

TOWN OF SUFFIELD

CONDITIONS ASSESSMENT & MASTER PLAN

A. WARD SPAULDING SCHOOL
MCALISTER INTERMEDIATE SCHOOL
SUFFIELD MIDDLE SCHOOL
SUFFIELD HIGH SCHOOL
TOWN HALL ANNEX
SENIOR CENTER

POLICE DEPARTMENT

FIRE DEPARTMENT 1 (HQ)

FIRE DEPARTMENT 2

FIRE DEPARTMENT 3

FIRE DEPARTMENT 4



INTRODUCTION

1. Introduction

1.1 Objectives

In January of 2021, Tecton Architects began work with The Town of Suffield, through its First Selectman, Superintendent of Schools, and Joint Facilities Committee to prepare a Municipal Facilities Master Plan for the Town. The intent of the plan was to assess the use and condition of select Municipal and Board of Education facilities and adjacent land to establish a priority, schedule, and budget for most effective use – modernization, replacement, or expansion – that would serve to create a framework for the Town's Capital Plan for the next ten years. Of the Town's twenty-four (24) currently owned/occupied buildings, eleven (11) were identified for inclusion in this study.

1.2 List of Buildings

BUILDING	ADDRESS	SQUARE FOOTAGE	ACREAGE	USE
A. Ward Spaulding Elementary School	945 Mountain Road	71,720	19.5	Education
McAlister Intermediate School	260 Mountain Road	71,925	32.4 (shared)	Education
Middle School	350 Mountain Road	128,233	32.4 (shared)	Education
High School	960 Sheldon Street	181,000	60.48	Education
Police Department	911 Mountain Road	8,955	2.69	Police/Public
Fire Department 1	73 Mountain Road	2,800	3.49	Fire/Public
Fire Department 2	9 Ratley Road	4,100	6.88	Fire/Public
Fire Department 3	3 Copperhill Road	3,388	1.08	Fire/Public
Fire Department 4	776 Thompsonville	2,427	3.46	Fire/Public
Senior Center	145 Bridge Street	11,701	3.27	Municipal
Town Hall Annex	97 Mountain Road	3,289	1.62	Municipal

The analysis of each of the programs and buildings consisted of a thorough review of prior studies and existing building documentation, a building walkthrough, data & document review (plans, reports, warranties, utility bills), a comprehensive and broad-based exiting conditions analysis, a functional, space needs and programmatic needs evaluation informed by various stakeholder focus group meetings, a robust community engagement process (surveys, building tours, Town-wide events, digital access to information), and the delineation of options with associated cost estimates and phasing plans that address current challenges and reflect Town and department goals for the future. In the existing conditions analysis that follows, each facility will be evaluated for condition of site features, exterior envelope, interior finishes, code compliance, building systems, functional requirements, and energy efficiency.

RANKING SYSTEMS DEFINED

1.3 Rankings System Defined

Ranking (range '1' to '5')

Via the site inspections and conditions assessments contained in the detailed report, the design team is providing a condition (or ranking) of various, select building physical components. An itemized course of action may be derived from this ranking as well as strategies and prioritization for maintenance of the facilities.

Vintage (year of construction)

Buildings that were constructed or renovated at different time periods (dates) are assigned a Vintage #. Elements of varying ages are evaluated separately. Vintage #'s for each facility are indicated on the vintage diagram & checklist.

Condition (range 'very poor' to 'very good')

Existing exterior and interior conditions of all building and site elements are determined by the following criteria for evaluation:

Ranking: 1 Very Poor [VP]	An element is evaluated as Very Poor [VP] when:
	- Requires prompt attention. - May last and may need to be replaced in 0 to 5 years. - The element is no longer performing its intended purpose. - Deterioration or damage affects more than 50% of the element. - May contribute to the failure or degradation of other building elements. - Has a severe negative impact on the overall efficiency and/or fiscal sustainability of the facility.
Ranking: 2 Poor [P]	An element is evaluated as Poor [P] when:
	- May last and may need to be replaced in 5 to 10 years. - The element may be approaching the end of its useful life. - Deterioration or damage affects less than 50% of the element. - May contribute to the failure or degradation of other building elements. - Has a negative impact on the overall efficiency and/or fiscal sustainability of the facility. - May last and may need to be replaced in 5 to 10 years.
Ranking: 3 Fair [F]	An element is evaluated as Fair [F] when:
	- May last and may need to be replaced in 10 to 15 years. - The element is functioning as intended and is still within its useful life. - Deterioration or damage affects less than 25% of the element. - There are early signs of wear, failure or deterioration, but the element is structurally sound. - Visible wear and tear is considered typical for a structure of this age and type. - Has a little impact on the overall efficiency and/or fiscal sustainability of the facility.
Ranking: 4 Good [G]	An element is evaluated as Good [G] when:
	- May last and may need to be replaced in 15 to 20 years. - The element is intact, sound and is functioning as intended, within its useful life. - There are few or no cosmetic issues or imperfections. - The element needs no repair other than minor / routine maintenance. - Visible appearance is considered typical for a structure of this age and type. - Has a no impact on the overall efficiency and/or fiscal sustainability of the facility.
Ranking: 5 Very Good [VG]	An element is evaluated as Very Good [VG] when:
	- Needs no attention and may last up to 25 years. - The element is intact, sound and is functioning as intended, within its useful life. - There are few or no cosmetic issues or imperfections. - The element needs no repair other than minor / routine maintenance. - Visible appearance is considered typical for a structure of this age and type. - Has a positive impact on the overall efficiency and/or fiscal sustainability of the facility.

INTRODUCTION

Following completion of our analysis, the condition of each of the buildings is as follows:

BUILDING	AGE/CONSTRUCTION	CONDITION
A. Ward Spaulding Elementary	1954 (67 years old) + add/	Needs Work
McAlister Intermediate School	1939 (82 years old) + add/	Needs Work
Middle School	1964 (57 years old) + add/	Poor
High School	2002 (19 years old)	Good
Police Department	1988 (33 years old)	Fair
Fire Department 1	1962 (61 years old)	Needs Work
Fire Department 2	2004 (17 years old)	Good
Fire Department 3	1985 (36 years old)	Fair
Fire Department 4	1975 (46 years old)	Fair
Senior Center	1950 (71 years old)	Good
Town Hall Annex	1976 (45 years old)	Poor

A Town-wide survey illustrated that Town residents most prefer an investment in their schools, followed by an investment in community resources. That same survey identified the Middle School as the Town building requiring the greatest improvement in order to address existing physical conditions or programmatic needs.

A survey of the Joint Facilities Committee aligned with these results: that the greatest need exists at the Middle School, followed by Fire Department 1. The Committee ranked both of these buildings as urgent from an overall conditions, program, and health/safety standpoint.

INTRODUCTION

Through extensive analysis of the existing conditions and programmatic needs, this study identifies that **the greatest needs exist within the Middle School and Fire Department 1**, and therefore ranks them as Tier I (high priority) projects. Police Department and A. Ward Spaulding Elementary School are among the Tier II (moderate priority) projects.

In summary, the prioritization of each building is as follows:

(High Priority) Tier I – Tier II – Tier III (Low Priority)

BUILDING	AGE/CONSTRUCTION
A. Ward Spaulding Elementary School	Tier II
McAlister Intermediate School	Tier II
Middle School	Tier I
High School	Tier III
Police Department	Tier II
Fire Department 1	Tier I
Fire Department 2	Tier III
Fire Department 3	Tier III
Fire Department 4	Tier III
Senior Center	Tier III
Town Hall Annex	Tier II

The analysis outlined in subsequent pages is a cumulative and multi-factorial assessment of existing facility conditions completed by an integrated architectural and engineering team that in addition to the buildings themselves, also incorporates the collection and review of documentation, operational metrics, stakeholder feedback and input from the community at large. The resulting framework will consist of a long-term, phased implementation plan that comprehensively addresses Town needs. **In summary, the greatest need exists at the Middle School, followed by Fire Department 1. Therefore, as a first and highest priority, it is the recommendation of this study that the Middle School campus be initially addressed, with a solution to Fire Department 1 planned in the next five years.**

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

A. INTRODUCTION

A.1 Summary & Analysis

Fire Station #1 serves as the headquarters for the Town of Suffield. The Apparatus Bay doors face North exiting onto Mountain Road. There are two man-doors located on the West façade and one located on the East, one has an exterior canopy and columns. One entrance is located on the South and has an exterior stair and more extensive canopy and railing system. The Fire Headquarters is located on the East side of the Town Hall. The apparatus bay apron exits the North of the site onto Mountain Road. Recent site renovations have added parking along the West and South side of the site.

