

POLICE STATION

53 Main Street

Year Constructed: 1999
Year of Renovation/Addition: None
Building Type: B
Construction Type: IIC
Fire sprinklers: Yes
Total Floor Area: 30,875 SF
Floors: First, and Second.



Documents used in this report:

Moisture Protection Consultants, LLC. "Roof report dated June 17, 2013".

GENERAL: The building is in generally good condition with isolated areas exhibiting wear.

Boilers problems are on-going and need to be resolved as are the problems with the drainage over the flat roof.

LIFE SAFETY: N/A

ADA COMPLIANCE:

- 2 The ramp in the sally port, Slope was not verified but if the slope exceeds 1 in 12 handrails will need to be added. Step at edge can be difficult when escorting suspects into the cell area so a slope should be added to that side.



SITE:

- 2 Replace outdoor fenced area with a shed.
- 2 Install bollards/ bike rack between HC parking and Dispatch Area.

- 2 Areas of surrounding sidewalks have deteriorated, been patched, and are in need of repairs again. It is recommended that the damaged areas be cut out, retaining the re-bar, such as to prevent a tapered edge to the patch, and a bonding agent be applied to the existing concrete prior to patching.

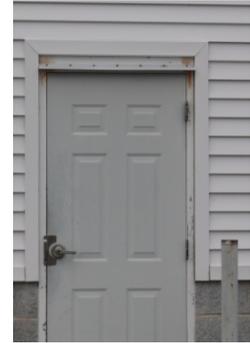


EXTERIORS:

2 Flat roof drain connects to downspout and as a result leaks above the canopy ceiling. Replace roof drainage system above ceiling and to points of connection to underground system in four locations. Replace ceiling.



3 Hollow metal exterior door frames need to be re-painted. this includes the channel frames around the overhead doors. Bollards at overhead doors should also be painted.



3 Broken vinyl exterior trim needs to be repaired to prevent water from getting behind siding.

3 Granite facing has some expansion cracks. These joints should be raked and a sealant joint with backer rod added.

INTERIORS:

3 Vinyl composition tile (VCT) is cracked in places. These probably occur over construction joints in the floor. Remove tile and grind floor down and caulk any open joints before installing new tile to match existing.



4 Toilet room floor in Dispatch needs to be have grout and surface cleaned.

2 There are a few stained ceiling panels in the first floor hallway and many in the second floor hallway due to condensation on piping. Install insulation on piping and replace discolored panels.



3 There are three locations where the walls have been damaged by chairs. Patch and re-paint walls. Also, the Break room, and roll-call need to be painted.

3 Men's room needs back wall to be painted.

3 VCT needs to be replaced in Men's room and at a few small locations in offices.

4 The vertical cracks in the CMU in the Sally port and gun range should be repaired with caulking for aesthetics and to resist water infiltration through exterior walls.



3 At Stair 11 drywall is damaged at the exterior door and the door frame has started to rust. Repair wall and re-finish door frame.



3 At Stair 12 exterior door and frame have started to rust and the door sticks when cold. Refinish door and frame and adjusted to prevent sticking.



ENERGY & WATER CONSERVATION:

4 Modular air handlers in attic could be updated with premium efficiency motors and VFD's for energy savings.

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION: (see individual reports for detailed description).

3 Replace black steel piping between FD pumper connection and check valve, to inhibit rusting.

3 Inspectors sprinkler test valves are leaking (4). Re-pipe from outlet of valves to repair leaks.

4 Tempered water system for emergency eye wash/shower is dead-ended. Add water recirculation system to maintain temperature at 85 degrees F.

4 Water heater will probably require replacement in 1 to 3 years.

- 3 Numerous sanitary vent pipes are poorly supported and will cause leaks. Provide correct support for vents.
- 4 The drip pan in the main electrical room does not completely cover the underside of the pipe. Provide a larger pans to fully protect equipment.
- 2 Boilers are functionally deficient due to air bound issues and by not having a glycol feeder. Boilers are a constant source of "no heating" service calls. Boilers need further analysis and repairs. Due to the 30% glycol mixture an automatic glycol feeding system should be added.
- 4 Chiller uses outdated refrigerant which makes maintenance difficult and unit is relatively inefficient. Replacement of chiller is recommended.
- 3 Cast iron and copper piping and associated control valves become fouled, or air get trapped in system. System was recently flushed. System requires further investigation to resolve this problem.
- 4 Automatic temperature controls has thermostats that periodically fail and the copper wiring is oxidizing. Maintenance required following further investigation.
- 3 Equipment foreign to the electrical system located above service equipment is a MEC violation. Though measures have been taken to limit the impact (a drip pan has been installed) relocation of foreign equipment is strongly suggested.