

TOWN OF DEERFIELD
FACILITIES CONDITION ASSESSMENT
OF
TOWN BUILDINGS

**Police
Department**

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Executive Summary

The following Executive Summary provides a high-level commentary regarding the **Deerfield Police Department** addressing the physical condition and functional adequacy of the existing building (based upon the detailed findings in the report) and recommendations for action. A general summary of the overall description of the assessment content, contributing engineers and consultants, list of buildings studies, methodology and organization follows thereafter.

Police Department Commentary

Observations of the existing building, building systems (structural, MEP/FP) and adjacent site, as well as input from occupants/ users of the building, revealed that the Police Department has a number of physical deficiencies but more significant functional deficiencies.

Physical deficiencies include:

Interior Finishes, Furnishings, Signage:

- Interior floor, wall and ceiling finishes, though currently in serviceable condition will require replacement within 10 years.
- Existing combo plumbing fixtures in the 3 holding cells are deteriorating and should be replaced within 1 to 5 years.

Building Envelope:

- Existing windows, though currently in serviceable condition, are near the end of their service life and should be replaced within 5- 10 years.
- Severe degradation of the exterior masonry wall at the north wall of the Boiler Room should be mitigated by cleaning the wall of organic staining and repointing of the entire north wall surface.

Site:

- Poor drainage of site during leading to flooding of adjacent planted areas surrounding the site occurs regularly during rainy periods and from snow melt;
- Cracked and deteriorated pavement at driveways and parking areas;
- Poorly defined parking spaces;
- Insufficient exterior lighting;
- Insufficient exterior signage for parking and wayfinding;

- Need for an overall site evaluation and upgrade design.

Mechanical/ Electrical/ Plumbing/ Fire Protection:

- Mechanical:
 - Upgrade boiler plant with high efficiency gas fired condensing boilers and replace associated boiler room equipment;
 - Provide a new building management system;
- Electrical:
 - Electrical service is undersized without room for expansion; Sub panels are serviceable but will need to be replaced;
 - Light fixtures to be replaced with more efficient LED type;
 - Existing fire alarm system is obsolete and should be replaced.
- Plumbing:
 - Upgrade all plumbing fixtures with new high efficiency fixtures.
 - Upgrade domestic water heater with new high efficiency gas-fired water heater.
- Fire Protection:
 - MA General Law M.G.L. c.148, s.26G requires that any existing building over 7,500 square feet that undergoes major alterations or building addition must be sprinklered.
 - Perform hydrant flow test to confirm Municipal water supply capacity to supply system.

Structural:

- No structural issues were observed.

Code:

- Existing holding cells do not comply with current Massachusetts accessibility requirements per 521 CMR 15.00 Detention Facilities.
 - HOLDING CELLS AND GENERAL HOUSING CELLS OR ROOMS Minimum number: At least 3%, but not less than one, of the total number of housing or holding cells or rooms provided in the facility, shall be accessible.
 - Where provided within the accessible cells or rooms, the bathrooms shall comply with 521 CMR 30.00: PUBLIC TOILET ROOMS
- If future renovation performed within a 36-month period, amounts to 30% or more of the full and fair cash value of the building the entire building is required to comply with 521 CMR.

Hazardous Materials:

- Visual inspection of the building indicated the presence of suspect asbestos containing building materials (ACBM).
- A detailed asbestos sampling survey will be required prior to any demolition work to identify any ACBM which will require abatement.

Of greater long-term concern and impact to the current and future needs of the Police Department are the **functional deficiencies**, including:

- Insufficient office space for the growing needs of the fire department;
- Lack of dedicated conference room space for Police Department staff training and meetings;
- Lack of dedicated waiting area for public and visitors;
- Lack of dedicated accessible public restroom for visitors;
- Lack of dedicated employee entrance outside of holding/booking area;
- Insufficient forensic facilities for current police department standards;
- Insufficient specialized storage space (guns/ ammunition; evidence storage in a controlled environment);
- Insufficient general storage;
- Lack of fitness room for police staff;
- Limited garage space for indoor storage of police department vehicles.

The following is a summary of the **3 approaches** to addressing the deficiencies as noted in the Commentary section of the Architectural (Interior) report, including the benefits and limitations of each approach and a final recommendation.

Option	Description	Benefits	Limitations	Recommendation
1	Renovations to the existing building limited to interior finishes upgrades, building envelope upgrades and MEP/FP upgrades;	<ul style="list-style-type: none"> • Improve the service life of the building, building systems and building envelope (exterior); • Improve the safety and comfort of all occupants , both staff and public; 	<ul style="list-style-type: none"> • Does not resolve current and future space needs; • Does not provide for future needs of Police Department as the Town population increases; • Significant cost; limited benefit. 	<p>Not Recommended:</p> <ul style="list-style-type: none"> • Does not address existing functional deficiencies;
2	Renovations to the existing building as noted in Option 1 above and including addition to the east to provide dedicated staff entrance, additional office space and additional storage. Will trigger need for full accessibility and sprinkler system.	<ul style="list-style-type: none"> • Improve the service life of the building and building systems; • Improve the safety and comfort of all occupants , both staff and public; • Improves current space needs with addition. 	<ul style="list-style-type: none"> • Higher cost than Option #1; • May not meet the future needs of the Police Department as the Town grows and municipal services increase. • Implementation will be disruptive to the day-to-day business of the Police Department. • Addition will further constrict the already limited useable exterior site. 	<p>Recommended with Limitations:</p> <ul style="list-style-type: none"> • Limits future expansion as Town population grows; • Disruptive to the day-to-day business of the Police Department which is already at its functional limit.

<p>3</p>	<p>Relocate the Police Department offices to a new location at a new facility.</p>	<ul style="list-style-type: none"> • Fully provides for current and future space needs; • Resolves all physical needs; • Resolves existing site restrictions; • Allows for maintaining existing building for re-purposing by Town or Police Department; • Opportunity to locate new Police Department at a more advantageous location; • New construction will extend service life of Police Department far beyond the existing (50 + years); • Opportunity to achieve energy efficiency in compliance with current and future energy conservation goals; • Opportunity to incorporate “healthy building” features such as daylighting, indoor air quality; • Opportunity to incorporate state-of-the-art building infrastructure (building controls, security, IT, digital communications). 	<ul style="list-style-type: none"> • Higher cost than #1 or #2. 	<p>Recommended:</p> <ul style="list-style-type: none"> • Provides for the current and future needs of the Town as the population increases and more Police Department services and staff are required; • A potential site for a new police station is on the current site of the existing fire station on 84 Greenfield Road in South Deerfield. • Operations of the existing Police Department can be maintained until the new facility is ready. • Proximity to the Fire Station provides a united public safety facility.
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General Summary

Gorman Richardson Lewis Architects and our consultants were retained by the Town of Deerfield to provide a comprehensive study of 5 Town-owned buildings with the goal to provide key information for each building outlining the condition of:

- Site and Landscape Elements
- Architectural Elements / Building Envelope Elements
- Structural Components
- Mechanical, Plumbing, Electrical and Fire Protection Systems
- Hazardous Materials
- Accessibility / Code Compliance

This Final Report will include summaries of each building for the disciplines noted above, prioritization of the recommended repairs or replacement of any element or system and estimated costs for each characterized by level of timeliness of the improvement(s): immediate (0 to 12 months), short term (1 to 3 years), medium term (4 to 10 years), and long term (11 to 20+ years) as a basis to assist the town in its planning for capital improvements.

The architectural / engineering team consists of:

- Gorman Richardson Lewis Architects – Architecture and Building Envelope, Site, Landscape, Hazmat, Cost Estimating
- RRC Engineering – Structural
- Garcia/Galuska/DeSousa Consulting Engineers – Mechanical, Plumbing, Electrical, Fire Protection Systems

The Town-owned buildings addressed in the Report include:

	Building	Location	Bldg. Sq Footage	Year Built	Year Renovated	Additions
1	Municipal Office Building - Police	8 Conway Street	12,046 SF	1950	1993	1996 Police Dept
2	Municipal Office Building - Police	8 Conway Street	4,375 SF	1950	-	1996 Police Dept
3	Old Grammar School Building - Senior	67 North Main	8,990 SF	1888	1960s - 1970s	-
4	Public Works Garage	9 Merrigan Way	13,392 SF	2014	-	-
5	Congregational Church	71 North Main	13,065 SF	1821	1990 &	1960 Kitchen and Meeting

Methodology

During the months of March and May, 2020, GRLA and our consultants visited the **Police Department** on multiple occasions and made visual observations of the condition of the interior architecture of the building, including walls, ceilings, flooring, doors, windows/glazing, casework/furnishings, miscellaneous equipment, mechanical-electrical- plumbing finish components and fixtures, as well as code issues regarding building code and accessibility code and to assess the presence of suspected hazardous materials. In addition, a visual structural survey was undertaken to identify any significant structural issues or deficiencies.

Information gathering, field notes, and photography for this section of the Conditions Assessment Report were accomplished using Microsoft Teams to access floor plans on site, Microsoft Excel for recording field notes, PDF Viewer for annotating floor plans, and iPhone camera and Samsung Gear 360 for photos.

Condition Assessment Matrix

The objective of the Condition Assessment Matrix included in each section of the Report, is to provide a detailed summary of each condition/ deficiency observed regarding the aforementioned disciplines for each building, a level of priority as to when the condition should be addressed, a time-range relating to the remaining service life of the item, a commentary describing action (if any) to be taken, an approximate quantity and an estimate of cost to implement the recommended action:

- **Issue #:** Each observed condition is assigned an issue number relating to the floor level where it is located (*e.g.: 1F-17 = First Floor – Item 17*).
- **Discipline:** one of the 5 primary areas of concentration:
 - Site/ Civil
 - Architecture
 - Building Envelope
 - Structural
 - Mechanical-Electrical-Plumbing-Fire Protection (MEP/FP)
- **Room Name:** Specific room or area where the item is located in the building floor plan.
- **System/ Component:** one of the 22 categories describing the type of building component being addressed (wall, ceiling, flooring, etc.)
- **Existing Description:** detailed description of each observation.

- **Photo #:** address of photo pertaining to the specific issue.
- **Commentary/ Proposed Work:** Recommended action to be taken (if any).
- **Quantity:** quantity of the component/ system to be addressed and acted upon (*e.g.: 7,500 sf, 1 LS (Lump Sum), etc.*), used as a basis for the cost estimate.
- **Unit:** unit of quantity (each, square feet, etc.)
- **Repair/ Replace Priority: 0-11 months/ 1-5 yrs/ 5-10 yrs/ 11-20 yrs:** level of priority for addressing each condition with estimate of anticipated construction cost to implement the recommended action within the timeframe relating to the level of priority (including Contractors' General Conditions, fees, etc. and escalation factors relative to 2020 dollars).

GRLA and our consultants want to thank the Town of Deerfield for the opportunity to work with you on this Town Building Assessment. After having reviewed the information and findings herein, please contact us with any questions or follow-up information required.

Sincerely,

GORMAN RICHARDSON LEWIS ARCHITECTS, INC.



Scott Richardson, AIA, LEED AP
Principal

Police Department - Total Estimated Costs

Discipline	Cost Estimate			
	1 yr	5 yr	10 yr	20 yr
Architecture	\$11,500	\$50,500	\$36,800	\$16,500
Building Envelope	\$10,300	\$6,000	\$56,500	\$77,000
MEP/FP	\$8,000	\$203,815	\$112,500	\$12,000
Site - Covered in Town Hall Report				
	\$29,800	\$260,315	\$205,800	\$105,500

Building Summary / Narratives

Facilities Condition Assessment Narrative

Building Summary

Deerfield Police Department

Address: 8 Conway Street, Deerfield, MA 01373
Constructed: 1950
Renovations: 1993 Conversion from School to Municipal Offices
1996 Building Addition - Police Department
2019 Assessed Value: \$2,008,300 (with Municipal Offices)
(Building Only)

Building Characteristics

Main Floor Area: 4375 gsf
Partial Second Floor Area: 988 gsf
Total Floor Area: 5,363 gsf

780 CMR Mass. Building Code:

Use Group Classification: B (Business-Civic Administration); A-3 (Meeting Room)
Construction Type: V-B

Building Envelope: *(see Building Envelope Section for more detailed information)*

Exterior Wall Assembly: Brick Veneer on CMU and wood framed back-up walls
Windows: Aluminum clad fixed and awning
Roofing: Asphalt Shingles

HVAC: *(see MEP/FP Section for more detailed information)*
Heating Fuel: Natural gas

Fire Protection: Not sprinklered



Architecture – Interior

OVERVIEW

In this section of the Facilities Condition Assessment Report, Gorman Richardson Lewis Architects (GRLA) presents a summary of observations regarding the condition of the interior architecture of the **Deerfield Police Department** including commentary and recommendations for action to be taken. These observations of the interior architecture are organized according to the following “categories” in order to address the various components, systems and issues comprising the existing condition of the **Deerfield Police Department** Interior:

1. General
2. Floors
3. Walls
4. Doors
5. Windows
6. Casework/ Furnishings
7. Ceilings
8. Equipment
9. Electrical/ Lighting Fixtures
10. Mechanical Fixtures
11. Plumbing Fixtures
12. Code Issues
13. Hazardous Materials

Built in 1996, the **Deerfield Police Department** currently resides as an addition to the adjacent Town Hall. Designed and built for the needs of the Police Department almost 25 years ago, the building size no longer fully accommodates the current needs of the Police Department. The building is situated near the corner of North Main Street and Conway Street in South Deerfield and remains, along with the Town Hall, nearby (former) Congregational Church and Senior Center, an important part of the civic center of the Town. The building is a single story building housing the primary functions of the Police Department, as well as a small mechanical / storage space above the garage area.