Refer to Programing, Energy Efficiency & Capital Improvements sections for additional information.

BUILDING AREA/SITE	4,200 sf / 3.49 acres
AGE/CONSTRUCTION	1962 (60)

Building Condition: Poor

- Recent expansion to paved site area though differential settlement and cracking in existing concrete sidewalks has remained
- Minor rot repair and repainting at wood trim work, railings, and louvers
- Vinyl asbestos tile present in the building
- Wood fiber tile ceilings present throughout
- No accessible entrances and most plumbing fixtures are non-accessible
- All MEP Systems are old and past their useful life.
- No Public Lobby, Entry or restrooms
- Fitness equipment is currently in basement
- Insufficient Apparatus Space and bay storage, and lacking physical training elements
- Decontamination and SCBA requirements per NFPA standards

FIRE DEPARTMENT 1 (HQ)

73 MOUNTAIN ROAD, SUFFIELD, CT

CONDITIONS ASSESSMENT & MASTER PLAN



Tecton
ARCHITECTS

3.8



SUFFIELD FIRE STATION

73

EMERGENCY
FIRST
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MEP (*Mechanical, Electrical, Plumbing,*

Fire Protection & Security) D2

Site (*Civil, Landscape, Utilities*) D3

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INTRODUCTION

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

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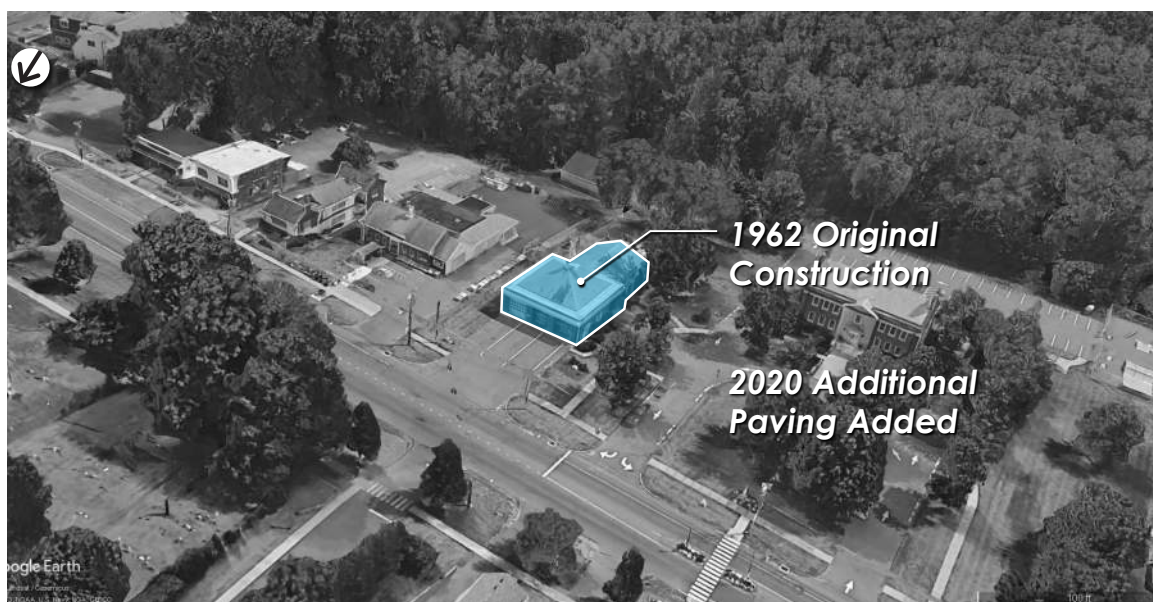
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FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



A1. 1: Aerial View of Existing Fire Department 1 (HQ) and Property



A1. 2: Vintage Plan

DATA & RANKINGS **B**

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

B. DATA & RANKINGS

B.1 Building Data

The Facility:

Name:	Fire Department 1 (HQ)		
Address:	73 Mountain Rd		
Type / Use:	Fire Department HQ		
Total Building Area (SF):	4,200	Original Construction:	1962
Site Area (acres):	3.49	Additions (dates):	N/A
Stories (above grade):	1	Construction Type(s):	
Building / Framing Materials:	Brick/Masonry	Roof Types & Age:	Slate
			No warranty data
Split-level / ramps (interior):	No	Heating (types):	Hot Water
Stairs (interior):	Yes	Fuel Types:	Natural Gas
Elevator:	No	Cooling (centralized):	Partial, Fan Coil Unit
Basement:	Yes	Ventilation:	Exhaust Only
Mezzanine (finished)	No	Electrical:	208/120 volt, 3 ph, 4 wire
Crawl Space / Tunnels:	No	Generator:	200 amp
Auxiliary Buildings:		Fire Alarm:	Kohler 45RZG 45 kW natural gas
Full ADA Compliance:	No	Sewer / Septic	Simplex 4001 (minimal coverage)
	Toilets, Kitchenette Non-ADA	Municipal Water / Well	Sewer
School Data		Sprinklered (full / partial):	Municipal Water
Enrollment(2020):	N/A	Parking Count:	N/A
Enrollment 10-yr:	N/A	Meals:	27
Net Enrollment Change:	N/A	Meal Prep on site?:	N/A
Location in Town:	N/A	Start Time:	N/A
Grade Structure:	N/A	Dismissal:	N/A
Pre-K?:	N/A	Buses:	N/A
Athletic Fields:	N/A	Additional Programs:	N/A

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

B.2 Condition Rankings

Rankings:

- 1 Very poor [VP] Requires prompt attention, 0-2 years
- 2 Poor [P] May require attention in 2-5 years
- 3 Fair [F] May require attention in 5-10 years
- 4 Good [G] May require attention in 10+ years

Vintage: **V1**
V2
V3
V4

Exterior			
Component	Material(s)	Condition	Notes
Roofing	Slate roof	3	No install/warranty information provided
	Flashing / joints	3	N/A
	gutters / downspouts	2	Missing clips and broken downspouts
	Fascia / trim	3	Some repair/paint touch-up required
Walls	Masonry (unpainted)	2	Repair needed at chimney
	Joints (Building or expansion)	2	N/A
	Wall mounted fixtures	2	Emergency lighting missing cover
	Foundations – exposed concrete	3	Some staining present
Entrances	Entrance Doors	1	No accessible entrances
	Overhead Doors	3	Thresholds beginning to rust
	Soffits / Canopy	3	Some paint touch-up required
Windows	Aluminum	3	Age unknown
	Window Screens (exterior)	3	N/A
Walkways / site stairs	Sidewalks	1	Some cracking and diff. settlement
	Bituminous concrete curb	4	N/A
Drives / parking lots	Bituminous concrete pavement	2	Apparatus apron beginning to crack
	Pavement striping	4	N/A
Landscaping	Lawn	2	Requires new seed due to recent work
	Plants	4	Recently replaced
	Mulch beds	4	Recently replaced
	Trees	4	Recently replaced
Recreation	-	-	N/A
Other Structures	Site lighting – poles and fixtures	-	N/A
	Vehicular signage	-	No signage at time of visit
	Catch basin tops	4	Recently replaced
	Catch basin structures	4	Recently replaced

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

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V2
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Interior			
Component	Material(s)	Condition	Notes
Flooring	Concrete (Epoxy Coated)	3	N/A
	Concrete (Basement)	3	Staining/cleaning
	Ceramic Tile	3	Cleaning required
	Vinyl Asbestos Tile	1	Abatement or Encapsulation required
	Carpet	3	N/A
Walls Surfaces	Masonry (Painted)	3	N/A
	Gypsum board	3	Minor patch and paint throughout
	Tile	3	N/A
Ceilings	Gypsum board ceilings / soffits (App. Bay)	3	N/A
	Acoustic Panel Ceiling	2	Tiles curling
	Wood fiber ceilings	1	Removal recommended
Interior trim	Wood - Wall Base / Door / Window	3	
	Wall Base – Vinyl / Wood	3	
Interior doors	Wood doors	3	
	Hollow metal doors	3	
	Hardware	3	
Built-ins	Casework	1	Non-accessible kitchen
	Countertops	3	
Toilet Facilities	Fixtures	1	Staining, non-accessible fixtures
	Partitions	3	Minor rust spots
	Accessories (dispensers, driers)	3	
Athletics	-	-	N/A

