



TOWN HALL  
Wilton, Connecticut

**IMMEDIATE REPAIR COST**

Prepared By: Marx|Okubo Associates, Inc.

Date Prepared:

February 2, 2024

Building(s) Gross Area (S.F.): 12,808

Property Age (Years): 93

Renovated in 1969 and 2002

[Link to photo of this item](#)

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	<b>P</b> 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 at 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	\$6,000.00	100%	\$6,000	Priority 1 - Current Critical
<b>MECHANICAL/ELECTRICAL/PLUMBING</b>							
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	\$1,000.00	100%	\$1,000	Priority 1 - Current Critical
<b>CODE REVIEW</b>							
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devices, and hardware such as pull stations and hold-open door closer along the egress paths and at egress doors were outdated or not provided in various locations.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	\$6,000.00	100%	\$6,000	Priority 1 - Current Critical.
4	<b>P</b> Life Safety Code Compliance: Provide/replace exit signage and devices where missing or outdated.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	\$10,000.00	100%	\$10,000	Priority 1 - Current Critical
<b>ACCESSIBILITY</b>							
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	\$1,300.00	100%	\$1,300	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	\$6,000.00	100%	\$6,000	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	\$8,000.00	100%	\$16,000	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	\$10,000.00	100%	\$10,000	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	\$5,000.00	100%	\$5,000	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	\$0.00	0%	\$0	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	\$10,000.00	100%	\$20,000	Priority 1 - Current Critical.
Total Repair Cost						\$81,300	



TOWN HALL  
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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: February 2, 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
<b>SITE</b>																		
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 be 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	\$6.00	25	20					\$140,000	\$140,000	\$140,000				\$420,000	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	\$0.00	0	0	\$0										\$0	Priority 2 - Potentially Critical.
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	\$10.00	0	0					\$23,334	\$23,333	\$23,333				\$70,000	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	\$20.00	5	3		\$6,000					\$6,000				\$12,000	Priority 3 - Necessary - Not Yet Critical.
<b>STRUCTURE</b>																		
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	\$3,000.00			\$3,000										\$3,000	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	\$10,000.00			\$10,000										\$10,000	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	\$400.00			\$20,000										\$20,000	Priority 3 - Necessary - Not Yet Critical.
8	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	\$350,000.00			\$350,000										\$350,000	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	\$100,000.00			\$100,000										\$100,000	
10	A budget is provided for architectural/engineering fees associated to the portico rehabilitation program.	1	LS	\$60,000.00			\$60,000										\$60,000	
11	A budget is provided for design and construction contingencies associated to the portico rehabilitation program.	1	LS	\$40,000.00			\$40,000										\$40,000	
<b>ENVELOPE AND EXTERIOR</b>																		
12	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	\$10,000.00			\$10,000										\$10,000	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	\$25.00			\$0										\$0	Priority 4 - Recommended.
14	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	\$5,000.00			\$5,000										\$5,000	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	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	\$75.00				\$15,000									\$15,000	Priority 3 - Necessary - Not Yet Critical.
16	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	\$10.00				\$5,000									\$5,000	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	\$15,000.00			\$15,000										\$15,000	Priority 2 - Potentially Critical.
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	\$0.00			\$0										\$0	Priority 2 - Potentially Critical.
19	Energy: Windows throughout the building, except a few units along the front façade, 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	\$6,000.00	50	48		\$120,000									\$120,000	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	\$10,000.00			\$0										\$0	Priority 4 - Recommended.
21	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	\$20,000.00			\$20,000										\$20,000	Priority 3 - Necessary - Not Yet Critical.
22	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	\$25.00			\$50,000										\$50,000	Priority 2 - Potentially Critical.

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23	A budget is provided for general contractor overhead, profit, and general conditions associated to the envelope and exterior work.	1	LS	\$51,000.00			\$16,000	\$35,000									\$51,000	
24	A budget is provided for architectural/engineering fees associated to the envelope and exterior work.	1	LS	\$31,000.00			\$10,000	\$21,000									\$31,000	
25	A budget is provided for design and construction contingencies associated to the envelope and exterior work.	1	LS	\$20,000.00			\$6,000	\$14,000									\$20,000	
26	Advisory: Reports provided to Marx Okubo confirmed the presence of hazardous materials along the exterior of the building. Engage the services of a qualified environmental professional to perform a hazardous materials abatement program prior to the exterior repairs work. Cost of the program to be provided by the qualified environmental professional.	1	LS	\$0.00			\$0										\$0	Priority 1 - Current Critical.
<b>INTERIOR IMPROVEMENTS</b>																		
27	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	\$100.00	7	6	\$60,000						\$60,000	\$60,000	\$60,000	\$60,000	\$300,000	Priority 3 - Potentially Critical.
28	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	\$10,000.00				\$20,000									\$20,000	Priority 4 - Recommended.
29	A budget is provided for general contractor overhead, profit, and general conditions associated with the interior renovation.	1	LS	\$75,000.00			\$15,000						\$15,000	\$15,000	\$15,000	\$15,000	\$75,000	
30	A budget is provided for general architectural/engineering fees associated with the interior renovation.	1	LS	\$45,000.00			\$9,000						\$9,000	\$9,000	\$9,000	\$9,000	\$45,000	
31	Advisory: Reports provided confirmed the presence of hazardous materials along the interior of the building. Engage the services of a qualified environmental professional to perform a hazardous materials abatement program prior to the interior renovation work. Cost of the program to be provided by the qualified environmental professional.	1	LS	\$0.00			\$0										\$0	Priority 1 - Current Critical.
<b>MECHANICAL/ELECTRICAL/PLUMBING</b>																		
32	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	\$25,000.00	30	29	\$50,000		\$50,000								\$100,000	Priority 3: Necessary - Not Yet Critical