The building is a mix of non-combustible and combustible construction. Due to the wood framing in some areas the building must be classified as Type VB. Interior walls are of wood frame construction and the roof is of wood trusses with brown asphalt shingles.

The primary Main Entrance to the Police Station is from within the main lobby shared with the older Town Hall building facing Conway Street.

The day-to-day entrance for officers and employees is situated on the rear (north side) of the building, allowing officer and employee parking separate from those who visit the Town Hall and Police Station.

Access to the 2 police vehicle bays and sallyport are located on right (east) side of the building to provide segregated arrival and drop off from the general public.

The building is primarily brick veneer extending from grade to a height of 80 inches to a EIFS (stucco)-faced band, 30-inches high, to the painted plywood soffit of the roof overhang. Triple unit fixed and awning windows are set within the EIFS band and occur in groups along the west, south and east sides of the building.

The roof is a wood trussed hip roof with deep overhanging eaves and intersecting gabled dormers with louver vents at the gable ends. Continuous soffit venting together with the louver vents provide ventilation to the attic area under the roof. A secondary, smaller hip caps the main roof with a painted fascia at the transition.

OBSERVATIONS

First Floor (see floor plan included in the Appendix of this report):

- The overall condition of the First Floor is in functional and sound condition. The current Police Chief, John Paciorek, has advocated the implementation of repairs and renovations as necessary to keep the Police Station in good condition. Recently Chief Paciorek has coordinated the repainting of all rooms throughout the station, installation of exhaust fans in all locker rooms and bathrooms, and (as of 05/22/2020) is in the process of replacing stained and soiled ceiling tiles. Although relatively modest in scope, these repairs have helped maintain the Police Station in serviceable condition.
- Based upon conversations with Chief Paciorek, the following improvements are recommended to improve the quality and extend the life of the Police Station:
 - Relocating the employee entrance – currently the employee entrance is through the rear of the Police Station and the only access to the main functions of the Police Station is through the booking area. Chief Paciorek proposed the idea of putting an exterior door in the kitchen to allow access for employees through the right side (North Main Street side) of the station.
 - As the Police Station continues to grow it is important to consider the growth of departments that occupy all these buildings. The Police Station will be in the need of more office space / storage space in the coming years, including re-purposing the current garage space into expansion space. Furthermore, reassigning the Sally Port to a new location and allowing office space to be adjacent to the current office space will help with circulation and production efficiency.
 - Storage has become a particular issue throughout the Police Station, with the department using the remote “Butler” building as extra storage space. This becomes typically problematic with the current site issues that occur behind the Police Station. The access path to the Butler building is mainly grass and earth which turns to mud during wet seasons making access to the remote storage building very difficult.
- Specific conditions and recommendations are noted in the Conditions Summary Matrix included in this report, but a general summary can be described as follows:

- **Lobby [103]** is the main vestibule into the Police Station. Those who come to visit the station are to arrive here and speak with the receptionist through the 2'-6" x 2'-6" window. Flooring is 12 x 12 Vinyl Composite Tile (VCT) which is in good condition with typical scuffs. The walls consist of brick masonry which is in good condition though in need of cleaning. The door entering into the lobby from the Town Hall's Entry 101 is a hollow steel door with a vision panel and locking mechanism in good condition. The reception window is a 30-inch square bullet proof glass with metal trim all around, in good condition. The ceiling is a 24 x 24 tegular ceiling tile grid in good condition.
- **Meeting Room [104]** is intended to be used for various meetings by the police department and is sometimes used by town hall employees in the event that they need a private meeting space. The flooring consists of 12 x 12 VCT in good condition. The walls are painted plaster / gypsum wall board with vinyl wall base; these walls have been recently repainted and are in good condition. The door leading into the meeting room from Lobby 103 as well as the door from Clerical / Officers Work Area are the same wood door with handle and locking mechanisms in which the key is required from the inside of Meeting Room 104 to exit the room. There is a total of six (6) windows: four (4) are operable awning windows and two (2) are fixed, all of which are in good condition, although at almost 25 years are approaching the end of their service life. There is a Schlage voice and camera recording system which was recently installed and in new/good condition. The meeting room serves both the police department and the town hall departments and appears to fulfil the needs that are required of it.
- **Clerical / Officers Work Area [105]** is the main function space of the police department. Currently there is a large clerical desk as well as 4 desks for officers who are at the station. The flooring consists of broadloom carpet which transitions to 12 x 12 VCT all in good condition with occasional scuffs from chairs and boots. Walls are painted plaster / gypsum wallboard with vinyl base. At the time of this visit the Clerical and Work Area had not been repainted and on the meeting room wall there is currently a wall-mounted bracket for a TV/ Monitor which was moved to the opposite side of the meeting room door. The door entering into the Clerical space from Lobby 103 is a wood door with door handle hardware and a locking mechanism that is operable from the clerical desk. There is a total of six (6) windows, four (4) of which are operable awning windows and two (2) which are fixed. The ceiling consists of 24 x 24 tegular ceiling tiles, some with water staining from previous HVAC leak which has been repaired. The water stained ceiling tiles are expected to be repaired soon, as of 05/22/2020. The Clerical / Officers Work Area is able to be used effectively for its purpose as office space, providing space for desks, storage, and meetings when necessary.

- **Sergeant's Office [106]** currently serves as a shared Sergeant's office. It is an office which is used by the Sergeant on duty and is sometimes conflicting schedules can cause some dysfunction of the room as there is only one desk and one computer. The flooring is the typical 12 x 12 VCT that is seen throughout the police department. The wall is a painted plaster / gypsum wallboard with the standard vinyl base to the floor; this office had recently been repainted and the wall is in good condition. There is a wood door with door handle and locking mechanism which provides access into the Office; this door is in good condition. The ceiling consists of 24 x 24 tegular ceiling tiles which are all in good condition. This room had previously been used as an interview room but has since been repurposed as an office. Although the space is large enough to be used as an office, there are at times two sergeants who need to use the office at the same time which becomes problematic depending on their schedules. Since this was previously used as an interview room there was no need for natural light but since it is serving as an office, it can become difficult to be efficient without natural light exposure.
- **Evidence Archives [108]** have shelving all around the walls to provide storage for all active evidence. This shelving upon our visit was almost completely filled with evidence and the department may need to expand their storage in the future. The flooring is 12 x 12 VCT which is clean throughout except for the transition from the corridor of the evidence archive; this location is soiled and heavily stained. The interior walls are painted plaster / gypsum wallboard which have some scuffs from the storing items but are overall in good condition. The exterior wall is painted CMU blocking which is in good condition. The ceiling consists of 24 x 24 tegular ceiling tiles in which a few have water staining but are in good condition.
- **Chief's Office [109]** this office is located adjacent to the kitchen and the evidence archives. The flooring consists of broadloom carpet which is in good condition. The walls are painted plaster / gypsum wallboard which have been recently repainted. The entry door from the corridor is a wood door with vision panel, door handle hardware and locking mechanism; all in good condition. There are six (6) windows in the office, four (4) of which are operational awning windows and two (2) are fixed windows. The ceiling consists of 24 x 24 tegular ceiling tiles which are all in good condition.
- **Kitchen [110]** is located at the end of Corridor A. The flooring is the typical 12 x 12 VCT seen throughout the station in good condition. The walls are painted plaster / gypsum wallboard which have recently been painted. The entry door into the kitchen is a wood door with door handle hardware in good condition. There is an L shaped plastic laminate countertop (8'-4" x 2'-4") with base and upper wood cabinets; all of which are in good condition. There is also a 30" refrigerator for employee use which is in good condition.

- The layout of the kitchen allows for the countertop to be shortened to allow for an exterior door to be added but the department will be giving up half of their countertop and storage in the kitchen. This kitchen would then become an entryway for all employees which will accelerate the condition of the finishes throughout because of the constant circulation and exposure from exterior elements.
- **Laboratory [111]** serves as a crime lab in which evidence is inspected for various traces relating to the criminality of a case. The flooring consists of 12 x 12 VCT and with the exception of scratches from desks and chairs, is in good condition. The walls are painted plaster / gypsum wallboard which has not been repainted yet and show signs of scuffs and scratches in expected areas. The entry door into the lab is a wood door with a vision panel as well as door handle hardware and a locking mechanism. There is an L shaped laminate countertop with base wood cabinets (8' x 5'-9") and matching upper cabinets which are all in good condition but should be cleaned. On the countertop is a single bowl sink which is in operable and good condition. The ceiling is 24 x 48 tegular ceiling tiles in which a few are water stained but in good condition. Overall, the condition of the Laboratory is good with the lab being able to function fully, there does seem to be the need of more storage for items that are being examined or equipment that is to be used during examination. Other than the apparent lack of storage, the lab is in good condition.
- **Vestibule [112]** acts as the entry vestibule to both the Men's and Women's locker rooms, respectively. The flooring is the typical 12 x 12 VCT with typical scuffs from occupants going through the space daily. The walls are painted plaster / gypsum wallboard in good condition with typical scuffs as well as signage for the Women's and Men's locker rooms. The ceiling is 24 x 24 tegular ceiling tiles in good condition.
- **Women's Lockers [113]** features 6 metal lockers of different types. The flooring is 12 x 12 VCT tile which is in fair condition because of scuffs and some staining underneath the legs of the metal lockers. The walls are a mix of painted plaster / gypsum wallboard and painted CMU, both of which are in good condition. The entry door into the locker room is a wood door with push plate /pull arm hardware in good condition. The ceiling is flush 24 x 48 ceiling tiles, few tiles have water staining.
- **Women's [114]** is a continuation of the women's locker room. The flooring is 12 x 12 VCT tile which is in fair condition because of scuffs and some staining underneath the legs of the metal lockers. The walls consist of painted CMU blocking in good condition. The plumbing fixtures throughout include wall mounted sinks, a water closet with appropriate grab bars and space inside stall, a wall mounted urinal, and a stand up shower stall; all of which are in good condition. The ceiling consists of 24 x 48 flush ceiling tiles.

- **Men's Lockers [115]** features 22 metal lockers of different types. Per conversations with officers at the station, the current layout and size of the locker room is currently sufficient. The flooring is 12 x 12 VCT tile which is in fair condition because of scuffs and some staining underneath the legs of the metal lockers. The walls are a mix of painted plaster / gypsum wallboard and painted CMU, both of which are in good condition. The entry door into the locker room is a wood door with push plate /pull arm hardware in good condition. The ceiling is flush 24 x 48 ceiling tiles; a few tiles have water staining.
- **Men's [116]** is a continuation of the men's locker room which is separated by a transition in the flooring to epoxy. The slip resistant epoxy flooring is in good condition which slopes to a metal drain located in the middle of the space. The walls consist of painted CMU blocking in good condition. The plumbing fixtures throughout include; two (2) wall mounted sinks with plastic laminate countertop, a water closet with appropriate grab bars and space inside stall, a wall mounted urinal, and a stand up shower stall; all of which are in good condition. The toilet partitions for the bathroom stall is a 1" plastic partition in good condition. The ceiling consists of 24 x 48 flush ceiling tiles with a few having water stains.
- **Booking 1 and 2 / Breathalyzer [120A – 120C]** is a space utilized for questioning of detainees. The flooring is 12 x 12 VCT which has some staining from the desk legs but is in good condition. The walls throughout the booking area are painted CMU which had recently been repainted. Between Booking 1 and Booking 2 and between Booking 2 and Breathalyzer is a painted CMU knee wall which was also repainted recently. The door into the booking area from the clerical and work area is a wood door with a small vision panel, door handle hardware, and a locking mechanism, in good condition. Various furnishings include; a 6'-6" plastic laminate wall mounted shelf, an L shaped (4'-6" x 2'-3") laminate countertop with wood base cabinets below and above, and a wooden bench with metal railing for those who are being detained.
- **Vestibule [119]** is the main entryway for officers and employees of the police department. Its location not adequate for those who as users must walk through the booking area to get the officer's work area. The flooring for the vestibule is epoxy which had recently been redone and features the stations crest / badge embedded in the epoxy. The walls are painted CMU which are in good condition. The exterior door into the vestibule is a steel door with push bar and door arm hardware in good condition. The exterior of the frame is rusted at the base from exterior elements and occasional salt from conditioning the parking lot during the winter, consider replacing soon. The door entering into the booking area from the vestibule is a steel door with door handles and locking mechanism, in good condition. The ceiling is made up of flush 24 x 48 ceiling tiles which are in good condition.