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

B.2 Condition Rankings

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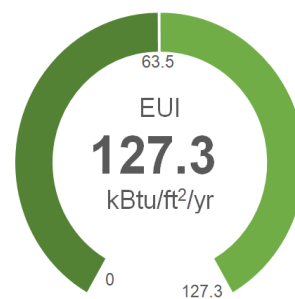
Building Systems			
Component	Material(s)	Condition	Notes
Fire Protection	Fire Alarm System & Devices	2	Non-compliant system, obsolete
	Fire suppression (infrastructure / devices)	-	N/A
Plumbing Systems	Infrastructure (pipes, drains, etc.)	1	Infrastructure is past its useful life
	Fixtures	2	Fixtures are past their useful lives
	Overall efficiency	2	Piping/fixtures need to be updated
Mechanical / HVAC	Infrastructure (pipes, ducts, etc.)	1	Infrastructure is past its useful life
	Heating systems	4	Boiler is in good working condition
	Cooling systems	2	Minimal cooling throughout
	Fixtures & equipment (Interior)	2	Nearing end of useful life
	Fixtures & equipment (Exterior/Roof top)	2	Exhaust fans need to be updated
Electrical (Service)	Overall efficiency	1	Overall performance is very poor
	Infrastructure (panels, wiring, etc.)	3	Infrastructure in serviceable condition
	Service & distribution	4	In good working condition
	Generator	2	At end of life but functional
	Automatic Transfer Switch	4	In good working condition
Electrical Lighting	Other	1	Traffic control system does not work
	Infrastructure (panels, wiring, etc.)	2	Infrastructure in poor working condition
	Fixtures (Interior)	1	Building deserves a thorough upgrade
Security	Efficiency (incl. natural & artificial light distr.)	1	Mostly non-LED lighting
	Access Control	-	N/A
	Cameras	-	N/A

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

B. 2 Benchmarking

MECHANICAL, ELECTRICAL, FIRE PROTECTION, SECURITY			
SYSTEM	EQUIPMENT LIFE EXPECTANCY	EQUIPMENT AGE	USEFUL LIFE PERCENTAGE
Fire Protection System	40 Years	N/A	N/A
Plumbing Water Heater	25 Years	10 Years	40%
Plumbing Piping & Fixtures	40 Years	40 Years	100%
Mechanical Boiler Plant	30 Years	10 Years	33%
Mechanical Piping & Equipment	40 Years	40 Years	100%
Mechanical Air Conditioning	25 Years	20 Years	80%
Mechanical Controls	20 Years	N/A	N/A
Electrical Service & Distribution	40 Years	20 Years	50%
Electrical Lighting	30 Years	40 Years	133%
Electrical Generator	40 Years	25 Years	63%
Fire Alarm	20 Years	30 Years	150%

Fire Station #1
Code Minimum Fire Station = 63.5 EUI



EXISTING CONDITIONS NARRATIVE C

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

C.1 Architectural

Construction:

Exterior walls are constructed from load-bearing concrete masonry units with a brick veneer and the roof structure is 2"x10" wood rafters.

Exterior:

EXTERIOR (GENERAL): The Apparatus Bay doors face North exiting onto Mountain Road. There are two man-doors located on the West façade and one located on the East, one has an exterior canopy and columns. One entrance is located on the South and has an exterior stair and more extensive canopy and railing system.

WALLS: The brick exterior walls are in good condition considering the age of the building. Some minor masonry repair is required at the top of the brick chimney. A small amount of exposed foundation can be seen along South and East facades where some minor staining is present.

WINDOWS/DOORS/ENTRANCES: Doors, trim, and aluminum windows around the building are in good condition. Some minor rot repair and repainting is required at a few windows, entrance canopies, and the wood railing at the South steps.

ROOF: The slate roof and snow guards are in good condition. The gutter and downspout system are in fair condition. Some downspout clips are missing and should be replaced. Wood trim at roof edge is in similar condition to other wood trim around the building and minor repair and painting is required.

Interior:

INTERIOR SPACES (GENERAL): While in good condition, vinyl asbestos tile is present throughout the building. Most of this flooring is not in a friable state although some cracking is beginning to show on the green tile near the apparatus bay. Wood fiber ceilings are also present throughout and are in fair condition. Some corners of the ceiling are beginning to peel and deteriorate. It is recommended to abate or encapsulate all vinyl asbestos tile and wood fiber ceilings. General finish material at most interior walls is painted plaster.

OFFICES: Offices throughout have carpet floors in good condition. Office spaces often double as bunk space.

TOILET FACILITIES: Toilet facilities throughout the building have tile floors and full/partial wall tile, both in good condition. Some minor staining is present at toilet room lavatories.

KITCHEN: Casework and countertop in the kitchen are dated but in fair condition. There is an acoustic panel ceiling in the kitchen area and the tiles are beginning to curl.

APPARATUS BAY: The floors in the apparatus bay are epoxy-coated concrete with painted vehicle bay striping. The walls are painted masonry. All aspects of the apparatus bays are in good condition with exception to the steel angle at apparatus bay doors that are beginning to rust.

FITNESS ROOM: Due to space limitations of the existing building, some programmatic elements are

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

located on the basement level. While general conditions of the basement can be considered fair, these program elements would be better located on the main level.

Code & Safety

ADA: There are no accessible entrances on the exterior of the building. All entrances have at least one step. Toilet and shower facilities throughout the building are not considered ADA compliant. Roll-in showers are not provided in the building and toilet room sinks do not have the proper pipe insulation or controls to be considered compliant. The kitchen does not have clear space below the sink to be considered an ADA-compliant sink.

SAFETY: The building is non-sprinklered. A step is present between apparatus bay and the rest of the building. This could potentially be a tripping hazard in a typical fire response situation. Differential settlement at exterior sidewalks has created a condition that could also be considered a tripping hazard.

C.2 MEP

B.4 Plumbing/Fire Protection:

HOT WATER GENERATION: The buildings existing domestic hot water is generated via one indirect water heater. The water is heated by the boiler and stored in the water heater tank. The water heater is located in the basement and was installed approximately 5-10 years ago. It appears to be in fair working condition.

DOMESTIC WATER SERVICE: The existing building is currently served by a municipal water service. This service is 2" when it enters the building and is located in the mechanical room. The service appears to be original to the 1961 construction and is in poor working condition.

DOMESTIC WATER PIPING: Domestic water piping was observed to be a combination of copper and steel piping. The piping appears to be original to the 1961 construction and is past the end of its useful life.

PLUMBING FIXTURES: The plumbing fixtures in the building appear to be from the original 1961 construction and are at the end of their useful lives.

SANITARY SERVICE: The building is served by a municipal sanitary service. The sanitary service entrance is 4" and located underground outside of the East side of the building.

STORM SERVICE: The building currently uses a gutter system to collect and transfer all storm drainage. The roof is pitched on either side to lead the storm into the gutters. The gutters distribute the storm drainage onto the ground through the use of splash guards. The storm service appears to be in good working condition.

NATURAL GAS SERVICE: The building currently has a natural gas service that serves the boiler and generator. The natural gas service is located on the wall outside of the building. The gas service and corresponding piping is old and at the end of its useful life.

FIRE PROTECTION: There is no fire protection system in this building.

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

B.5 Mechanical:

HEATING SYSTEMS: The existing heating plant consists of one cast iron natural gas fired boiler manufactured by Well McLain. The boiler has an input of 643 MBH and supplies hot water heating to the building. The boiler is approximately 5 to 10 years old and is in good working condition.

HOT WATER PIPING: The hot water piping consists of steel and copper pipe throughout the building. The majority of the hot water piping is original to the 1961 building construction and at the end of its useful life. New piping connections at the boiler appear to be in good working condition.

TERMINAL UNITS: The building contains a mixture of hot water convectors, unit heaters, and fin tube radiation. These terminal units provide the heating to a majority of the rooms including the Apparatus Bay. These units appear to be old, possibly original to the 1961 construction, and are at the end of their useful lives. There is a ducted fan coil unit located inside. This unit provides heating and cooling to some spaces through a direct expansion cooling coil and hot water heating coil. This unit has its own condensing unit located outside and both appear to be approximately 20 years old and is in fair working condition. There are two Fujitsu ductless wall mounted split AC unit in the IT room. The split units have their own condensing unit outside and all appear to be newer in good working condition. The building contains a vehicle exhaust system in the Garage manufactured by Plymovent that appears to be in good working condition.

