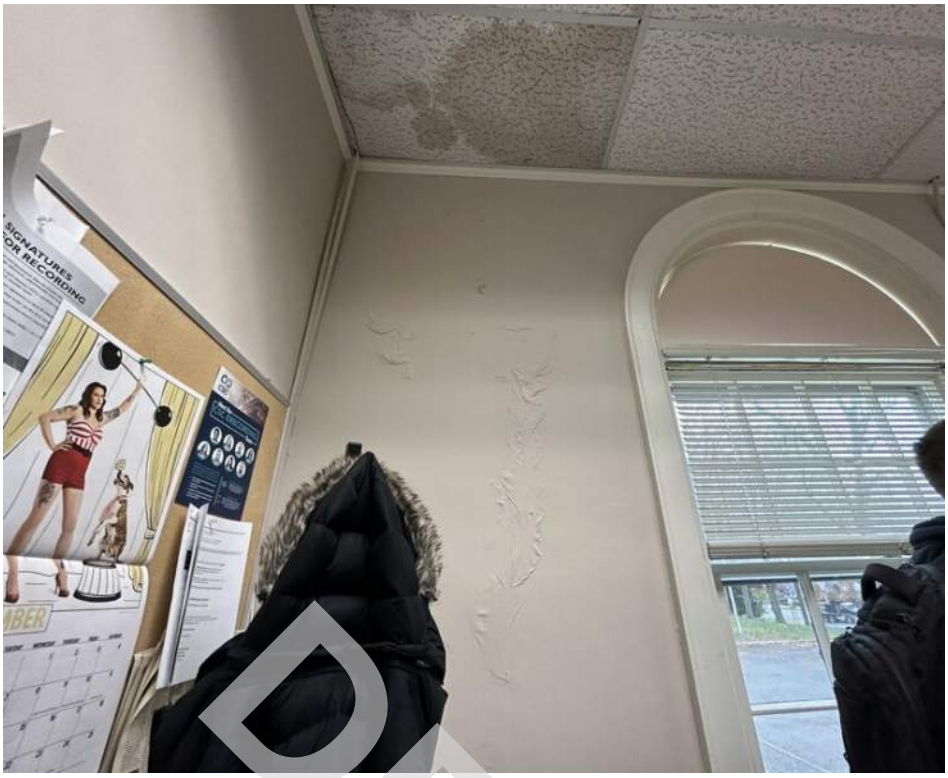
34 - Interior finishes at the lobby consist of painted gypsum ceiling and wall boards and terrazzo floors.

35 - Interior finishes at the corridors on the first floor typically consist of painted gypsum wall boards, suspended grid ceilings with acoustic tiles, and carpet floors.

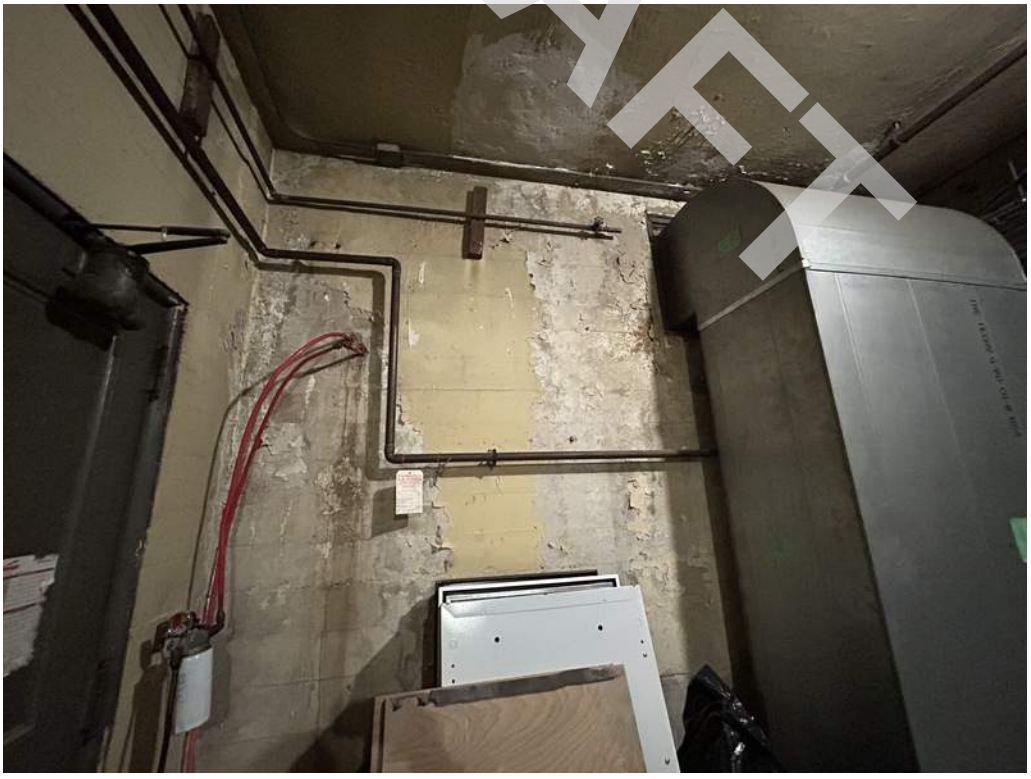
36 - Conference rooms generally consist of painted gypsum wall boards, suspended grid ceilings with acoustic tiles, and carpet floors.