- **Vestibule [123]** is the entry vestibule into Cell 2. The vestibule's flooring is epoxy which is starting to crack at the wall base. The epoxy flooring terminates at the base of the wall which typically should run up the wall a few inches to provide a continuous transition from floor to wall. The wall is painted CMU which has been recently painted but also has some cracking at the base of the walls. The door into the vestibule from the booking area is a steel door with lever hardware and a vision panel which is covered to prevent viewing into / out of the vestibule. The door into Cell 2 is a sliding steel cell door with vision panels, a key lock, door handle, and kick plate in good condition. The ceiling of the vestibule is a painted conventional ceiling which has been recently painted and is in good condition.
- **Cell 2 [123A]** is the first cell on the right side of Corridor B. The flooring is a continuation of the epoxy from Vestibule 123 which also has some cracking as well as no proper transition up the CMU wall. The walls in Cell 2 is painted CMU which has some cracking at the base where the epoxy flooring meets. There is a water closet and sink combo plumbing fixture which has some cracking inside the toilet bowl as well at the base of the fixture. Chief Paciorek mentioned that some of these fixtures are starting to rust and will need replacing soon to keep those who use these fixtures safe. The ceiling is also a painted conventional ceiling which is in good condition.
- **Vestibule [124]** is the entry vestibule into Cell 1 and is adjacent to Cell 2. The vestibule's flooring is epoxy which is starting to crack at the wall base. The epoxy flooring terminates at the base of the wall which typically should run up the wall a few inches to keep from any exposure at the wall and / or flooring. The wall is painted CMU which has been recently painted but also has some cracking at the base of the walls. The door into the vestibule from the booking area is a steel door with a vision panel which is covered up so there is no visibility into / out of the vestibule. This steel door utilized door handle hardware as well. The door into Cell 1 a sliding steel cell door with vision panels, a key lock, door handle, and kick plate; in good condition. The ceiling of the vestibule is a painted conventional ceiling which has been recently painted and is in good condition.
- **Cell 1 [124A]** is a slightly larger cell which is adjacent to Cell 3. The flooring is a continuation of the epoxy from Vestibule 123 which also has some cracking as well as no proper transition up the CMU wall. The walls in Cell 1 is painted CMU which has some cracking at the base where the epoxy flooring meets. There is a water closet and sink combo plumbing fixture which has some cracking inside the toilet bowl as well at the base of the fixture. This plumbing fixture also has some concern for rust that is starting to form, and replacement should be considered. The ceiling is also a painted conventional ceiling which is in good condition.

- **Vestibule [125]** is the entry vestibule into Cell 3 and is a mirror version of Vestibule 124. The vestibule's flooring is epoxy which is starting to crack at the wall base. The epoxy flooring terminates at the base of the wall which typically should run up the wall a few inches to keep from any exposure at the wall and / or flooring. The wall is painted CMU which has been recently painted but also has some cracking at the base of the walls. The door into the vestibule from the booking area is a steel door with a vision panel which is covered up so there is no visibility into / out of the vestibule. This steel door utilized door handle hardware as well. The door into Cell 3 a sliding steel cell door with vision panels, a key lock, door handle, and kick plate; in good condition. The ceiling of the vestibule is a painted conventional ceiling which has been recently painted and is in good condition.
- **Cell 3 [125A]** is a mirror version of Cell 1 and shares a dividing wall with Cell 1. The flooring is a continuation of the epoxy from Vestibule 123 which also has some cracking as well as no proper transition up the CMU wall. The walls in Cell 3 is painted CMU which has some cracking at the base where the epoxy flooring meets. There is a water closet and sink combo plumbing fixture which has some cracking inside the toilet bowl as well at the base of the fixture. This plumbing fixture also has some concern for rust that is starting to form, and replacement should be considered. The ceiling is also a painted conventional ceiling which is in good condition.
- **Sally Port [117]** is used for those who have been detained and is being brought to the booking area of the station. The Sally Port's flooring is a concrete slab which has typical stains and marks from its usage but no major cracks. The walls are painted CMU blocks which should be repainted but are in good condition. There is an overhead exterior door (9'-4" x 8'-10") which is in good / fair condition. The door into the Sally Port from the booking area is a steel door with door handle and closer hardware in good condition. Next to the doorway is a fire extinguisher cabinet which at the time of our visit did not have a fire extinguisher currently located inside. There is a utility sink which is used regularly located to the right side of the doorway, the sink is dirty but in serviceable condition. The ceiling is a painted conventional ceiling which is in good condition.
- **Vehicle Bays [118]** has storage for two vehicles; the remainder of the Department's fleet of vehicles are stored outside. The vehicle bay's flooring is a concrete slab which has typical stains and marks from its usage but no major cracks. The walls are painted CMU blocks which should be repainted but are in good condition with the exception at the base of the metal staircase leading to the mechanical and storage room which shows rust / staining. There are two (2) overhead exterior doors (9'-4" x 8'-10") with vision panels which are in good condition. The door into the vehicle bays from the booking area is a steel door with door handle, closer, and kick plate hardware in good condition. The staircase leading up to the mechanical / storage room is a metal grate staircase in good condition. The ceiling is a painted conventional ceiling which is in good condition.

Second Floor:

- The second floor of the Police Station is used mainly to store mechanical equipment but is also utilized as a storage room for the department.
- There are two rooms that make up the second floor;
- **Storage [201]** which is a narrow room that is used for storage of office supplies as well as two electrical penetrations towards the mechanical room. The flooring is unfinished plywood subflooring with penetrations for electrical wiring to run down. The walls are painted plaster / gypsum wallboard which have markings, exposed wired, and electrical penetrations. The door entering into the space is a steel door with door handle hardware and locking mechanism in good condition. The ceiling has an exposed HVAC duct running through the room and into the adjacent mechanical room. The ceiling is a painted conventional ceiling in good condition.
- **Mechanical / Storage [202]** is used primarily as a mechanical room which houses two HVAC units (*see MEP/FP section of this report for more detailed information*). The flooring throughout the mechanical room is 12 x 12 VCT tiles which most are in fair condition and are stained and cracked. The walls are painted plaster / gypsum wallboard which have some scuffing and staining but are in good condition. The door entering into the space is a steel door with door handle hardware and locking mechanism in good condition. The ceiling of the mechanical room is a painted conventional which has exposed HVAC ducts below running throughout the room. This room's main purpose is as a mechanical room and it is also being used as a storage room for files, equipment, and uniforms in which the police department has run out of room to store on the first level. As more cases pass through the department, more storage space is going to be necessary for those files and having a proper room for storage is going to become necessary.

COMMENTARY

As noted above, the overall condition of the occupied portion of the building is serviceable condition and is maintained. As noted, the Fire Department has identified **physical deficiencies** which require upgrade, as well as normal interior components nearing the end of their service life including:

- The current conditions of the cells should be updated for the safety such as potential rust in the plumbing fixture and the cracked flooring / wall transition;
- Remaining areas which have not been repainted should be repainted;
- VCT flooring will be nearing the end of its service life in 5 to 10 years and should be replaced;
- Acoustical ceiling tile (ACT) systems are 24 years old and should be replaced in 5 to 10 years;
- Door hardware will be at the end of its service life and should be replaced in 5 to 10 years.

The existing Police Station was designed and constructed for the needs of the Deerfield Police Department at that time (1996). Due to the growth and development of the Police Department, the needs of the current Police Department have changed over the past 24 years.

The primary **functional deficiencies** are due to the lack of sufficient space and configuration of entrances, including:

- Need for more office space to accommodate increased staff (e.g. Sergeants' Office);
- Need for dedicated, private waiting area;
- Need for increased meeting rooms which are currently shared with the Town Hall;
- Create a dedicated entrance for officers and employees separate from the booking area;
- Need for dedicated staff and visitor accessible restroom;
- Need for more storage space;
- Need for expanded Police Department vehicle garaging.

RECOMMENDATIONS

In order to maintain the physical integrity of this important building and provide a facility appropriate to the populations of Deerfield it serves, the following is a general summary of recommended improvements:

- Interior Architecture:
 - Apply new flooring to entry vestibules and cells which are beginning to crack and do not have proper floor to wall transitions.
 - Replace combination plumbing fixtures in cells.
 - Flooring in specific rooms (as noted above) should be cleaned or potentially replaced.
 - Door frame of Vestibule 118 should be replaced due to rotting on the exterior.
 - Implement plans to accommodate the needs of the current Police Station as well as for future needs including:
 - Addition(s) to the existing Police Station at the existing location, or
 - Construction of a new Police Station at an alternate location.
- Structure (*see Structural section of this report for more detailed information*):
 - Currently the Police Station has no structural issues but as the age of the station grows structural integrity should be revisited.
- Building Envelope (*see Building Envelope section of this report for more detailed information*):
- Building Systems (*see MEP/FP section of this report for more detailed information*):
- Site improvement (*see Building Envelope section of this report for more detailed information*).

The issues addressed in each Narrative category above are further itemized in the attached Condition Assessment Matrix with priority level (0-11 months/ 1- 4 year/ 5- 10 years/ 11- 20 years) and associated costs for repair or replacement included for each issue. At the bottom of each matrix is a summary of the costs-- by building-- for each of the priority levels, providing a summary of anticipated costs—by building—for capital planning purposes for the next 20 fiscal years: 2020 through 2040.

Architecture – Exterior Building Envelope

OVERVIEW

In this section of the Facilities Condition Assessment Report, Gorman Richardson Lewis Architects (GRLA) presents a summary of observations regarding the condition of the Exterior architecture of the **Police Station** including commentary and recommendations for action to be taken. These observations of the exterior architecture are organized according to the following “categories” in order to address the various components, systems and issues comprising the existing condition of the **Police Station** exterior:

1. General
2. Foundation
3. Cladding
4. Doors (exterior)
5. Windows (exterior)
6. Sealant
7. Flashing
8. Roof
9. Penetrations
10. Walkways/stairs/ramps
11. Code Issues
12. Site

OBSERVATIONS

Foundation

The concrete slab foundation was observed to be in sound condition for the police station. Grade around the foundation was high in some locations from years of landscaping materials being added to the site. Landscaping materials and surrounding grade should be kept 8" or more down from the top of the foundation slab.

Cladding

The cladding on the police station is brick veneer with a concrete block back-up wall in the garage and holding areas and wood stud backup wall in all other areas. The brick veneer was found to be in satisfactory condition with the exception of the recessed access alcove to the Mechanical Room at the rear (north side) of the building. This location receives little to no sunlight and the low slope roof of the Mechanical Room drains to a scupper into the gutter along the roof edge in this area. The drip edge metal of the roof system is not tied into the gutter which allows water to cascade down the wall leading to erosion of the mortar joints and organic growth over the brick wall surface. Debris was also noted in the gutter/downspout preventing water from draining properly. Once the gutter and flashing have been addressed the wall should be cleaned of all organic growth. The mortar in this area will need to be repointed.

Doors (Exterior)

South (front) side:

- Main Entrance, shared with Town Hall, consists of two single 3-0 x 7-0 aluminum storefront doors with transom windows above and exit device (panic) hardware in good condition.
- No other doors along the south side of the Police Station

East side:

- Three 9-0 x 9-0 insulated steel overhead doors at sallyport and vehicle bays in good condition.

North (rear) side:

- Rear entry to the station is a 3-0 x 7-0 insulated steel door in good condition.
- Entry/ egress door to/ from Mechanical Room is a 3-0 x 7-0 insulated steel door in good condition.

Windows

Windows are aluminum clad wood awning and fixed windows with insulated glazing observed to be in fair condition. The primary seal on a number of glazing pockets was observed to have black butyl that is starting to extrude out of the glazing pocket. The black butyl sealant in glazing pocket should be monitored as it is the primary seal between the glass and the frame. It is anticipated that the windows will need to be replaced in 5-10 years.

The main entrance windows on the south side are aluminum storefront systems in fair condition. The sealant around the perimeter of the vertical metal panels between the windows is failing and should be replaced. In this location the sealant has lost its adhesion with one of the two adjacent materials it is intended to provide a seal against. New sealant at all perimeter joints in the main entrance is needed.

Walkways/Stairs/Ramps

See *Site Observations* below.

Sealant

New sealant should be installed at the main entrance window/ storefront area.

New sealant must be installed at all window perimeters when the windows are replaced.

Roof

The Police Station roof structure consists of a wood truss structure and wood sheathing with asphalt roofing recently installed in 2018 and in good condition. Venting of the main attic area is by gable end louvered vents and smaller “mushroom” vents at the hipped peak.

The low slope EPDM roof over the Mechanical Room and connector to the Town Hall is contiguous with the roofing system of the Town Hall and in fair condition. In a few locations it was observed that the EPDM roof membrane has started to bubble, thereby losing its adhesion to the roof underlayment. This condition will progress/ worsen over time. Further observation/ investigation is required to monitor this situation.