VENTILATION SYSTEMS: The ventilation in this building is through operable windows only. There is no air handling unit that brings in outdoor air. There are exhaust fans that serve the Apparatus Bay, Kitchen, and Toilets rooms. The exhaust fans remove the exhaust air from the building. The fans appear to be original to the construction of the building and are at the end of their useful lives.

COOLING SYSTEMS: There is no cooling plant in the building. The fan coil unit provides some cooling to certain areas and the wall mounted split AC unit provides cooling to the IT room. The condensing units outside provide the fan coil unit and split AC unit with refrigeration for the direct expansion cooling coil. Both appear to be in good working condition.

DUCTWORK: There is minimal ductwork throughout this building. There is exhaust ductwork serving the exhaust grilles and fans. This ductwork appears to be original to the building and at the end of its useful life.

CONTROLS: There is no building management system (BMS) in this building. There are electrical space sensors in various rooms to control the heating.

B.7 Electrical:

MAIN ELECTRIC SERVICE: The building is fed with underground electric service at 208/120 volt, 3 phase, 4 wire rated for 200 amperes. The service originates at CL&P pole #852 from a pole mounted transformer array providing a total capacity of 45 kVA. Service conductors run underground to a self-contained meter socket located on the building exterior eastern elevation. The service capacity is adequate for the buildings current use

The electric meter is installed on the building exterior in hot sequence with the main disconnect switch which is located in the building interior. The main disconnect is a 200 ampere enclosed circuit breaker.

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

Electrical records were supplied from Nov / Dec months. Records from June / July / August would be preferred to determine maximum demand and service adequacy for renovation or expansion.

ELECTRICAL DISTRIBUTION: The service main disconnect switch feeds into a 200 ampere automatic transfer switch. The transfer switch supports the building full load transferring from utility to the available standby generator. The transfer switch feeds into the array of branch circuit panel boards to support the full building load

Branch circuit distribution consists of a series of 208/120v – 3ph – 4w – 200 ampere load center type panels manufactured by Siemens dating to approximately 2011. The panels feature a main circuit breaker in each with the feeder gutter tapped from the 200 ampere service feeder. The branch circuit panels are all 208/120v – 3ph – 4w – 200 ampere 42 pole panels that contain various circuit breakers serving fire house equipment

Existing receptacle power provisions within the spaces are code compliant but could be improved with additional devices

Existing wiring systems are building wire in conduit and metal clad cable.

GENERATOR: Standby power is provided from a Kohler 45RZG 45 kW natural gas fired pad mounted generator. Per the maintenance logs this unit has 798 running hours, an extremely high number. This unit is beyond useful life but can continue in service with a good preventative maintenance program.

LIGHTING SYSTEMS: Lighting systems within the building consisted of a combination of incandescent recessed / surface mounted fixtures and surface mounted linear fluorescent 1 x 4 systems for interior office applications. The apparatus bay area utilizes new LED fixtures. All of the non-LED type fixtures appear to be from the original building fit-up

Emergency lighting elements could not be identified as a cohesive system. This building deserves a thorough upgrade throughout

Exterior emergency egress lighting was not readily apparent at any of the egress doors. A central inverter system with transfer relays could not be found within the building

Exterior lighting consisted of black lantern style decorative light fixtures on the front and west side

Lighting controls consist of wall toggle switches. Occupancy sensors were not installed. An exterior photocell control is incorporated for dusk to dawn control capability.

FIRE ALARM SYSTEM: Fire Alarm protective signaling provisions exist in the building and are administered through a Simplex 4001 control panel. The panel appears to be fully functional. The panel and peripheral equipment dates to approximately 1990 and is obsolete. The panel is a 4 zone hardwired panel and does not utilize addressable devices. The existing occupant notification device layout should be reviewed to identify areas of non-compliance with NFPA standards as it appears the layout may not be fully code compliant. The building does not appear to be fit up with any smoke and heat detection devices.

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

COMMUNICATION SERVICES: Cable TV service is utilized in the building. Service cable enters the building on the east side via the underground cable.

T1 communication equipment exists at the MDF service backboard.

Fiber service interconnects the Annex Office building with the Town Hall building via a 12 strand multi-mode and a 6 strand single mode.

Communication service entrances exist within the basement area for copper voice and fiber infrastructure. One MDF data rack is provisioned within the basement located in the radio equipment area. The rack consists of a 2 post rack with fiber patch panels and network switches. The buildings internal network drops land directly on the network switches without being cross-connected through a patch panel. Network data and voice outlets exist within the building but are minimal provisions at best as there are 18 active drops. Wireless access points are provisioned throughout and appear to be the Aerohive AP250 series.

25 Pair copper cabling for voice communications appear to extend to or from the highway building.

12 pair copper cabling for voice communications appears to be extended from the town hall phone room.

Ceiling speakers were observed throughout the space but it was not clear what could have been sourcing audio to these speakers. The system featured wall mounted volume controls in various locations.

MISCELLANEOUS SYSTEMS: The apparatus bay was fit up with red/green traffic control signal system but personnel at the building indicated the system has fallen into disrepair and is not functional. It is desirable to have this system available.

Radio tower and radio equipment are situated in an open part of the basement and are not contained within a hardened room/support center.

A community alert siren is mounted on the roof peak with a siren controller located within the basement area. It was not clear if the equipment is utilized but appeared to be functional.

C.3 Site

SITE (GENERAL): The Fire Headquarters is located on the East side of the Town Hall. The apparatus bay apron exits the North of the site onto Mountain Road. Recent site renovations has added parking along the West and South side of the site.

WALKWAYS/SITE STAIRS: Differential settlement and cracking was observed at the concrete sidewalks at rear entry. At the time of the site visits, some sidewalks had not yet been completed.

ROADWAYS/PARKING: At the time of site visit (Spring 2021), an expansion of site paving was underway to the West of the building. This project, which added additional parking spaces and re-routed existing sidewalks, was still unfinished when an additional site visit occurred on May 26, 2021. The apparatus bay apron is in good condition and new catch basins have been installed as a part of this project.

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

Landscaping:

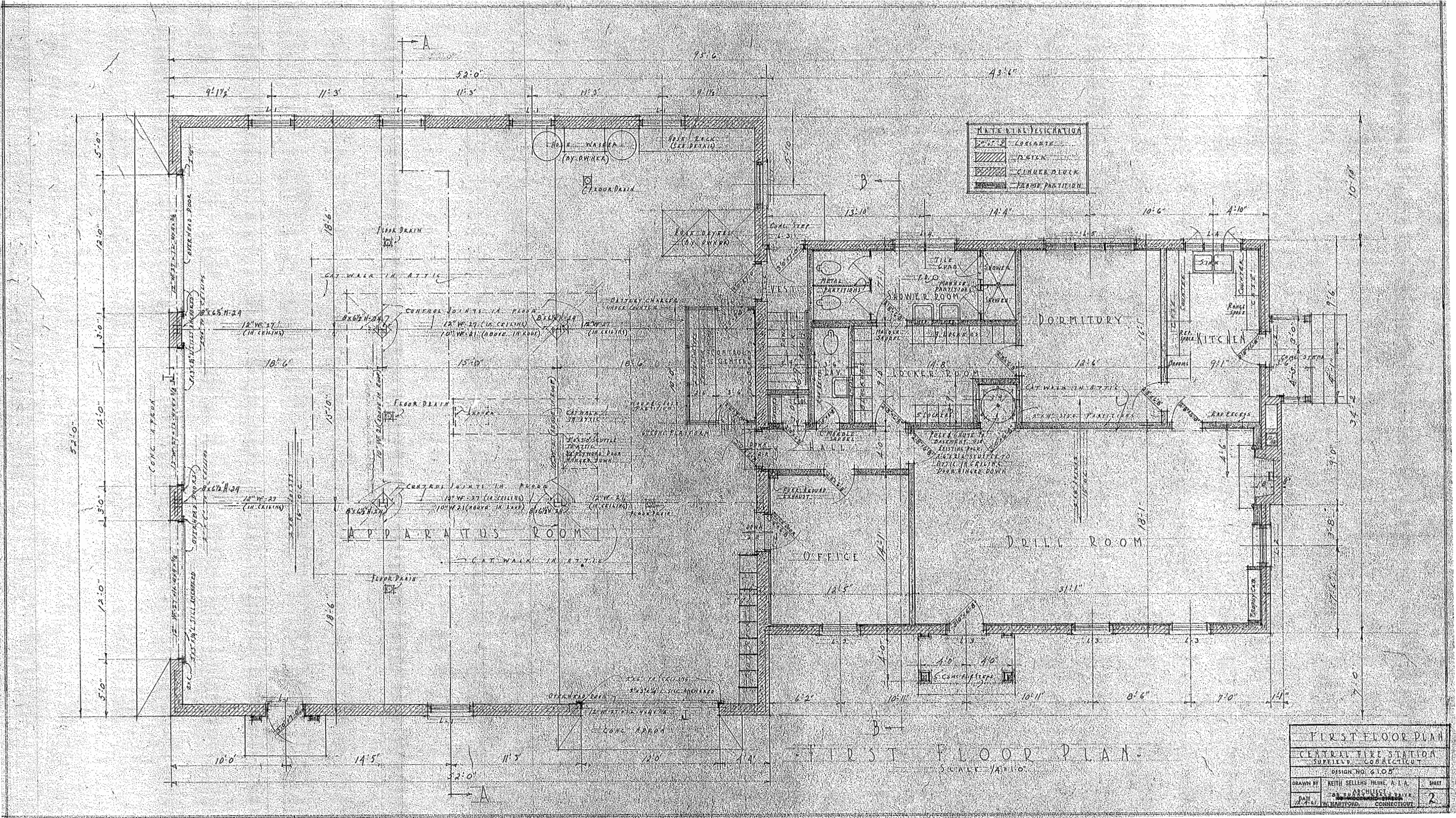
SITE FEATURES: A flagpole and plaque are located on the North façade adjacent to apparatus bay apron. Site lighting is only present on the West side of the site along the Town Hall drive.