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33	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	\$20,000.00	1	0	\$20,000										\$20,000	Priority 3 - Necessary - Not Yet Critical
34	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	\$5,000.00	15	7	\$15,000							\$32,000	\$32,000	\$31,000	\$110,000	Priority 3: Necessary - Not Yet Critical
35	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	\$3,500.00	15	8							\$14,000				\$14,000	Priority 3: Necessary - Not Yet Critical
36	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	\$30,000.00	1	0	\$30,000										\$30,000	Priority 4 - Recommended
37	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	\$7,000.00	1	0	\$0										\$0	Priority 4 - Recommended
38	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	\$10,000.00	1	0	\$10,000										\$10,000	Priority 3 - Necessary - Not Yet Critical
39	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	\$150,000.00	1	0	\$150,000										\$150,000	Priority 4 - Recommended
40	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	\$3,000.00	1	0	\$3,000										\$3,000	Priority 4 - Recommended

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41	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	\$90,000.00	1	0	\$90,000										\$90,000	Priority 4 - Recommended
42	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	\$3,000.00	10	7			\$3,000								\$3,000	Priority 3 - Necessary - Not Yet Critical
43	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	\$20,000.00	1	0	\$20,000										\$20,000	Priority 4 - Recommended
44	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	\$3,500.00	1	0	\$7,000										\$7,000	Priority 2 - Potentially Critical
45	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	\$3,000.00	3	2	\$3,000										\$3,000	Priority 4 - Recommended
46	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 switch 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	\$30,000.00	1	0	\$30,000										\$30,000	Priority 3 - Necessary - Not Yet Critical
47	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	\$35,000.00	20	19	\$35,000										\$35,000	Priority 2 - Potentially Critical
48	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	\$15,000.00	1	0	\$15,000										\$15,000	Priority 2 - Potentially Critical





ANNEX/ANIMAL SHELTER  
Wilton, Connecticut

**IMMEDIATE REPAIR COST**

Prepared By: Marx|Okubo Associates, Inc.  
Building(s) Gross Area (S.F.): 5,345  
Property Age (Years): Unknown

Renovated in 1985 and 1990

Date Prepared: February 2, 2024

#	Item	QTY	Unit	Unit Cost	Replacement Percent	Immediate Total	Comments
<b>MECHANICAL/ELECTRICAL/PLUMBING</b>							
1	Building Code Compliance: The State of Connecticut has passed an act that effective October 1, 2023 has made it so all kennels/dog pounds are required to provide mechanical systems in order to maintain an indoor ambient temperature between 55 and 80 degrees Fahrenheit. In order to conform with this new law, it is recommended to install a new heat pump system to provide heating and cooling to the kennel area of the building. The budget includes a new heat pump system which includes an outdoor condensing unit, indoor fan coil unit, and new refrigerant lines.	1	EA	\$15,000.00	100%	\$15,000	Priority 1 - Current Critical.
<b>CODE REVIEW</b>							
2	Life Safety Code Compliance: Exit signage and devices throughout the egress path are not provided at the animal shelter building. Engage a qualified fire life safety professional to perform a review of the egress paths, inventory of existing devices, and provide recommendations on new quantity and layouts.	1	LS	\$3,000.00	100%	\$3,000	Priority 1 - Current Critical.
3	Life Safety Code Compliance: Based on the results of the review by the fire life safety professional, provide exit signage and devices where required. Scope may include providing new exit signage, including wiring, pull station, and compliant hardware at egress doors. Quantity and final budget will be based on the results of the fire life safety review. A preliminary budget is provided for reference.	1	LS	\$5,000.00	100%	\$5,000	Priority 1 - Current Critical.
4	Life Safety Code Compliance: Battery powered emergency lighting is provided throughout the annex building. Each light observed was tested to confirm it was functional. Two of the emergency lights in the hallway did not turn on when tested. Replace the non-functioning lights with new. It is recommended to regularly test all emergency lights.	2	EA	\$1,000.00	100%	\$2,000	Priority 1 - Current Critical.
<b>ACCESSIBILITY</b>							
5	ADA: The drop box entrance is provided with a power assisted door with an actuator. The power assisted door was not operating during out visit. Additionally, door hardware was observed to be orbital at select spaces. Replace with lever type hardware to meet compliance and repair power assisted door hardware.	1	EA	\$5,000.00	100%	\$5,000	Priority 1 - Current Critical.
6	ADA: Missing signage was observed throughout the facility. 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	\$3,000.00	100%	\$3,000	Priority 1 - Current Critical.
7	ADA: The door threshold leading to the animal shelter exceeds the allowable threshold height. Replace threshold or modify finish surfaces to reduce effective threshold and meet compliance.	1	EA	\$1,000.00	100%	\$1,000	Priority 1 - Current Critical.
Total Repair Cost						\$34,000	