Site

As shown on the aerial photo below, the site components (paved driveways, walkways and planted areas) of the Police Station are contiguous with the adjacent Town Hall. The primary site access drive and parking area for the public is located along Conway street at the Main Entrance shared by the Town Hall and Police Station.

Driveways/ Parking Areas:

- The primary access drive and parking area located on the south (Conway Street) side of the Town Hall and Police Station is bituminous asphalt in serviceable condition. Access and egress is one-way with parking space striping configured on an angle to ease pulling in and out. Accessible parking spaces are located parallel to the building adjacent to the walkway leading to the main entrance.
- The parking area along the rear (north) side of the building includes additional parking for both the public and police station vehicles. This parking at the north side of the building is bituminous asphalt in badly worn and cracked condition with barely visible striping for parking. This area is contiguous with the east driveway/ parking area for Police Department vehicle parking and access to the Police Station sallyport where prisoners are brought to the station as well as with the driveway leading to the Senior Center site. As a result, there is a mixing of access and parking for the municipal offices and the senior center without clear signage indicating direction.
- Drainage in the north and east areas of the Police Station site is poor with flooding during the wet seasons.

Walkways, Ramps and Decks:

- Concrete walkway leading to the Main Entrance of the Town Hall/ Police Station is in fair to good condition. However, the concrete curbing along the edge is painted yellow with areas of spalling.
- The north entrance opens directly onto the bituminous pavement.
- The egress/entry door to the Mechanical Room on the north side opens directly onto the bituminous pavement in the recessed alcove with little to no sunlight. Icing in this area is a concern in winter months.

Landscaping:

- Lawn areas are worn in areas and overgrown in others. Drainage is very poor with flooding during wet seasons especially along the north portion of the site. The edge of the lawn areas is poorly defined leading to an unsightly encroachment of the planted area into the driveway edge.



Aerial view of municipal complex site

Signage:

- Exterior signage for parking and way-finding is very limited. A program of coordinated signage for parking designation, directional travel throughout the site and general way-finding should be implemented as part of an overall new site plan design.

COMMENTARY

As noted above, the overall condition of the Police Station building envelope is in good condition. The roof is relatively new and is expected to remain in service for the next 20 years or more with a program of annual maintenance to repair damage due to wind, snow, hail or other natural and man-made causes.

The brick masonry veneer is expected to remain in service for 20 years and beyond with an annual maintenance program. It is anticipated that a program of repointing and repair of any cracked bricks will be required in 10 years to maintain the water-resistance of the veneer system.

The windows are original to the building (1996) and are nearing the end of their service life and are expected to be in need of replacement and sealing within 5-10 years. Due to more frequent use, it is anticipated doors, especially the overhead doors at the vehicle bays, will need to be replaced within 10 years.

As noted above, the site elements (paved areas, driveways, walkways and planted areas) are in fair to poor condition. In addition to the current configuration and condition of driveways, parking areas and planted landscape, the site's vehicular and pedestrian circulation components are shared by all four buildings on the site (Town Hall, Police Station, Senior Center and the former Congregational Church) which has led to a confusion of parking and access throughout the site. In particular, the Police Station shares access and parking with both the Town Hall and Senior Center, which conflicts with the higher security requirements of the Police Station's operations. Drainage both in the paved areas and the surrounding planted areas is very poor leading to flooding in the wet seasons and icing in the cold winter months. In addition, the number of defined parking spaces, both standard and handicap accessible, appears to be insufficient based upon the occupancies of all the buildings. A site analysis and design should be undertaken. Such a study and design should include the entire municipal complex and address vehicular and pedestrian circulation, parking, drainage, landscape, signage/ way-finding, and exterior lighting.

As noted above, the paved areas around the Police Station are in deteriorated condition and parking stripes are poorly delineated. Wayfinding and parking signage is very limited. Because of the integration of the sites surrounding the Town Hall, Police Station, Senior Center, and Church, an overall program of site improvements, based upon a comprehensive site design is needed.

RECOMMENDATIONS

In order to maintain the physical integrity of the building and provide a facility appropriate to the populations of Deerfield and the neighboring towns it serves, the following is a general summary of recommended improvements:

- Building Envelope:
 - Replace existing windows with new within 5 to 10 years.
- Site improvement:
 - Implement site upgrades as part of a comprehensive site improvement program for the entire municipal campus for the Town Hall, Police Station and Senior Center, as well as for the Church if ownership of the Church is retained by the Town.
 - Site upgrades to include:
 - New paved vehicular drives.
 - Upgrades to site drainage and run-off control.
 - New walkways in conformance to 521 CMR for accessibility.
 - Defined parking spaces including defined accessible parking spaces per 521 CMR.
 - Landscape improvements appropriate to a civic building.
 - Exterior signage.

The issues addressed in each Narrative category above are further itemized in the attached Condition Assessment Matrix with priority level (0-11 months/ 1- 4 year/ 5- 10 years/ 11- 20 years) and associated costs for repair or replacement included for each issue. At the bottom of each matrix is a summary of the costs—by building—for each of the priority levels, providing a summary of anticipated costs—by building—for capital planning purposes for the next 20 fiscal years: 2020 through 2040.

Overview

In this section of the Facilities Condition Assessment Report, the MEP/FP Consultant presents a summary of observations regarding the condition of Police Department site, including commentary and recommendations for action to be taken. The observations are organized according to the following “categories” in order to address the various components comprising the existing condition of the Police Department site:

1. Electrical
2. HVAC
3. Plumbing
4. Fire Protection

Electrical

1. Observations:

- i. Electrical Service - The primary electrical service to the building is fed overhead through an existing pole mounted transformer located at the west side of the town hall building.
- ii. Electrical Distribution System
 1. The secondary electrical service runs underground from the pole mounted transformers to the 600 Ampere, 120/208 volts, 3 phase, 4 wire distribution panel in Main Electrical Room located at the town hall building. This distribution panel has a 200A/3P circuit breaker that feeds the Main Panel "A" for the police station.
 2. There is a total of 4 subpanels. Panels "A" & "B" are located in the Boiler Room and Panels "E" & "E1" are located in the Generator Room. The equipment is manufactured by GE and is in fair condition.
 3. The existing panels do not have many spare circuit breakers or spaces available for the addition of new lighting and power circuits.
 4. There is no surge protection device (SPD) installed in these panels.
- iii. Branch Circuits
 1. Existing offices have approximately one receptacle per wall.
 2. Extension cords are being used in IDF Closet and on top of some desks.
- iv. Interior Lighting
 1. Existing lighting generally consists of 2'x4' recessed mounted fluorescent fixtures. The light fixtures have T8 fluorescent lamps with electronic ballasts.
 2. Lighting in Mechanical Rooms consists of strip fixtures with fluorescent T8 lamps.
 3. The cell areas appear to have vandal resistant light fixtures. Also, there are a few downlights installed.
 4. Toggle switches are used for lighting controls with one level of light (on or off) Most of the spaces have occupancy sensors.
- v. Emergency Lighting
 1. The emergency lighting throughout the facility is fed via the emergency generator located outside at the west side of the Town Hall. The condition is good.
 2. The generator is a 80KW, 100KVA, diesel generator, 120/208 volts, 3 Phase, 4 Wire, Manufacturer by Cummins.

3. There is no separation of the life safety and optional stand by loads. The automatic transfer switch located outside next to the generator is a Cummins ATS. Also, there is an old 20KW, 25KVA, gas generator, 120/240, 1 Phase, 4 Wire, manufactured by Dayton located inside of the generator room. The generator is obsolete and in poor condition and used to provide power for life safety only.
 4. The configuration of the emergency distribution does not meet current code. Life safety and option stand-by loads are required to be separated with the life safety equipment located in a dedicated 2-hour rated room.
- vi. Site Lighting
1. The lighting on the site consists of two decorative light fixtures located in front of the building, three recessed light fixtures installed at the exterior soffits and also two pole mounted light fixtures for the parking lot.
 2. Site lighting are controlled by photocell.
 3. Exterior lighting appears not to meet the standards of Dark Sky compliance.
- vii. Fire Alarm
1. Fire alarm system is a notifier SFP-400B system. It is located at the Entry Area for the Town Hall Building.
 2. The Fire Alarm control panel is a 4 zone non-addressable type and in fair condition.
 3. The system consists of pull stations, horn/strobes smokes and heat detectors installed throughout the building.
 4. Existing horn/lights installed meet ADA height.
 5. The cell areas do have smoke detectors outside of cells.

2. Commentary/Recommendation:

- i. Electric service and automatic transfer switch are new and area in good condition.
- ii. This service is undersized and there is no room for expansion on this system.
- iii. Subpanels are in fair condition and should be replaced.
- iv. Additional receptacles shall be installed in areas where extension cords are being used.
- v. All existing fluorescent lighting should be replaced with new energy saving LED type fixtures.
- vi. Occupancy sensors should be installed to conserve energy when space is unoccupied.
- vii. Provide emergency battery units throughout the facility to meet life safety requirements.
- viii. Provide LED light fixtures fully shielded so the light is pointing down. This cuts down on the light pollution, minimizes on glare, and facilitates better vision at night.
- ix. LED are a great option for when a white light is needed because they are energy efficient, cutting down on energy waste.
- x. The coverage of fire alarm devices appears adequate. The present system is obsolete and should be replaced with a new addressable system.

HVAC

1. Observations:

- i. The heating system for the building is comprised of a dual fuel fired, standard efficiency boiler (approximately 70% efficient). The system only operates on natural gas, however oil tanks are still located in the boiler room. The boiler plant serves indoor air handling units and unit heaters.
- ii. The cooling system for the building is comprised of (2) indoor air handling units with DX split system air cooled condensing units serving the spaces. This equipment should be considered to be replaced.
- iii. The ventilation system for the building is ducted to each indoor air handling unit. It is our understanding that during certain times of the year the OA dampers are closed to the AHUs because the units cannot maintain comfortable temperatures, especially with outside air. Exhaust fans were observed in toilet rooms, only not including each adjacent locker room. Exhaust for these spaces appears undersized for proper ventilation requirements.
- iv. The boiler room is shared with the adjacent Town Hall.

2. Commentary:

- i. Heating Equipment:
 - Boiler: The existing boiler is a Cast Iron HB Smith equipped with a PowerFlame Burner with a capacity of 1225 CFH and an output of approximately 863 MBH.

Facilities Condition Assessment Narrative

- The primary hot water heating pumps are Taco Inline pumps with replacement motors. The fair condition.
 - Hydronic unit heaters serving the sallyport and garage appear in fair condition.
 - Each indoor Air handling unit has a hot water coil.
- ii. Cooling Equipment:
- Two (2) Indoor Air handling units are connected with refrigerant piping to Air cooled condensing units located on the roof. This equipment utilizes R22 refrigerant which is no longer used in the industry because it is more harmful to the environment to R410a refrigerant. One unit serves the front of house portion of the Station, office areas and conference/interview room. This unit does not satisfy the cooling demand on the spaces. There are also ongoing humidification issues in the space so a dehumidifier is required to operate at all times. The second air handling unit serves the back of Station spaces such as the cell and processing areas, where air conditioning temperature is not as lacking as the front of house areas.

3. Recommendations:

- i. Remove existing cast iron sectional boiler and abandoned oil tanks in the boiler room, along with indoor air handling units/condensing units that utilize R22 refrigerant.

Facilities Condition Assessment Narrative

- ii. Upgraded the Central boiler plant to have minimum of two (2) high efficiency gas fired condensing boilers.
- iii. Replace existing boiler room equipment such as the expansion tank and heating hot water pumps with new energy efficient ECM pumps.
- iv. Replace the existing aged baseboard radiators, convectors and cabinet heaters throughout the building.
- v. Replace existing R-22 AC equipment with new R410a AC heat pump units.
- vi. Upgrade the exhaust fans with new high efficiency, ECM direct drive motor type.
- vii. Provide a new building management system for temperature and equipment alarm, monitoring and adjustment.

Plumbing

1. Observations:

- i. Existing building is served by municipal water and municipal sewer services. Domestic water service is 2" in size. The water service serves both the Police Station and Town Hall.
- ii. Existing domestic water piping is copper with sweat fittings. Domestic water piping where exposed is insulated.
- iii. The existing sanitary, waste and vent system is made up of cast iron pipe with hub and spigot fittings.
- iv. Domestic hot water heater serves both the Police Station and Town Hall. Water heater is in the central mechanical room. Domestic hot water is generated by a natural gas fired tank type water heater. Water heater has an input of 75,100 BTUH and 100-gallon storage.
- v. Natural gas: Building gas meter is located on the exterior of the building adjacent to the mechanical room. Gas meter serves both the Police Station and Town Hall. Natural gas piping is black steel with threaded joints. Natural gas is supplied to the domestic water heater and heating boilers.
- vi. Fixtures:
 - Floor mounted water closets with sensor operated flush valves.
 - Wall hung urinal with sensor operated flush valve.
 - Wall hung lavatories with manual faucets.