OTHER STRUCTURES: A radio tower is located along the East façade of the building. Although it was not looked at as a part of this study, a fire museum is located behind the main building on the same site.

PHOTO LOG D

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D1. 1: Northwest corner



● D1. 2: Main entry is not wheel chair accessible

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D1. 3: Window well to lower level



● D1. 4: South façade

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D1. 5: Radio tower



● D1. 6: Rear Staff entry is not wheel chair accessible; wood trim and railing is decaying

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D1. 7: Downspout splash block is under-sized, some soil erosion observed



● D1. 8: Rear entry along East façade is not wheel chair accessible

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

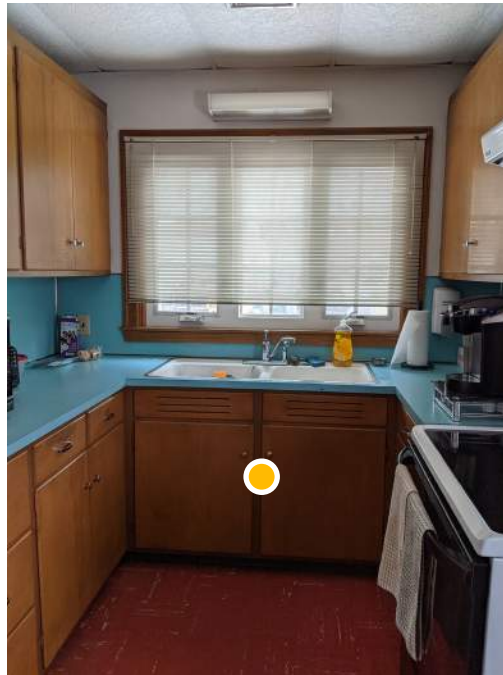


● D1. 9: Aluminum windows located throughout



● D1. 10: Fireplace in Day Room

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D1. 11: Kitchen sink does not have required clear space to be considered accessible



● D1. 12: Shower facilities are not wheel-chair accessible and sink does not have required pipe insulation to be considered ADA-compliant

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



- D1. 13: Wood fiber ceilings throughout are beginning to peel away from substrate



- D1. 14: Toilet room off main corridor is under-sized and sink does not have required pipe insulation to be considered ADA-compliant

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D1. 15: Day Room



● D1. 16: Office and bunk space has been combined due to space limitations

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

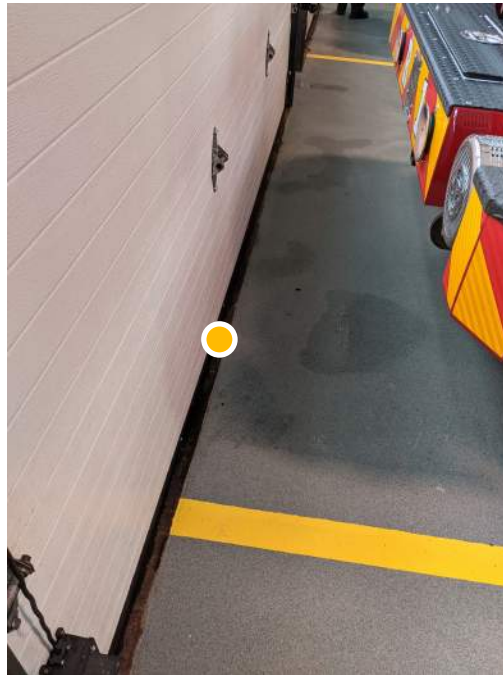


● D1. 17: Vinyl asbestos tile is present throughout, some cracking is beginning to show



● D1. 18: Apparatus Bay

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

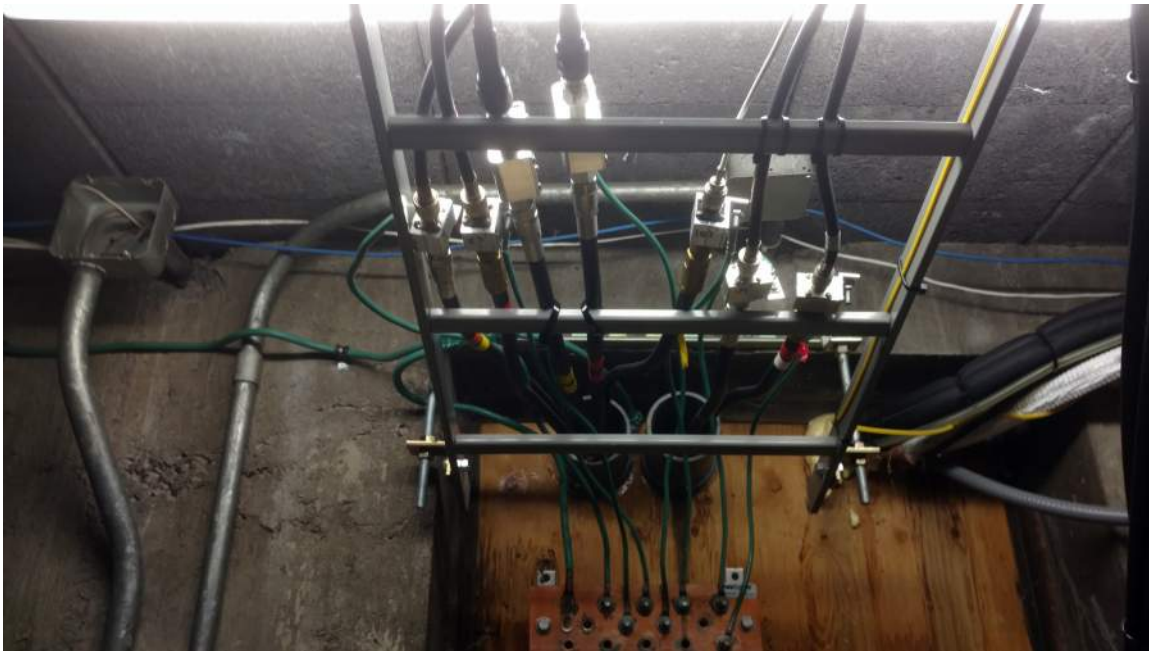


● D1. 19: Steel angle at Apparatus Bay doors is beginning to rust



● D1. 20: Fitness equipment is located on the lower level, this space is not wheelchair accessible

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 1: Antenna Cables with Bonding



● D2. 2: App Bay Lighting - LED Fixtures

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 3: Automatic Transfer Switch



● D2. 4: Branch Circuit Panelboard

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 5: Branch Circuit Panelboards



● D2. 6: Community Alert Siren Mounted on Roof

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 7: Compressor Systems



● D2. 8: Condensing Unit Serving FCU Provideing Cooling

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 9: Condensing Units Serving IT Room Split Units Providing Cooling