37 - Interior office finishes consist of painted gypsum wall board, suspended grid ceilings with acoustic tiles, and carpet floors.

38 - Interior finishes at the second floor corridor consist of painted gypsum wall and ceiling boards and vinyl flooring.



39 - Stained ceiling tiles and paint blisters were observed on the first floor.



40 - Deteriorated paint and evidence of persistent water intrusion was observed at the boiler room in the basement level.

41 - Basement restrooms are out of service.

42 - Four propane fired boilers located in the basement provide heating hot water throughout the building. All four are currently operational. Insulation is not provided on the associated piping.

43 - Split system air conditioning units are located on the roof and provide cooling to the office areas of the building.

44 - Split system indoor air handling units with auxiliary electric heaters are located within the building and provide air conditioning through ductwork throughout the building.

45 - A rooftop packaged unit provides cooling to the vault room on the first floor.

46 - A radon mitigation system is provided within the building.

47 - A conduit in the basement is currently partially blocking two wall mounted grilles.

48 - An electric storage-type water heater is located in the basement and provides hot water throughout the building.

49 - Two electric panels located in the electric service room are Stab-Lok model Federal Pacific panels.

50 - A diesel-fired emergency generator located on the exterior of the building provides emergency power to the Town Hall and Annex buildings.

51 - The building is provided with a Miniscan 424 Fire Alarm Panel.

52 - Fire rated doors are held open by signage.

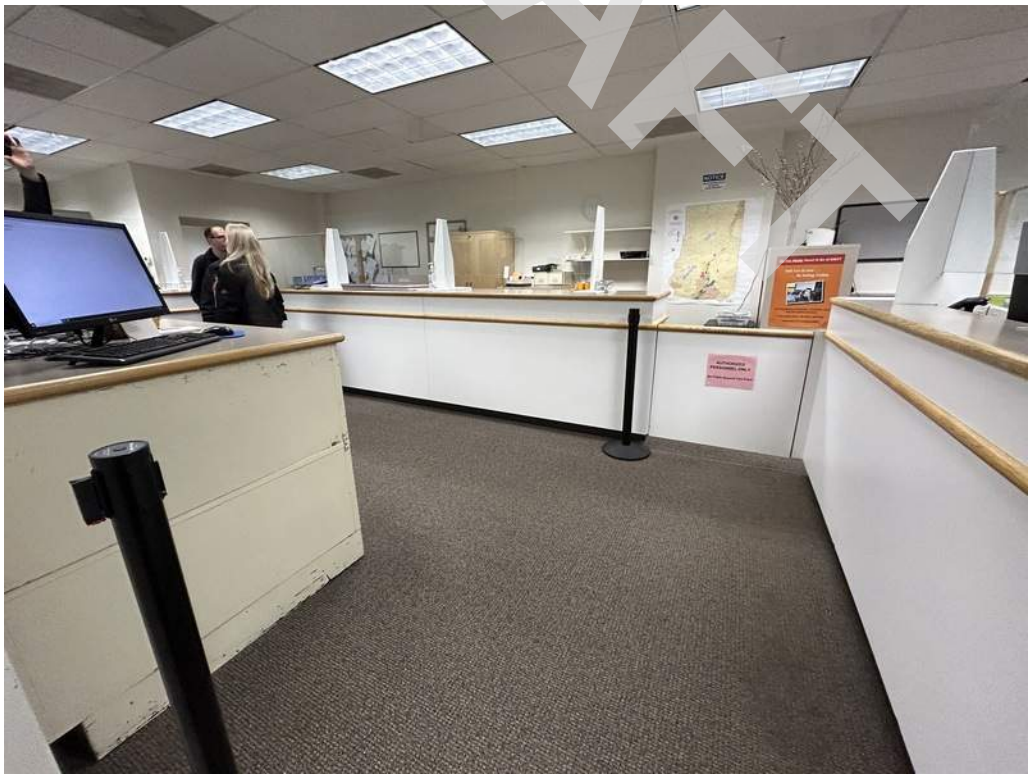
53 - Exit signage and pull alarm are not provided at the egress door.

54 - Exit signage is not provided at the second floor.

55 - Illuminated exit signage is outdated.

56 - Parking signage is mounted below the required minimum complaint height.

57 - Signage is mounted below the required height and is non compliant.



58 - A lowered counter area is not provided at the Assessors office.

59 - The single user restroom on the ground floor was noted to have various non-compliant items. Items include center of toilet mounted above the the range tolerance from the side wall, inadequate sink depth and clear floor space, and missing scald guard protection beneath the lavatory.

60 - A lowered counter area is not provided at the Registrants of Voters office.

61 - An accessible stall is not provided at the multi-user restroom on the first floor.