Facilities Condition Assessment Narrative

- Break Room sink is single bowl stainless steel with gooseneck faucet.
- Showers are fiberglass stalls with pressure balanced shower valves.
- Penal fixtures are stainless steel combi units.

2. Commentary:

- i. Plumbing fixtures are in good condition. Attempts have been made to make some fixtures accessible however in general the fixtures do not meet current standards.
- ii. There is no drinking fountain.
- iii. Accessible cell fixture required.
- iv. The domestic hot water heater is close to the end of useful life.

3. Recommendations:

- i. Upgrade all plumbing fixtures with new high efficiency fixtures.
- ii. Upgrade domestic water heater with new high efficiency gas-fired water heater.

Fire Protection**1. Observations:**

- i. The building does not contain an automatic sprinkler system.

2. Commentary:

- i. MA General Law M.G.L. c.148, s.26G requires that any existing building over 7,500 square feet that undergoes major alterations or building addition must be sprinklered.
- ii. Examples of major alterations are demolition or reconstruction of existing ceilings or installation of suspended ceilings; removal of sub flooring; demolition and/or reconstruction of walls, doors, or stairways; or removal or relocation of a significant portion of the building's mechanical or electrical systems. Alterations are considered major when such work affects 33% or more of the building area or when total work (excluding sprinkler installation) is equal to 33% or more of the assessed value of the building.
- iii. If the proposed project scope exceeds these thresholds then the existing building, and its additions, will require installation of an automatic sprinkler system.

3. Recommendations:

- i. Perform hydrant flow test to confirm Municipal water supply capacity to supply system.

Matrices

Condition Assessment Matrix

Building Name		Police Station									
Discipline		Architectural Interior									
Floor / Elevation		1st Floor									
Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
1	Lobby 103	Walls	Masonry brick - good condition	A2 A3	Clean brick	328	SF			\$ 1,000	
2	Clerical 105	Floor	Existing broadloom carpeting is in fair condition; approaching end of its service life		Replace existing carpet with carpet tiles	691	SF		\$ 5,500		
3	Clerical 105	Equipment	Humidifier is running almost year round		See MEP/FP Report						
4	Throughout	Ceiling	ACT ceiling tiles - some water staining - due to be replaced soon	A18 A25	Replace existing stained ceiling tiles (20%)	540	SF	\$ 2,500			
5	Throughout	Ceiling	ACT ceiling system	A4	Implement program to replae ACT ceiling system	2,699	SF			\$ 15,000	
6	Throughout	Floor	12 x 12 VCT - some rusting from file cabinets - good condition	A6	Implement program to clean VCT flooring throughout	1,572	SF	\$ 1,500			
7	Throughout	Floor	12 x 12 VCT - original to building	A6	Implement program to replace VCT flooring throughout	1,572	SF			\$ 6,500	
8	Chief's Office 109	Floor	Existing broadloom carpeting is in fair condition; approaching end of its service life	A5	Replace existing carpet with carpet tiles	195	SF			\$ 1,500	
9	Kitchen 110	Casework/Furnishings	Existing base and wall cabinets and countertops in fair condition	A7	Replace cabinets and countertop at end of their service life	16	LF			\$ 2,000	
10	Laboratory 111	Casework/Furnishings	Existing base and wall cabinets and countertops in fair condition	A9	Replace cabinets and countertop at end of their service life	16	LF			\$ 2,000	
11	Laboratory 111	Walls	Painted walls - scuffed and marked up - just needs new coat of paint - good condition	A10	Repaint existing walls	424	SF		\$ 2,200		
12	Men's Locker Room	Floor	12 x 12 VCT - scuffed and stained - good/fair condition	A11 A12	Clean existing VCT	156	SF		\$ 300		
13	Booking	Doors	Door to 118 - painted solid wood door with door handle door arm and kick plate - good condition	A26	Repair rust at base of door frame on Vestubule 119 side	1	EA		\$ 300		
14	Throughout	Doors	Existing doors have lever handle hardware in good condition.	A3	No work - routine maintenance for hardware repair/replacment	24	EA set		\$ 1,000	\$ 1,300	\$ 1,800
15	Vestibule 123	Floor	Epoxy - some cracking - fair condition	A31	Repair / apply new coat of epoxy	40	SF		\$ 1,000		\$ 1,200
16	Vestibule 123	Walls	CMU painted - at floor is cracked - good/fair condition	A31	Repaint walls	208	SF		\$ 1,000		\$ 1,200
17	Cell 1 - 123A	Floor	Epoxy - some cracking - fair condition		Repair with epoxy	60	SF		\$ 1,200		\$ 1,400
18	Cell 1 - 123A	Walls	CMU painted - at floor is cracked - good/fair condition		Repaint walls	240	SF		\$ 1,000		\$ 1,200

Condition Assessment Matrix

Building Name		Police Station									
Discipline		Architectural	Interior								
Floor / Elevation		1st Floor									
Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
19	Cell 1 - 123A	Plumbing Fixtures	Toilet sink combo - cracking and rusting on toilet - fair/poor condition	A29 A30	Replace toilet / sink combo	1	EA	\$ 7,500			
20	Cell 2 - 124A	Plumbing Fixtures	Toilet sink combo - cracking and rusting on toilet - fair/poor condition	A29 A30	Replace toilet / sink combo	1	EA		\$ 7,500		
21	Cell 3 - 125A	Plumbing Fixtures	Toilet sink combo - cracking and rusting on toilet - fair/poor condition	A29 A30	Replace toilet / sink combo	1	EA			\$ 7,500	
22	Sally Port 117	Floor	Concrete slab - dirty - good condition	A35 A36	Clean existing concrete slab	364	SF		\$ 1,000		\$ 1,400
23	Sally Port 117	Walls	CMU painted - needs to be repainted good condition	A35 A36	Repaint existing CMU walls	1,032	SF		\$ 3,000		\$ 3,400
24	Vehicle garage	Floor	Concrete slab - dirty - good condition	A38 A39	Clean existing concrete slab	604	SF		\$ 1,500		\$ 1,900
25	Vehicle garage	Walls	CMU painted - cracking at floor - good condition		Repaint existing CMU walls	792	SF		\$ 2,500		\$ 3,000
26	Vestibule 126	Doors	Base and exterior door and frame is rusting from salt on exterior	A41	Replace existing door and frame with new door, frame hardware assembly.	1	EA		\$ 1,500		
27	New Side Entry	General/ Other	Existing employee (rear) entrance requires employees to travel through Booking area to access building interior.		Construct 9' x 10' entry vestibule with new door into existing Kitchen Area. Scope includes vestibule addition, (1) exterior door, (1) interior door	90	SF		\$ 20,000		
ARCHITECTURAL SCOPE TOTALS								\$ 11,500	\$ 50,500	\$ 36,800	\$ 16,500
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs

Condition Assessment Matrix

Building Name		Police Department									
Discipline		Building Envelope		Exterior							
Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
1	Building perimeter	Cladding	Brick masonry in good condition (except as noted below at North Elevation).	B1	Implement program of repointing.	1,868	SF			\$ 25,000	
2	West, South (front) and East Elevations	Cladding	EIFS finish system frieze above brick masonry with windows is in good condition.	B2 B3 B4	Repaint EIFS system	190	SF	\$ 1,500			\$ 2,000
3	Building perimeter	Cladding	EIFS finish system and fascia/ soffit assembly of roof overhang is in fair condition with some areas of delamination.	B2 B4 B5	Repair 4-ft long section of delaminated soffit and repaint fascia/ soffit system	1,370	SF	\$ 2,000		\$ 1,500	
4	West, South (front) and East Elevations	Windows/ Glazing (exterior)	Existing triple-unit mulled clad wood windows are original to the building and nearing the end of their service life.	B1 B2 B3	Replace existing triple mulled window units [9'(w) x 1'-8"(h)] with new aluminum clad awning windows, new perimeter sealant and new interior trim.	6	EA Triple Unit			\$ 20,000	
5	South (front) Elevation	Sealant	Sealant at (2) 6 ft vertical expansion joints within the brick masonry is deteriorating.	B1	Remove existing sealant and backer rod. Install new sealant and backer rod	12	LF	\$ 300			
6	South (front) Elevation	Site	Soil/ mulch around front of building is 1.5 courses of brick above top of foundation and appears to be blocking weep holes in masonry.	B6	Regrade landscaping to slope away from building foundation and keep below weep holes.	116	LF	\$ 1,500			
7	Main entrance	General/ Other	Painted steel vestibule with brick columns over main entrance is showing signs of rusting	B9 B11	Scrape, prime and repaint entire structure	1	unit		\$ 2,500		
8	Main entrance	Windows/ Glazing (exterior)	Metal window system in overall satisfactory condition. glazing upper panels and sealant are in serviceable condition. metal divider panel in between some of the windows have sealant joints that have failed.	B10	Replace sealant joints at metal divider panels	40	LF	\$ 500			

Condition Assessment Matrix

Building Name		Police Department										
Discipline		Building Envelope		Exterior								
Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by				
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs	
9	North (Rear) Elevation	Cladding	North wall of Boiler Room (at alcove between Police Station and Town Hall, significant organic growth covers the wall due to uncontrolled water run-off from flat roof above. Masonry joints are eroded. Gutter is filled with organic growth leading to uncontrolled water overflowing onto face of brick wall below.	B12 B22 B23	Clean masonry at north wall at Boiler Room and repoint entire north wall surface. Clean gutter and downspout to eliminate uncontrolled water runoff.	171	SF	\$ 6,000				
10	East (Right Side) Elevation	Doors	Garage doors currently appear to be in good condition with an exterior visual inspection. Provide annual maintenance.	B14	Replace over head doors at end of service life	3	EA			\$ 10,000		
11	East (Right Side) Elevation	General/ Other	Bollards at corners of garage doors are in satisfactory condition. Safety paint striping is chipping away at tops of bollards.	B8	Repaint safety striping on bollards	6	EA	\$ 500				
12	Roof	Roof	Existing shingle roofing is relatively new and in good condition.	B16 thru B19	Evaluate condition of roofing every 2 years and provide maintenance as required. Existing roof system is expected to perform beyond 20 years with appropriate maintenance program..	5,100	SQ				\$ 75,000	
13	Roof	Roof	Metal fascia at perimeter of roof cap appears to have minor rusting at corners.	B18	Monitor condition of metal fascia especially at corners; repair connections and seal as required.	4	EA	\$ 1,500				
14	Site	General/ Other	Flooding of adjacent planted areas surrounding the site occurs regularly during rainy periods and from snow melt. An overall evaluation and remediation design is recommended as part of an overall site renovation.		Implement a full site (Town Hall, Police Station, Senior Center and Church) renovation for upgrades to drainage, paved areas (driveways, parking, walkways), landscaping, lighting and signage.	131,915	SF				TBD	
BUILDING EXTERIOR SCOPE TOTALS								\$ 10,300	\$ 6,000	\$ 56,500	\$ 77,000	
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs	

Condition Assessment Matrix

Building Name		Police Dept									
Discipline		MEP-FP		Interior							
Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Units	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
1	Throughout	Life Safety	The building does not contain an automatic sprinkler system. Future renovations with additions that would result in exceeding 7,500 sf would be subject to MGL c148 s. 26G		MA General Law M.G.L. c.148, s.26G requires that any existing building over 7,500 square feet that undergoes <i>major</i> alterations or building addition must be sprinklered. Examples of major alterations are demolition or reconstruction of existing ceilings or installation of suspended ceilings; removal of sub flooring; demolition and/or reconstruction of walls, doors, or stairways; or removal or relocation of a significant portion of the building's mechanical or electrical systems. Alterations are considered major when such work affects 33% or more of the building area or when total work (excluding sprinkler installation) is equal to 33% or more of the assessed value of the building. If the proposed project scope exceeds these thresholds then the existing building, and its additions, will require installation of an automatic sprinkler system.	5363 SF			\$ 48,000		
2		Plumbing	Existing building is served by municipal water and municipal sewer services. Domestic water service is 2" in size. The water service serves both the Police Station and Town Hall.		Services appear to be in good condition. Confirm services are sized adequately for future renovation scope.						
3		Plumbing	Existing domestic water piping is copper with sweat fittings. Domestic water piping where exposed is insulated.	MEP 1 & 2	Piping appears to be in good condition and can be reused in a renovation.						
4		Plumbing	The existing sanitary, waste and vent system is made up of cast iron pipe with no-hub coupling fittings.	MEP 3	Piping appears to be in good condition and can be reused in a renovation if sized appropriately.						
5		Plumbing	Domestic hot water heater serves both the Police Station and Town Hall. Water heater is located in the central mechanical room. Domestic hot water is generated by a natural gas fired tank type water heater. Water heater has an input of 75,100 BTUH and 100 gallon storage.	MEP 4	Water heater appears to be close to the end of its useful life. Recommend installation of new high efficiency gas fired water heater.			\$ 8,000			