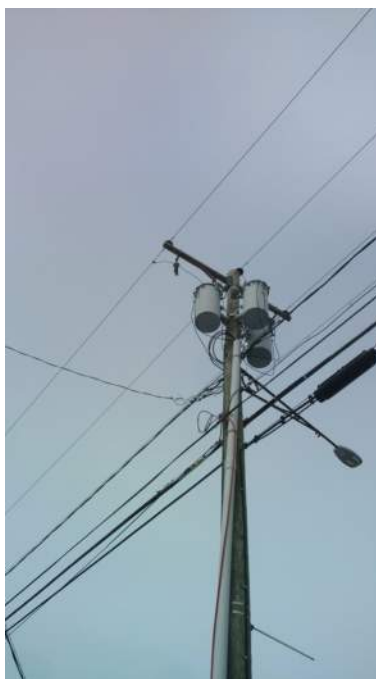


● D2. 10: Diffuser in Ceiling Served by Fan Coil Unit

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 11: Domestic Water Service Needs to be Updated



● D2. 12: Electrical Service Pole

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 13: Exterior Lighting - Lantern Style



● D2. 14: Eyewash Station in Fair Condition

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 15: Fiber Optic Service Equipment



● D2. 16: Fire Alarm Control Panel

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 17: Hot Water Unit Heater in App Bay



● D2. 18: Hot Water Wall Convactor Needs Replacing

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 19: Hydronic Hot Water Pumps



● D2. 20: Hydronic and Domestic Water Piping Needs to be Replaced

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 21: IT Network Rack

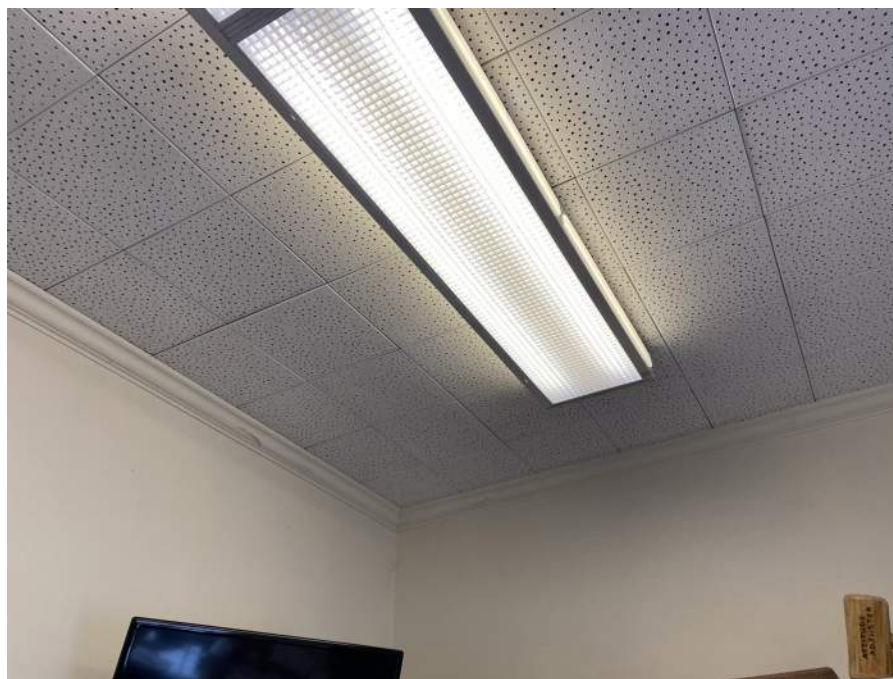


● D2. 22: IT Room Split AC Units

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 23: Indirect Domestic Hot Water Heater



● D2. 24: Interior Lighting - Surface Mounted Linear

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 25: Internal Traffic Control Light (Non-functional)



● D2. 26: Main Switch and ATS

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 27: Municipal Sewer Service Access



● D2. 28: Natural Gas Hot Water Boiler

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

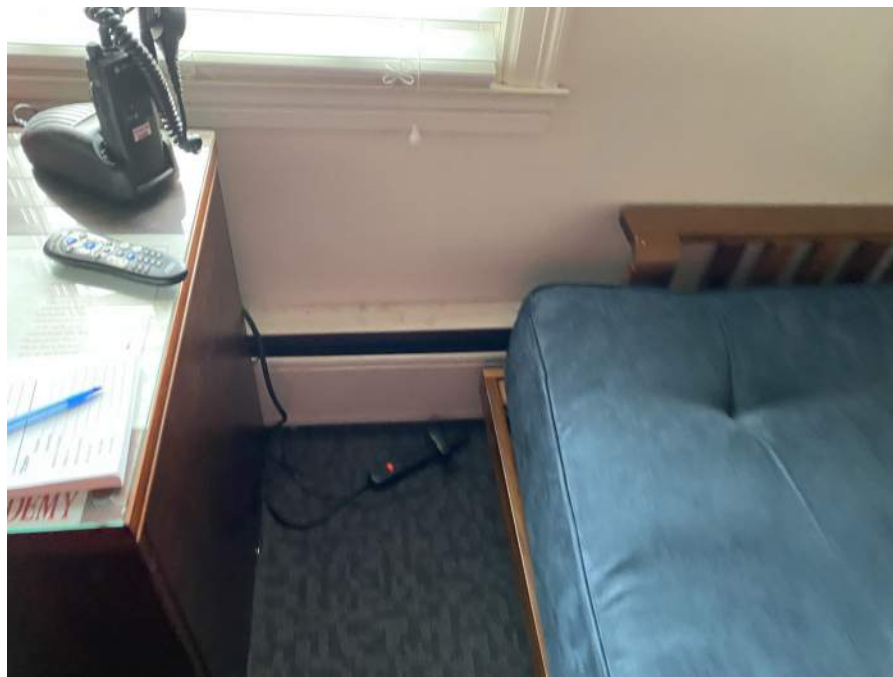


● D2. 29: Natural Gas Service



● D2. 30: Old Generator Feed to Town Hall

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 31: Old Radiator Needs Replacement



● D2. 32: Old Thermostat

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 33: Outdated Communication Infrastructure



● D2. 34: Outdated Lighting

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 35: Outdated Plumbing Fixtures



● D2. 36: Plymovent Exhaust

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 37: Radio Equipment Rack



● D2. 38: Radio Equipment

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 39: Roof Drain Gutters and App Bay Exhaust



● D2. 40: Standby Generator

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D2. 41: Telephone Demarc



● D2. 42: Thru Wall AC Unit in Poor Condition

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

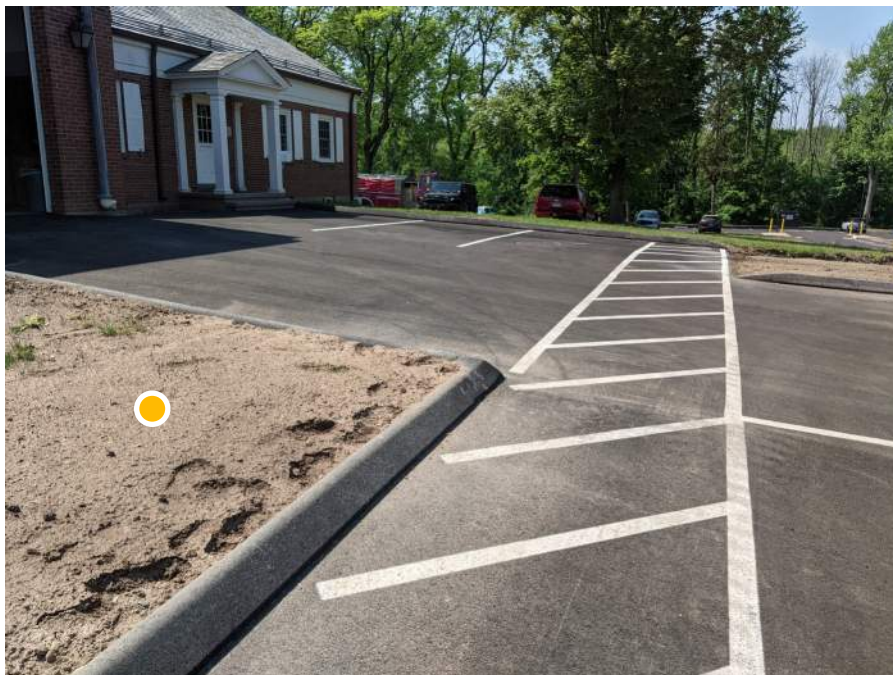


● D2. 43: Traffic Signal Control Buttons (1)