#	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: Annex building and animal shelter facades consist of brick masonry walls, concrete masonry unit (CMU) walls and stucco. CMU and stucco walls along the north side of the building are in fair condition. Damages at the CMU walls include stepped cracking, eroded CMU surfaces and eroding mortar joints. Stucco surface damages include cracking and erode areas. Perform a CMU mortar joint and stucco repair program. Budget represents approximately 20% of the surfaces.	2,000	SF	\$15.00			\$30,000										\$30,000	Priority 3 - Necessary - Not Yet Critical.
8	Ⓟ Appearance: Exterior facades throughout the Annex and Animal Shelter have peeling paint finishes, debris, and organic growth stains. Power wash all exterior wall surfaces after repairs have been completed. Surfaces include soffits, trim, gutters, downspouts, signage, doors, aluminum frames, masonry, and stucco.	6,000	EA	\$1.50	7	6		\$9,000							\$9,000		\$18,000	Priority 4 - Recommended.
9	Ⓟ Appearance: Following the façade repair program, prepare surfaces for painting and paint throughout. Scope to include soffits, trim, gutters, downspouts, signage, doors, aluminum frames, masonry, and stucco.	4,500	SF	\$6.00	7	6		\$27,000									\$27,000	Priority 4 - Recommended.
10	Ⓟ Building Integrity: Windows replacements along the façades were reportedly installed during the 1984, 1985, and 1990 renovations. The two quarter round windows along the south façade of the Annex building have interior condensation. Replace insulating glass units and frames. Remaining windows throughout the Annex and Animal Shelter are in fair to poor condition, and are in need of replacement. Perform a phased comprehensive window replacement program of all windows throughout the building, when units reach the end of their useful life. It was reported that the quarter round windows were originally designed for a meeting space that is no longer there, therefore, consideration could be given to eliminating the quarter round windows to reduce costs.	50	EA	\$3,500.00	30	29	\$75,000			\$50,000			\$50,000				\$175,000	Priority 2 - Potentially Critical.
11	Ⓟ Building Integrity: Selected hollow metal doors at the Annex building and Animal shelter are in poor condition. Damages include deteriorating exterior and interior finishes, localized surface corrosion. Replace or refurbish doors as needed.	2	EA	\$5,000.00			\$10,000										\$10,000	Priority 3 - Necessary - Not Yet Critical.
12	Ⓟ Building Integrity: Trim and roof soffit along the roof perimeter consist of painted wood. Paint finish is peeling and the wood surfaces appear to be in poor condition. Remove damaged trim pieces and replace with new. Refinishing trim and other surfaces.	300	LF	\$20.00			\$6,000										\$6,000	Priority 3 - Necessary - Not Yet Critical.
13	A budget is provided for general contractor overhead, profit, and general conditions associated to the envelope and exterior work.	1	LS	\$100,000.00			\$55,000	\$10,000		\$15,000			\$20,000				\$100,000	
14	A budget is provided for general architectural/engineering fees, associated to the envelope and exterior work.	1	LS	\$60,000.00			\$30,000	\$5,000		\$10,000			\$15,000				\$60,000	
15	A budget is provided for design and construction contingencies associated to the envelope and exterior work.	1	LS	\$37,000.00			\$20,000	\$3,000		\$6,000			\$8,000				\$37,000	
<b>INTERIOR IMPROVEMENTS</b>																		
16	Ⓟ Appearance: Interior finishes were observed to generally be in fair to good condition. The age of the finishes is unknown; however, deteriorated paint due to previous leaks that have been addressed and damaged vinyl composite tiles 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.	1,100	SF	\$100.00	7	6	\$22,000						\$22,000	\$22,000	\$22,000	\$22,000	\$110,000	Priority 3 - Potentially Critical
17	Ⓟ Appearance: Currently, a public entrance is provided through the main vestibule on the southeast side of the building. It was reported configuration of a new public entrance is in progress. Revised drawings provided include a new public entrance along the east façade, counters, office, and a sidewalk leading to the entrance. It is our understanding the drawings have been submitted for permit approval and are in review. According to town staff, the budget could be in the order of approximately, \$32,000; however, no proposal was provided for review.	1	LS	\$40,000.00	0	0	\$40,000										\$40,000	Priority 4 - Recommended.