Condition Assessment Matrix

Building Name		Police Dept										
Discipline		MEP-FP		Interior								
Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Units	Repair/ Replace Priority by				
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs	
6		Plumbing	Existing Plumbing Fixtures include: floor mounted water closets with sensor operated flush valves, wall hung urinal with sensor operated flush valve, wall hung lavatories with manual faucets, Break Room sink is single bowl stainless steel with gooseneck faucet, showers are fiberglass stalls with pressure balnced shower valves, penal fixtures are stainless steel combi units.	MEP 5 - 8 720, 721, 722	Upgrade all plumbing fixtures with new high efficiency fixtures when appropriate	11				\$ 10,000	\$ 12,000	
7		Plumbing	Building is served with natural gas. Building gas meter is located on the exterior of the building adjacent to the mechanical room. Gas meter serves both the Police Station and Town Hall. Natural gas piping is black steel with threaded joints. Natural gas is supplied to the domestic water heater and heating boilers.	100903	Gas piping is in good condition and can remain.							
		Plumbing	The domestic hot water heater is close to the end of useful life.	100036 100026	Replace domestic water heater with new high efficiency gas-fired water heater.	1	EA			\$ 8,500		
8		HVAC	Heating Boiler, Non Condensing	MEP 10	Remove existing cast iron sectional boiler and abandoned oil tanks in the boiler room and replace with two (2) high efficiency gas fired condensing boilers.	2	EA			\$ 45,000		
9		HVAC	The primary hot water heating pumps are Taco Inline pumps with replacement motors. The fair condition.	MEP 11	Replace existing expansion tank and heating (2) hot water pumps with new energy efficient ECM pumps.	1	LS			\$ 10,000		
10		HVAC	Piping, Insulation	MEP 12	Reuse where possible	5,363	SF					
11		HVAC	Unit heaters	MEP 13	Replace the existing aged baseboard radiators, convectors and cabinet heaters throughout the building.	5,363	SF			\$ 53,000		
12		HVAC	General Exhaust	MEP 14	Upgrade the exhaust fans with new high efficiency, ECM direct drive motor type.	5,363	SF			\$ 21,000		

Condition Assessment Matrix

Building Name		Police Dept										
Discipline		MEP-FP		Interior								
Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Units	Repair/ Replace Priority by				
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs	
13		HVAC	Building Management System (BMS)	MEP 15	Provide a new building management system for temperature and equipment alarm, monitoring and	5,363	SF		\$ 37,000			
14		HVAC	Split system AC units	MEP 16	Replace existing R-22 AC equipment with new R410a AC heat pump units.	2	EA		\$ 10,000			
15		Electrical	Although the existing electric service and automatic transfer switch are new and area in good condition, the existing electrical service is undersized and there is no room for expansion on the system.	MEP 17 & 18	Future renovations and expansions will require up-sizing the existing electrical service.							TBD
16		Electrical	The existing panels do not have many spare circuit breakers or spaces available for the addition of new lighting and power circuits. There is no surge protection device (SPD) installed in these panels.	MEP 19 & 20	Replace sub panels to provide expansion room for additional circuits; include surge protection at each panel.	4	EA		TBD			
17		Equipment	Branch Circuits - Existing offices have approximately one receptacle per wall. Extension cords are being used in IDF Closet and on top of some desks.	MEP 21 & 22	Additional receptacles shall be installed in areas where extension cords are being used.	8	EA		TBD			
18		Electrical/ Lighting Fixtures	Interior Lighting - Existing lighting generally consists of 2'x4' recessed mounted fluorescent fixtures. The light fixtures have T8 fluorescent lamps with electronic ballasts.	MEP 23 - 28	All existing fluorescent lighting should be replaced with new energy saving LED type fixtures. Occupancy sensors should be installed to conserve energy when space is unoccupied.	5,363	SF			\$ 25,000		
19		Life Safety	The configuration of the emergency distribution system does not meet current code. Life safety and option stand-by loads are required to be separated with the life safety equipment located in a dedicated 2-hour rated room.	MEP 29 & 30	Provide emergency battery units throughout the facility to meet life safety requirements.			\$ 8,000				

Condition Assessment Matrix

Building Name		Police Dept									
Discipline		MEP-FP		Interior							
Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Units	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
20		Electrical/ Lighting Fixtures	<p>Site Lighting - The lighting on the site consists of two decorative light fixtures located in front of the building, three recessed light fixtures installed at the exterior soffits and also two pole mounted light fixtures for the parking lot.</p> <p>Site lighting are controlled by photocell.</p> <p>Exterior lighting appears not to meet the standards of Dark Sky compliance.</p>	MEP 31 - 33	<p>Provide LED light fixtures fully shielded so the light is pointing down. This cuts down on the light pollution, minimizes on glare, and facilitates better vision at night.</p> <p>Provide 2 building-mounted LED fixtures: 2 at south, east and north elevations and 1 at acove to Boiler Room on north side.</p>	7	EA			\$ 14,000	
21		Life Safety	<p>Fire Alarm - Fire alarm system is a notifier SFP-400B system. It is located at the Entry Area for the Town Hall Building.</p> <p>The Fire Alarm control panel is a 4 zone non-addressable type and in fair condition.</p>		Although the coverage of existing fire alarm devices appears adequate, the present system is obsolete and should be replaced with a new addressable system.	1	LS	\$ 26,815			
MEP/FP SCOPE TOTALS								\$ 8,000	\$ 203,815	\$ 112,500	\$ 12,000
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs

**Representative Existing
Conditions Photographs**

Police Station

Representative Existing Conditions Photographs



A1 Police Station Front Elevation



A2 Lobby 103



A3 Lobby 103- Door to Meeting Room



A4 Work Area 105

Police Station
Representative Existing Conditions Photographs



A5. Chief's Office 105



A6 Evidence Archives 108



A7 Kitchen 110



A8 Sergeant's Office

Police Station
Representative Existing Conditions Photographs



A9 Laboratory 111



A10 Men's Lockers 115



A11 Men's Lockers 115



A12 Men's Lockers 115

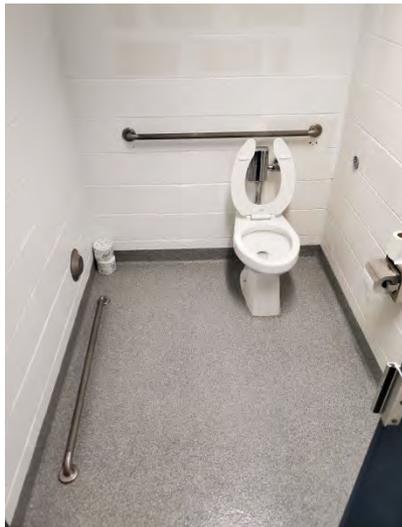
Police Station
Representative Existing Conditions Photographs



A13 Men's Lockers 115



A14 Men's Lockers



A15 Men's Lockers 115



A16 Men's Lockers 115

Police Station
Representative Existing Conditions Photographs



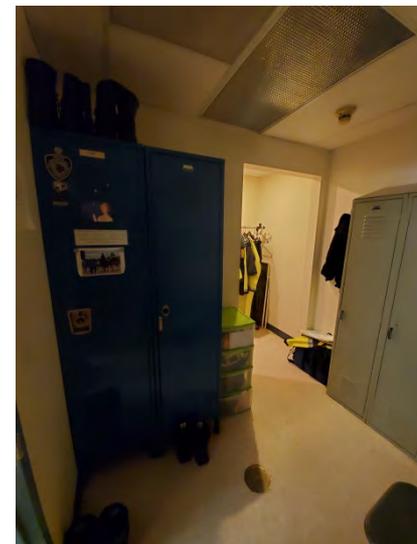
A17 Men's Lockers 115



A18 Men's Lockers



A19 Women's Vestibule 112



A20 Women's Lockers 112

Police Station
Representative Existing Conditions Photographs



A21 Women's 114



A22 Women's 114



A23 Door to Booking 2

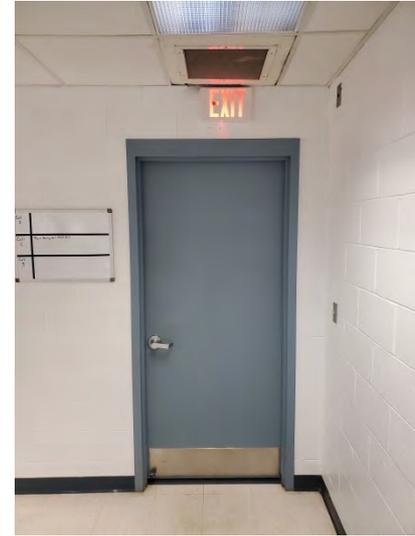


A24 Booking 2

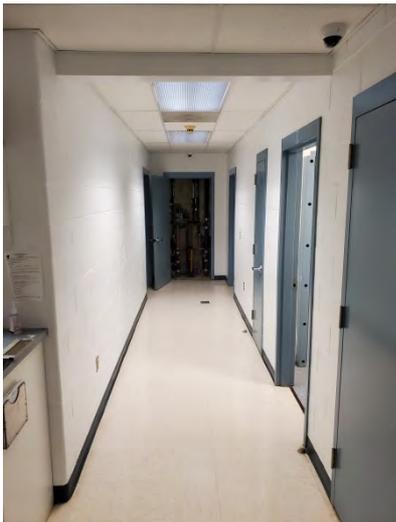
Police Station
Representative Existing Conditions Photographs



A25 Booking Area Ceiling



A26 Door to Vestibule 118



A27 Corridor B 120



A28 Typical Cell Door

Police Station
Representative Existing Conditions Photographs



A29 Combination Cell Plumbing Fixture



A30 Combination Cell Plumbing Fixture



A31 Typical Cell floor & wall finish

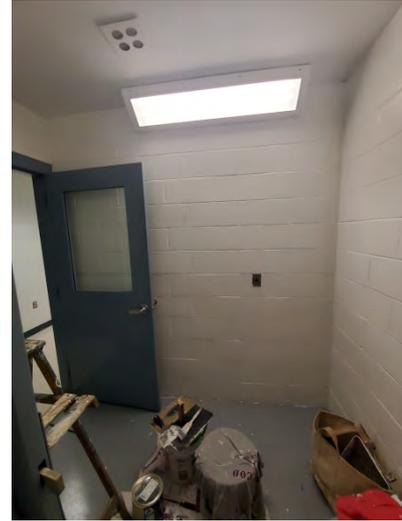


A32 Cell 2

Police Station
Representative Existing Conditions Photographs



A33 Plumbing Closet to cell water shutoffs



A34 Vestibule 125



A35 Sallyport 117



A36 Sallyport 117

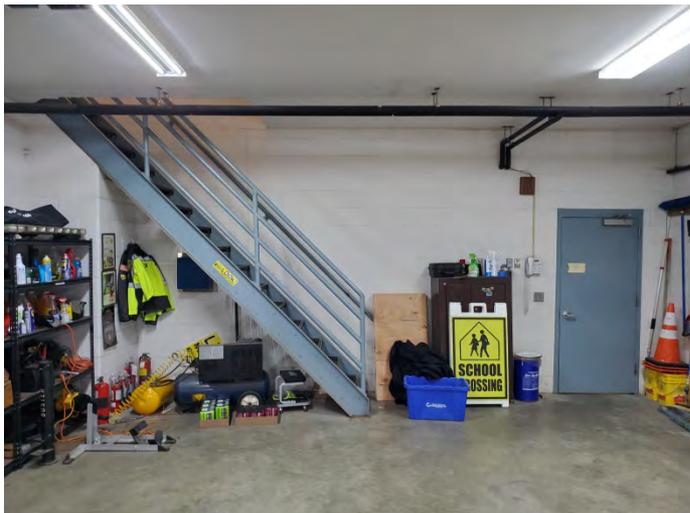
Police Station
Representative Existing Conditions Photographs



A37 Janitor's sink in Sallyport 117



A38 Vehicle Bays 118



A39 Vehicle Bays 118 with stair to 2nd floor

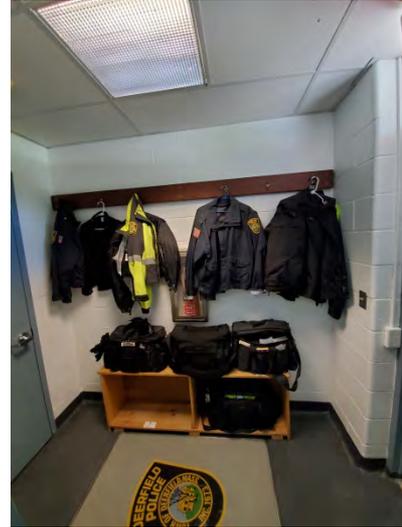


A40 Stair to 2nd Floor

Police Station
Representative Existing Conditions Photographs



A41 Vestibule 119 (door to exterior)