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D3. 1: Parking area and drive aisle West of the building has been recently replaced



● D3. 2: Grass missing in lawn area due to parking lot work

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D3. 3: New sidewalk substrate has been prepared but was not completed at the time of walkthrough

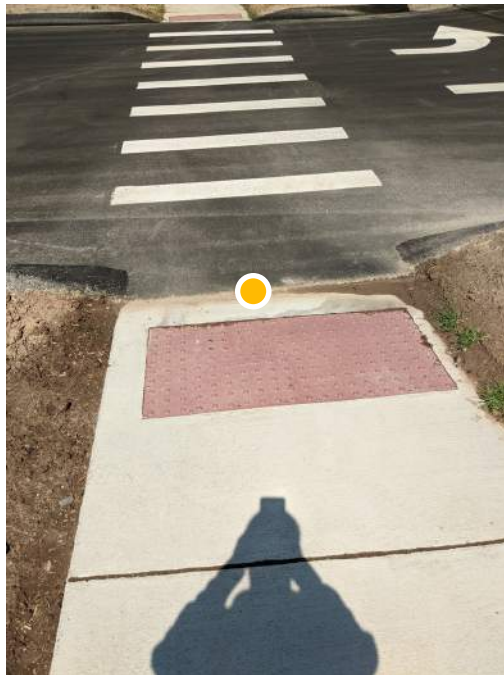


● D3. 4: Grass missing in lawn area due to parking lot work

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D3. 5: New catch basins and tops were recently installed



● D3. 6: A low point was observed between concrete sidewalk and parking area and may collect water

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



- D3. 7: New sidewalk substrate has been prepared but was not completed at the time of walkthrough



- D3. 8: Flag pole and plaque at Mountain Road

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT



● D3. 9: Site lighting at lot line between Fire Station and Town Hall

CAPITAL IMPROVEMENTS

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

Fire Department 1, 73 Mountain Rd - ROM Summary											Building Area: 4,200				CIP Prioritization					
SYSTEM / LINE ITEM DESCRIPTION	Amount	Unit	Unit Price	Current Replacement Cost	General Conditions	Bonds, Ins., Permit	(Unforeseen Conditions)	Temporary Facilities and Controls	Subtotal - Line Item	Line Item Contingency + Approx. Soft Costs (Design, printing, advertising, etc.)	Projected Line Item Cost	Escalation, Market Premium	Projected Line Item Cost w/Premium	REMARKS	Priority Ranking	Immediate	1-3 Years	3-5 Years	5-10 Years	10+ Years
					10%	1.5%	7.5%	5.0%		12.5%		20%			0.0%	0.0%	7.2%	16.8%	31.8%	56.6%
Site Improvements															#	1	2	3	4	5
Regrade/replace concrete sidewalks	400	SF	\$15	\$ 6,160	\$ 616	\$ 92	\$ 462	\$ 308	\$ 7,638	\$ 955	\$ 8,593	\$ 1,719	\$ 10,312							
Add exterior accessible concrete ramp to Drill Room entry with metal guard/hand rails	200	SF	\$55	\$ 11,000	\$ 1,100	\$ 165	\$ 825	\$ 550	\$ 13,640	\$ 1,705	\$ 15,345	\$ 3,069	\$ 18,414							
Exterior Improvements				\$ -					\$ -	\$ -	\$ -									
Clean masonry/exposed foundation	4,200	SF	\$2	\$ 9,240	\$ 924	\$ 139	\$ 693	\$ 462	\$ 11,458	\$ 1,432	\$ 12,890	\$ 2,578	\$ 15,468							
Repair masonry chimney	20	SF	\$9	\$ 176	\$ 18	\$ 3	\$ 13	\$ 9	\$ 218	\$ 27	\$ 246	\$ 49	\$ 295							
Repair/repaint misc. wood rot at rear entrance canopy, posts and railinas	20	LF	\$22	\$ 440	\$ 44	\$ 7	\$ 33	\$ 22	\$ 546	\$ 68	\$ 614	\$ 123	\$ 737							
Replace window shutter	1	EA	\$132	\$ 132	\$ 13	\$ 2	\$ 10	\$ 7	\$ 164	\$ 20	\$ 184	\$ 37	\$ 221							
Replace copper downspout clips	6	EA	\$22	\$ 132	\$ 13	\$ 2	\$ 10	\$ 7	\$ 164	\$ 20	\$ 184	\$ 37	\$ 221							
Interior Improvements				\$ -					\$ -	\$ -	\$ -									
ACM abatement flooring	1,200	SF	\$17	\$ 19,800	\$ 1,980	\$ 297	\$ 1,485	\$ 990	\$ 24,552	\$ 3,069	\$ 27,621	\$ 5,524	\$ 33,145							
Replace VCT flooring	1,200	SF	\$8	\$ 9,240	\$ 924	\$ 139	\$ 693	\$ 462	\$ 11,458	\$ 1,432	\$ 12,890	\$ 2,578	\$ 15,468							
Encapsulate wood fiber ceiling with GWB ceiling, remove/reinstall light	1,000	SF	\$17	\$ 16,500	\$ 1,650	\$ 248	\$ 1,238	\$ 825	\$ 20,460	\$ 2,558	\$ 23,018	\$ 4,604	\$ 27,621							
Replace kitchen ceiling tiles	120	SF	\$8	\$ 924	\$ 92	\$ 14	\$ 69	\$ 46	\$ 1,146	\$ 143	\$ 1,289	\$ 258	\$ 1,547							
Replace kitchen sink/cabinet with ADA accessible sink and casework	1	EA	\$2,750	\$ 2,750	\$ 275	\$ 41	\$ 206	\$ 138	\$ 3,410	\$ 426	\$ 3,836	\$ 767	\$ 4,604							
ADA upgrades at toilet rooms	2	EA	\$6,600	\$ 13,200	\$ 1,320	\$ 198	\$ 990	\$ 660	\$ 16,368	\$ 2,046	\$ 18,414	\$ 3,683	\$ 22,097	Technically infeasible without significant renovations. Reduce plumbing fixture counts to (2) wc's, (2) lavs, (1) shower.						
Division 21 - Fire Protection				\$ -					\$ -	\$ -	\$ -									
Division 22 - Plumbing				\$ -					\$ -	\$ -	\$ -									
Water Distribution and Drainage Systems	4,200	SF	\$10	\$ 41,580	\$ 4,158	\$ 624	\$ 3,119	\$ 2,079	\$ 51,559	\$ 6,445	\$ 58,004	\$ 11,601	\$ 69,605	3-5yrs useful life. A majority of the existing piping within the building is from 1962 and past its useful life.						
Plumbing Fixtures / Equipment	4,200	SF	\$4	\$ 18,480	\$ 1,848	\$ 277	\$ 1,386	\$ 924	\$ 22,915	\$ 2,864	\$ 25,780	\$ 5,156	\$ 30,936	3-5yrs useful life. Replacement of all plumbing fixtures throughout the building.						
Water Heaters	1	EA	\$16,500	\$ 16,500	\$ 1,650	\$ 248	\$ 1,238	\$ 825	\$ 20,460	\$ 2,558	\$ 23,018	\$ 4,604	\$ 27,621	10+yrs useful life. Water heater is newer and in good working condition.						
Division 23 - Mechanical				\$ -					\$ -	\$ -	\$ -									
Heating Plant (Boilers, Pumps, etc.)	1	EA	\$33,000	\$ 33,000	\$ 3,300	\$ 495	\$ 2,475	\$ 1,650	\$ 40,920	\$ 5,115	\$ 46,035	\$ 9,207	\$ 55,242	10+yrs useful life. Boiler plant has been updated approximately 10 years ago, plant is in good working condition.						
Terminal Units	4,200	SF	\$7	\$ 27,720	\$ 2,772	\$ 416	\$ 2,079	\$ 1,386	\$ 34,373	\$ 4,297	\$ 38,669	\$ 7,734	\$ 46,403	1-3yrs useful life. Hot water convectors, unit heaters, baseboard, and associated piping of various vintages is at or past the end of its useful life.						
Air Handling Systems	4,200	SF	\$9	\$ 36,960	\$ 3,696	\$ 554	\$ 2,772	\$ 1,848	\$ 45,830	\$ 5,729	\$ 51,559	\$ 10,312	\$ 61,871	3-5yrs useful life. Ducted fan coil unit and exhaust fans of various vintages are at or past the end of their useful life.						
Control Systems	4,200	SF	\$8	\$ 32,340	\$ 3,234	\$ 485	\$ 2,426	\$ 1,617	\$ 40,102	\$ 5,013	\$ 45,114	\$ 9,023	\$ 54,137	3-5yrs useful life. There is no BMS within the building, all other devices controlled by standalone controls of varying vintages.						
Air Conditioning	4,200	SF	\$8	\$ 32,340	\$ 3,234	\$ 485	\$ 2,426	\$ 1,617	\$ 40,102	\$ 5,013	\$ 45,114	\$ 9,023	\$ 54,137	1-3yrs useful life. There is no cooling plant within the building. Air handler with split condensing unit.						
Division 26 - Electrical				\$ -					\$ -	\$ -	\$ -									
Electrical Service / Distribution	4,200	SF	\$22	\$ 92,400	\$ 9,240	\$ 1,386	\$ 6,930	\$ 4,620	\$ 114,576	\$ 14,322	\$ 128,898	\$ 25,780	\$ 154,678	15+yrs useful life. Building electrical service appears to be in good working.						
Generator	1	EA	\$82,500	\$ 82,500	\$ 8,250	\$ 1,238	\$ 6,188	\$ 4,125	\$ 102,300	\$ 12,788	\$ 115,088	\$ 23,018	\$ 138,105	5yrs useful life. Generator is beyond useful life.						
Lighting - General	4,200	SF	\$9	\$ 36,960	\$ 3,696	\$ 554	\$ 2,772	\$ 1,848	\$ 45,830	\$ 5,729	\$ 51,559	\$ 10,312	\$ 61,871	1-5yrs useful life. Existing fixtures are mainly incandescent type with some retrofit lamps. Apparatus bay lighting is a newer, higher efficiency install.						
Fire Alarm System	4,200	SF	\$11	\$ 46,200	\$ 4,620	\$ 693	\$ 3,465	\$ 2,310	\$ 57,288	\$ 7,161	\$ 64,449	\$ 12,890	\$ 77,339	1-2yrs useful life. Fire alarm system is an obsolete Simplex 4001 and could not be confirmed as fully functional.						
Subtotal for CIP Items				\$ 586,674					\$ 727,476		\$ 818,410	\$ 163,682	\$ 982,092							
Cost Per Square Foot				\$ 139.68	\$ -	\$ -	\$ -	\$ -	\$ 173.21	\$ -	\$ 194.86	\$ 38.97	\$ 233.83							
Building Vintage Summary																				
Building Vintage	Area		% to Ttl																	
Building Vintage ~ 1962	4,200	V1	100.00%																	