A42 Vestibule 126



A43 Vestibule 126



A44 Mechanical Room at 2nd Floor

Police Station

Representative Existing Conditions Photographs



A45 Mechanical Room & Storage at 2nd Floor



A46 Storage Room at 2nd Floor



A47 Floor of 2nd Floor



A48 Top Landing at 2nd Floor

Police Station – Building Envelope

Representative Existing Conditions Photographs



B1



B2



B3



B4

Police Station – Building Envelope
Representative Existing Conditions Photographs



B5



B6



B7



B8

Police Station – Building Envelope
Representative Existing Conditions Photographs



B9



B10



B11

Police Station – Building Envelope

Representative Existing Conditions Photographs



B12



B13



B14



B15

Police Station – Building Envelope
Representative Existing Conditions Photographs



B16



B17



B18



B19

Police Station – Building Envelope
Representative Existing Conditions Photographs



B20



B21



B22



B23

Town Hall / Police Station – MEP/FP

Representative Existing Conditions Photographs



MEP 1



MEP 2



MEP 3



MEP 4

Town Hall / Police Station – MEP/FP
Representative Existing Conditions Photographs



MEP 5



MEP 6



MEP 7



MEP 8

Town Hall / Police Station – MEP/FP

Representative Existing Conditions Photographs



MEP 9



MEP 10



MEP 11



MEP 12

Town Hall / Police Station – MEP/FP
Representative Existing Conditions Photographs



MEP 13



MEP 14



MEP 15



MEP 16

Town Hall / Police Station – MEP/FP
Representative Existing Conditions Photographs



MEP 17



MEP 18



MEP 19



MEP 20

Town Hall / Police Station – MEP/FP
Representative Existing Conditions Photographs



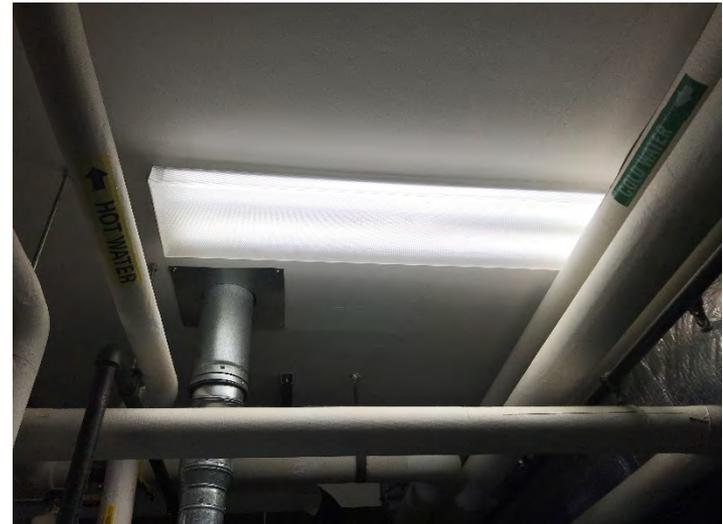
MEP 21



MEP 22



MEP 23



MEP 24

Town Hall / Police Station – MEP/FP
Representative Existing Conditions Photographs



MEP 25



MEP 26



MEP 27



MEP 28

Town Hall / Police Station – MEP/FP
Representative Existing Conditions Photographs



MEP 29



MEP 30



MEP 31



MEP 32

Town Hall / Police Station – MEP/FP
Representative Existing Conditions Photographs



MEP 33



MEP 34



MEP 35



MEP 36

Town Hall / Police Station – MEP/FP
Representative Existing Conditions Photographs



MEP 37



MEP 38



MEP 39



MEP 40

Appendix A: Floor Plans

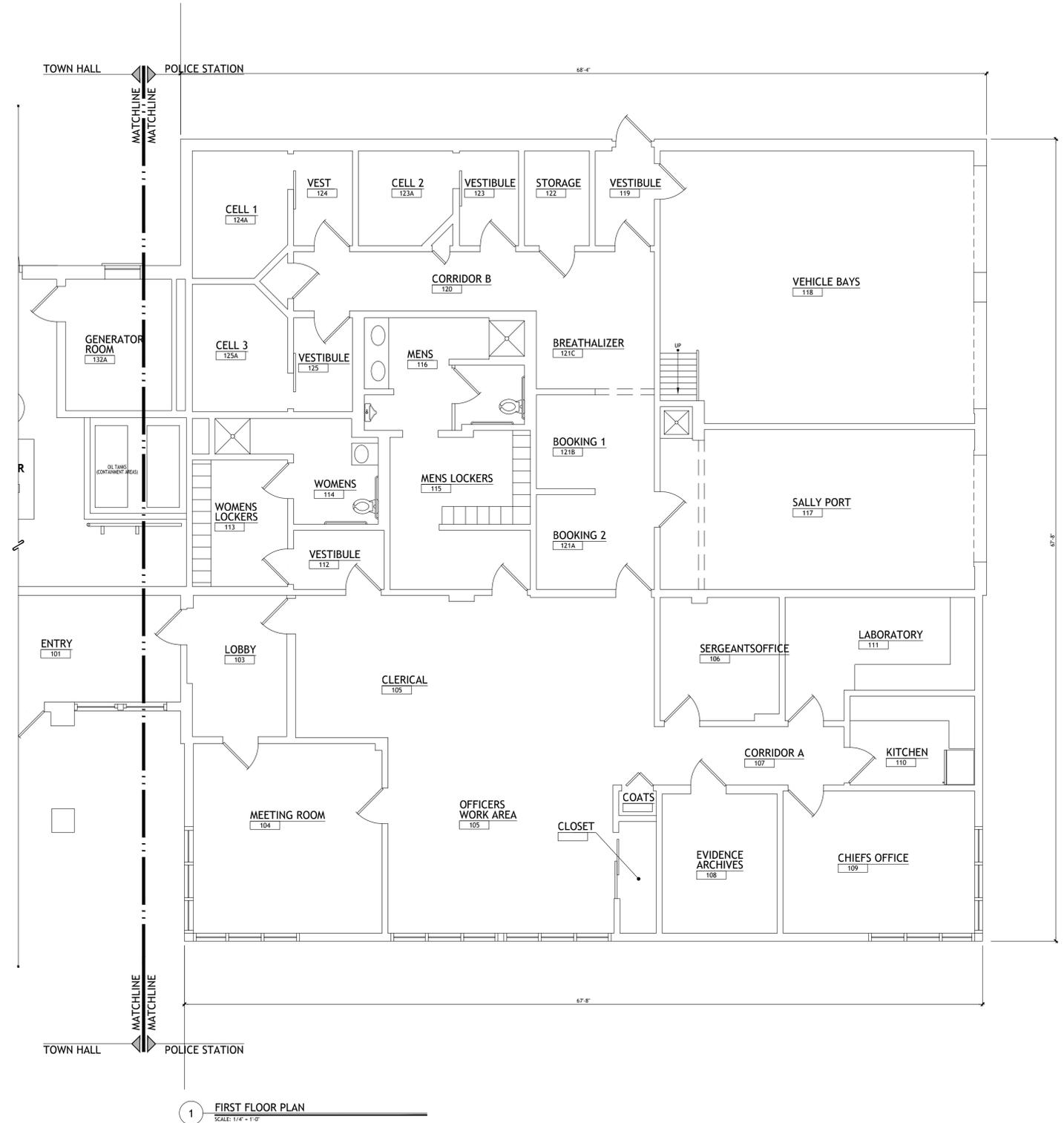
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POLICE STATION
BUILDING STUDY**

PROJECT
30 CONWAY STREET
SOUTH DEERFIELD, MA 01373

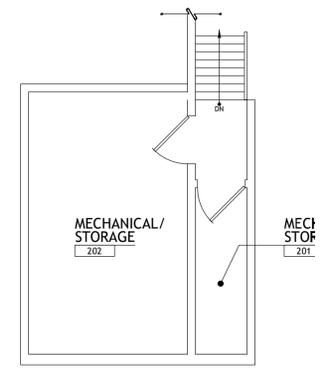
CLIENT
8 CONWAY STREET
SOUTH DEERFIELD, MA 01373

G | R | L | A

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www.griarchitects.com



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT
CLIENT
FIRM
NET PLAN
REMARKS
REVISIONS
COPYRIGHT
SEAL / ORIENTATION
DATE
TITLE
SHEET

No.	Description	Date

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Date: SEPTEMBER, 2020
Proj. No.: 2019051.01
Scale: 1/4"=1'-0"
Drawn By: BAG
Checked By: GEO
File Name: EX1-1.dwg

**EXISTING
FIRST FLOOR
PLAN**

EX1.1

2019052.01 - TOWN OF DEERFIELD BUILDINGS STUDY-DEERFIELD POLICE STATION - SEPTEMBER, 2020

T:\PROJ\2019\2019051-TownofDeerfield\01_Existing_Conditions\Drawings\GRLA Drawings\Police Station\EX1-1.dwg, 9/25/2020 4:45:39 PM, bgalin

Appendix B: EagleView

Precise Aerial Measurement Report

Prepared by Gorman Richardson Lewis Architects



8 Conway St, South Deerfield, MA 01373-1021

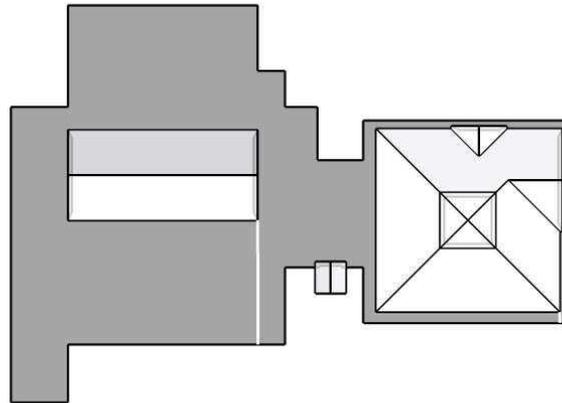
G | R | L | A

Gorman Richardson Lewis Architects

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Chris Paszko
tel. 508-544-2600
email: rgutmann@grlarchitects.com
www.grlarchitects.com

8 Conway St, South Deerfield, MA 01373-1021



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details

Report: 32484417

Roof Details

Total Roof Area = 20,081 sq ft
 Total Roof Facets = 16
 Predominant Pitch = 0/12
 Number of Stories <=1
 Total Ridges/Hips = 289 ft
 Total Valleys = 58 ft
 Total Rakes = 188 ft
 Total Eaves = 113 ft
 Total Penetrations = 15
 Total Penetrations Perimeter = 148 ft
 Total Penetrations Area = 92 sq ft

Report Contents

Images2
 Length Diagram.....5
 Pitch Diagram6
 Area Diagram7
 Notes Diagram8
 Penetrations Diagram9
 Report Summary10

Contact: Chris Paszko
 Company: Gorman Richardson Lewis Architects
 Address: 239 South St
 Hopkinton MA 01748-2249
 Phone: 508-544-2600

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

Images

The following aerial images show different angles of this structure for your reference.



North Side



South Side



East Side

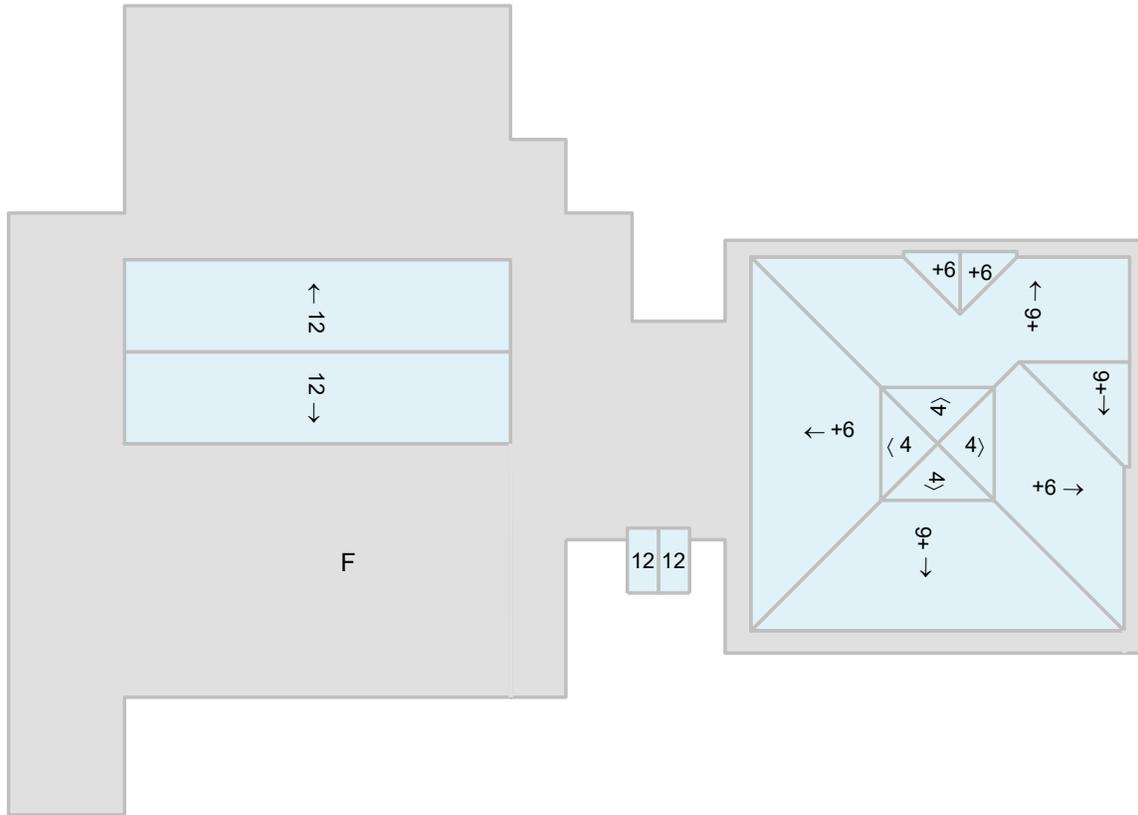


West Side



Pitch Diagram

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 0/12.



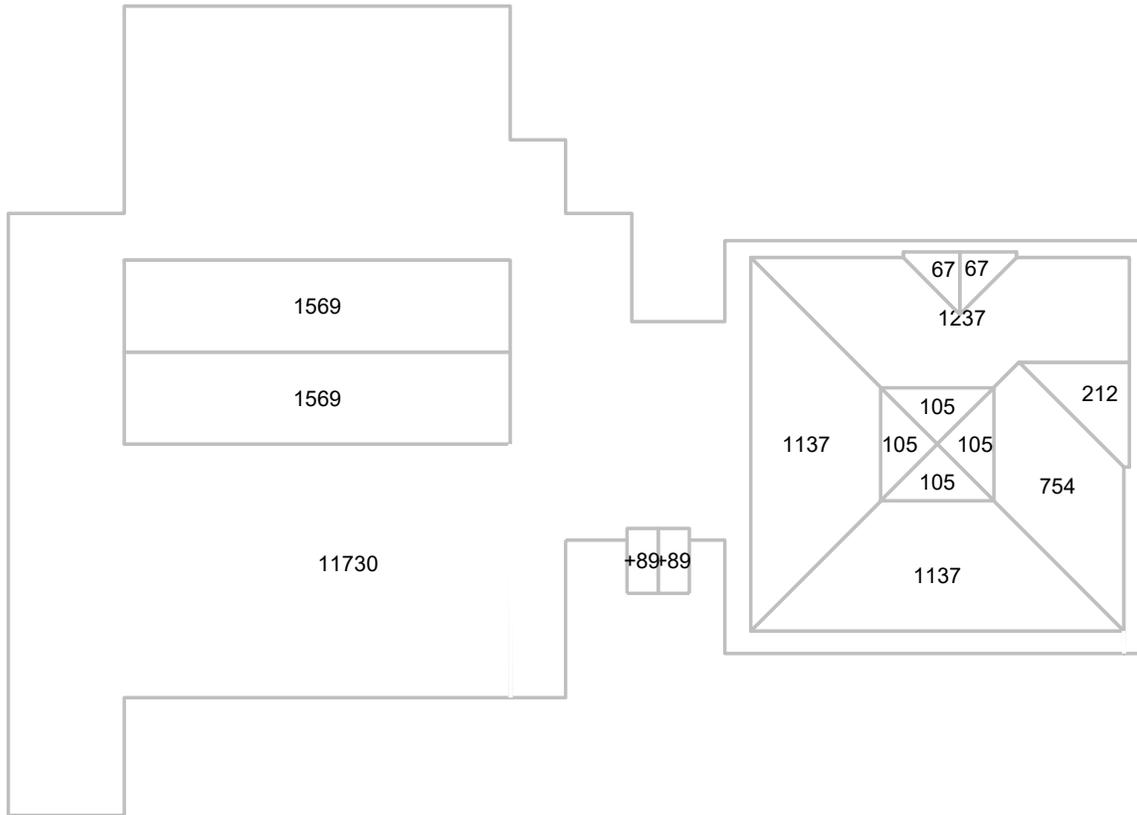
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Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9). Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).



Area Diagram

Total Area = 20,081 sq ft, with 16 facets.



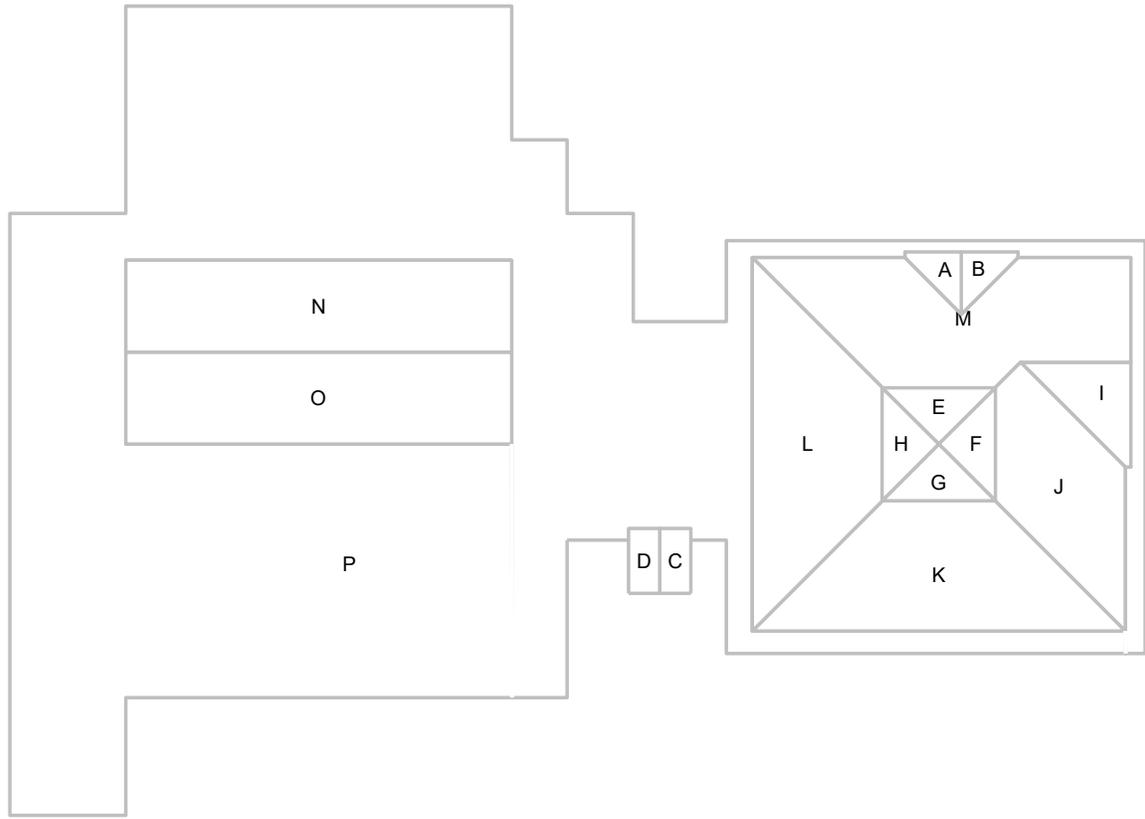
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Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

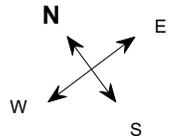


Notes Diagram

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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Penetrations Notes Diagram

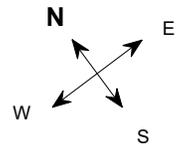
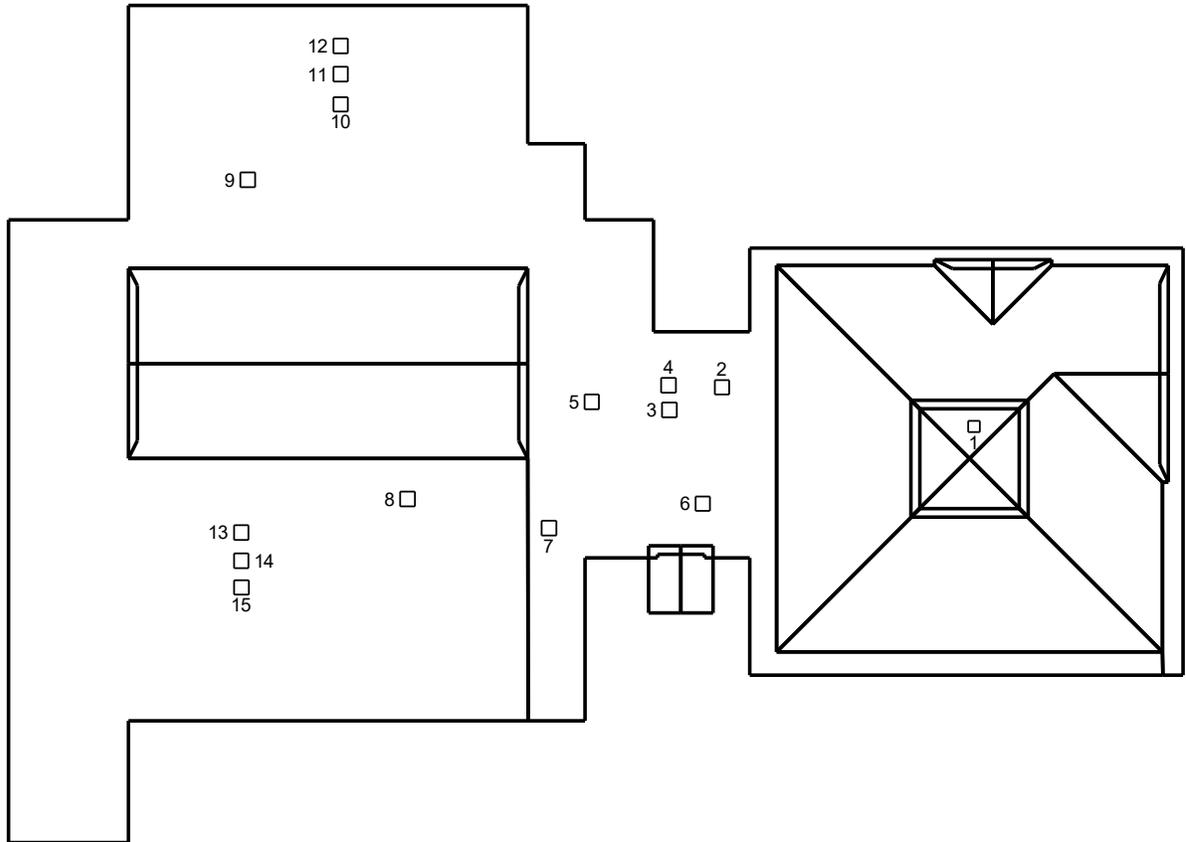
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 15

Total Penetrations Area = 92 sq ft

Total Penetrations Perimeter = 148 ft

Total Roof Area Less Penetrations = 19,989 sq ft



Report Summary

Below is a measurement summary using the values presented in this report.

All Structures

Areas per Pitch				
Roof Pitches	0/12	4/12	6/12	12/12
Area (sq ft)	11730.5	421.6	4610.9	3317.6
% of Roof	58.4%	2.1%	23%	16.5%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

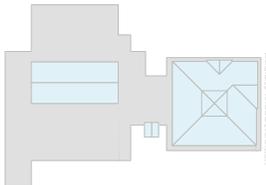
Waste Calculation Table			
Waste %	0%	10%	15%
Area (sq ft)	20,081	22,089	23,093
Squares	200.8	220.9	230.9

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Penetrations	1	2-11	12-15						
Area (sq ft)	4	6.2	6.3						
Perimeter (ft)	8	10	10						

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

All Structures Totals



Total Roof Facets = 16
Total Penetrations = 15

Lengths, Areas and Pitches

Ridges = 111 ft (4 Ridges)
 Hips = 178 ft (8 Hips).
 Valleys = 58 ft (3 Valleys)
 Rakes † = 188 ft (12 Rakes)
 Eaves/Starter ‡ = 113 ft (7 Eaves)
 Drip Edge (Eaves + Rakes) = 301 ft (19 Lengths)
 Parapet Walls = 815 (31 Lengths).
 Flashing = 127 ft (10 Lengths)
 Step flashing = 0 ft (0 Lengths)
 Total Penetrations Area = 92 sq ft
 Total Roof Area Less Penetrations = 19,989 sq ft
 Total Penetrations Perimeter = 148 ft
 Predominant Pitch = 0/12
Total Area (All Pitches) = 20,081 sq ft

Property Location

Longitude = -72.6083033
Latitude = 42.4793215

Notes

This was ordered as a commercial property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.



Parapet Wall Area Table

Wall Height (ft)	1	2	3	4	5	6	7
Vertical Wall Area (sq ft)	815	1630	2445	3260	4075	4890	5705

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.

Online Maps

Online map of property

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=8+Conway+St,South+Deerfield,MA,01373-1021

Directions from Gorman Richardson Lewis Architects to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=239+South+St,Hopkinton,MA,01748-2249&daddr=8+Conway+St,South+Deerfield,MA,01373-1021



Report: 32484417

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