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

4.8a Summary

INITIAL PROGRAMMING CONVERSATION WITH ADMINISTRATION & FACILITIES

- No Public Lobby, Entry or restrooms
- Insufficient Training Room, currently use Substation #2 for Training needs
- Insufficient Administrative offices
- Insufficient bunk and living quarters
- Fitness equipment is currently in basement
- Insufficient Apparatus Space and lacking physical training elements
- Insufficient bay storage, decontamination, SCBA per NFPA standards
- Lack of hot/cold transition zones
- No segregated turnout gear storage

4.8b Diagram of Existing and Envisioned Program Flow



4.8c Detail

CONVERSATION DETAIL

What's Working:

The 4,200 square foot Fire Headquarters was constructed 59 years ago in 1962 on a 3.49-acre site. In 2020, additional paving areas were added on site. There have been no additions to the building.

What's Not Working:

It is clear that the existing building is insufficient to meet the current program needs. This impact extends from administrative function to firefighter health and safety. Upon arrival, there is no public lobby, entry or restrooms and administrative offices are cramped, outdated and lack proper adjacency to critical program elements in order to function optimally. The existing training room is too small, requiring travel to Substation #2 for use of their space for training needs of firefighters at the Headquarters. Bunk and living quarters are similarly insufficient.

FIRE DEPARTMENT 1 (HQ) - 73 MOUNTAIN RD, SUFFIELD, CT

4.8c Detail

Fitness equipment at the Fire Headquarters is located in the basement. The space is cramped, surrounded by overflow storage, removed from natural daylight, and isolated from locker room facilities. The Apparatus Room is also small and lacks necessary physical training elements. Most importantly, the facility does not meet modern standards for hot/cold transition zones, does not provide space for segregated turnout gear storage, and is insufficient per the NFPA standards for bay storage, decontamination, and SCBA equipment storage.

What's Missing

- No Public Lobby, Entry or restrooms
- Insufficient Training Room, currently use Substation #2 for Training needs
- Insufficient Administrative offices
- Insufficient bunk and living quarters
- Insufficient Apparatus Space and lacking physical training elements
- Insufficient bay storage, decontamination, SCBA per NFPA standards
- Lack of hot/cold transition zones
- No segregated turnout gear storage

VISION FOR THE FUTURE

The future program, or use, of the Fire Headquarters has not yet been determined.

RECOMMENDATIONS

As outlined, the analysis is a cumulative and multi-factorial assessment of existing facility conditions completed by an integrated architectural and engineering team that in addition to the buildings themselves, also incorporates the collection and review of documentation, operational metrics, stakeholder feedback and input from the community at large. The resulting framework is a long-term, phased implementation plan that comprehensively addresses Town needs.

The detailed existing conditions analysis evaluated each facility for condition of site features, exterior envelope, interior finishes, code compliance, building systems, functional requirements, and energy efficiency. Upon completion of this work, the following conclusion was reached:

The greatest need exists at the Middle School, followed by Fire Department 1. Therefore, as a first and highest priority, it is the recommendation of this study that the Middle School campus be initially addressed, with a solution to Fire Department 1 planned in the next five years.

This conclusion is a direct result of the comprehensive analysis of each of the programs and buildings, a thorough review of prior studies and existing building documentation, building walkthroughs, data & document review (plans, reports, warranties, utility bills), a comprehensive and broad-based exiting conditions analysis, a functional, space needs and programmatic needs evaluation informed by various stakeholder focus group meetings, a robust community engagement process (surveys, building tours, Town-wide events, digital access to information), and the delineation of options with associated cost estimates and phasing plans that address current challenges and reflect Town and department goals for the future.

As the Town deems fit, using this report as a guide through the decision-making process, additional projects that address the needs of the remaining Town and School portfolios will follow in the years after the first and highest priority is addressed.

The implementation of multi-phased, multi-generational projects as proposed here, will be further evaluated by the Town to strategically balance major projects with smaller capital improvements to provide the greatest economy to residents. Additional next steps include presentations to various Town boards and stakeholders, **and the refinement of a preferred plan that will serve to create a framework for the Town's Capital Plan for the next ten years.**

In summary:

1. Capital Improvements: Summary of recommended CIP improvements (Total spend over the next 10 years):

BUILDING	ADDRESS	CIP SUBTOTAL	COST/SF
High School	960 Sheldon Street	\$63,598,071	\$349.39
A. Ward Spaulding Elementary	945 Mountain Road	\$29,714,546	\$416.14
McAlister Intermediate School	260 Mountain Road	\$29,478,700	\$407.94
Middle School	350 Mountain Road	\$48,596,207	\$378.21
Police Department	911 Mountain Road	\$1,803,679	\$201.42
Fire Department 1	73 Mountain Road	\$982,092	\$233.83
Fire Department 2	9 Ratley Road	\$984,059	\$251.94
Fire Department 3	3 Copperhill Road	\$711,294	\$218.46
Fire Department 4	776 Thompsonville Road	\$595,001	\$220.21
Senior Center	145 Bridge Street	\$2,170,727	\$185.50
Town Hall Annex	97 Mountain Road	\$604,255	\$293.33

RECOMMENDATIONS

2. Major Projects: Recommended priorities for major projects:

(High Priority) Tier I – Tier II – Tier III (Low Priority)

BUILDING	PRIORITIZATION	0 - 5 YEARS	5 - 10 YEARS	10+ YEARS
High School	Tier III			X
A. Ward Spaulding Elementary School	Tier II		X	
McAlister Intermediate School	Tier II		X	
Middle School	Tier I	X		
Police Department	Tier II		X	
Fire Department 1	Tier I	X		
Fire Department 2	Tier III			X
Fire Department 3	Tier III			X
Fire Department 4	Tier III			X
Senior Center	Tier III			X
Town Hall Annex	Tier II		X	

Accompanying this volume is an appendix which contains all documentation relative to outreach graphics, presentations to date, enrollment projection data, and survey results.