

## **BOARD OF FINANCE**

### **BOF Capital Improvement Plan Subcommittee agenda**

**Monday, October 28, 2024, 3:30 PM**

<https://zoom.us/j/91736149204>

1. Call to Order
2. Pledge of Allegiance
3. Public Comment
4. Approval of Minutes from the October 7, 2024 Capital Subcommittee meeting
5. Discuss Summary of 2024 Building Condition Assessments with PBC
  - a. Any recommendations for how to price the suggested repairs?
  - b. Any recommendations on what to add to current five-year plan or other staging suggestions?
  - c. Any recommendations on paying cash vs bonding of projects?
6. Additional Revenue Possibilities
7. Public Comment
8. Next Meeting – Monday, Nov. 4, 3:30 pm – Review town drainage, water and sewage projects, both study costs and completion costs and time frame – invited guests include M. Lindsey, A. Iadarola, T. Simpkins, T. Quigley
9. Adjournment

Received by email on 10/23/2024 @ 4:39 p.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield

# Summary of 2024 Building Condition Assessments

## Town of New Fairfield

Maureen K Clegg, PE- Permanent Building Committee - 5/1/2024, 5/3/2024

Don Kellogg – Permanent Building Committee - 4/30/24

### **These buildings have no issues that Town needs to repair:**

1. Bogus Hill Communication Tower -Contact private landowner and have the access road and fence gate hinge around repaired.
2. Two Drop off Center Buildings
3. Public Works Open Shed Storage Building

### **These Buildings have minor cosmetic issues that need to be addressed in a one year time period:**

1. Town Hall –
  - a. Remnant holes in siding from lighting upgrade
  - b. Concrete repair of stoop outside the conference room
  - c. Repointing stone wall at west exit
2. Annex –
  - a. Investigate ceiling tile staining and make appropriate repairs
  - b. Repair front steps
3. Library
  - a. Repair siding at back doors to Program Room
  - b. Repair rotted frame at Historical Society emergency egress
  - c. Paint handrail outside community room
  - d. Paint flue brackets
4. Police Department -Repair concrete sidewalk cracks and rotting fascia board
5. Senior Center- Handrails , door jamb and door headers to be painted. Also 2 screens & lattice to be replaced.
6. Company A Firehouse -Handrail to be scraped & painted.
7. Squantz Pond FH- Exposed Exterior steel beams on backside need scraping and painting.
8. Public Works Garage- Scraping and painting of rusted areas include bottom of siding on exterior including sill plate, overhead door headers, and interior column bases. Also a few floor grates need to be replaced and interior main entry wall paneling needs to be replaced. In a few areas the ceiling insulation needs to be restored.

**These Buildings have major issues that need to be addressed as soon as possible:**

1. Town Hall –
  - a. Install 2 additional gutter leaders at back of building
  - b. Replace shutters
2. Library –
  - a. Foundation crack needs to be investigated for root-cause recommended repair/stabilization
  - b. Parking lot retaining wall needs to be investigated for root cause and recommended repair/stabilization – concurrent with foundation investigation
  - c. Rebuild egress stairs.
3. Police Dept Communication Tower - Access road/Emergency access road to CELA should be regraded.
4. Animal Control Facility - A/C to be added to the Kennel area per new state regulation.
5. Company A Firehouse- Mansard roofing, fascia board and metal vent in soffit to be replaced. There was a quote to do this work and also replace soffit boards. The quote was higher than funds available. Soffit board in good shape just needs to be repainted. Possibly requote with lesser scope.
6. Tower Hill Communication Tower- Recommend adding millings to paved access road. Also the metal exterior stairs should be scraped & painted to maintain integrity.
7. Squantz Pond Fire House- Recommendation is to replace flat roof over the backside low roof area before the Mechanical equipment in that room is damaged by water infiltration. The wood deck above has to be removed to gain access and 3 mini split AC condensers need to be temporarily supported as they sit on wood deck. Deck is in poor shape- wet and spongy with warped boards so recommendation is to also replace wood deck and wood handrail in same project.
8. Beach House Concession Stand- Concession stand floor is missing- recommend complete removal of this standalone structure.
9. Beach House- Overall recommendation is building is in poor shape, past its useful life and agree with current plan to remove & replace.
10. Public Works Garage- Three hot air furnaces are original and run constantly in winter. Need to be replaced due to age before they stop functioning.
11. Public Works Sand Storage Building-Recommendation is for sand storage building to have ll exterior siding, all roofing shingles, all trim board, all translucent panels and damaged interior walls removed and replaced. Wood structure is still in good shape and should be protected to keep integrity.

**These buildings have issues needing further investigation/monitoring:**

1. Town Hall –
  - a. Comprehensive plan for vault
  - b. Interior wall coverings and trim – complete update/repaint
2. Annex –
  - a. Longer-term planning for:

- i. window replacement,
    - ii. double door replacement at rear
    - iii. Complete floor covering update
    - iv. Restroom updates
  - b. Continue to monitor minor foundation cracking
- 3. Library
  - a. Community room – repaint (concurrent with Town Hall), refinish floor
- 4. Police Department-Investigate few minor ceiling leaks as noted by dispatcher.
- 5. Ball Pond Firehouse -Monitor the ceiling crack in boat bay.
- 1. Senior Center- Investigate replacing interior set of doors with ADA accessible doors at main entrance.
- 6. Tower Hill Communication Tower- Recommend investigating what level of structural integrity is still left in exterior steel stair support column. Need to investigate the second floor in the vendor area, at back corner column looks like water infiltration by column penetration through floor above. Also need to investigate spalling and rusted rebar at top level of tower structure.

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: 4/30/24

Facility: Town Hall

PBC Inspector(s): Don Kellogg

Town Staff: Lloyd Decker

#	Area	Condition*			#	Area	Condition*		
		ND	DE	NA			ND	DE	NA
<b>Exterior</b>					<b>Interior</b>				
1	Walls & Siding		x		21	Walls		x	
2	Windows & Frames	x			22	Windows & Frames	x		
3	Doors & Frames	x			23	Doors & Frames	x		
4	Roof Surface	x			24	Stairs	x		
5	Ground Grading	x			25	Ceiling	x		
6	Drains	x			26	Structural Framing Steel/Timber			x
7	Downspouts		x		27	Plumbing	x		
8	Sidewalks		x		28	Heating	x		
9	Roll Doors			x	29	A/C	x		
10	Louvers	x			30	Flooring	x		
11	Screens	x			31	Vault		x	
12	Steps/Platforms		x		32				
13	Handrails	x			33				
14	Lighting	x			34				
15	Shutters		X		35				
16	West retaining wall		X		36				
17	Chimney	x			37				
18					38				
19					39				
20					40				

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

**Approximate systems age**

System	Age	Notes
Roof	~30	Unknown. Age estimated. No records. No issues
Siding	~30+	Fair condition
Heating	~40+	Unknown age; Boiler replaced
AC	Varies	Central/Ductless split unit
Hot Water		Same as heat

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: 4/30/24

Facility: Town Hall

Itemize the nature, extent and location of all defects noted on Check List.

No.	Description
1	Remnant holes in siding from exterior light replacement
7	L. Decker indicates 2 add'l downspouts needed on back side of bldg
8	Minor settlement of pavers near front ramp.
8	Minor crack and rust staining @ ramp
12	Concrete deterioration@ stoop outside conference room - resurface
15	Faded and missing hardware - replace
16	Mortar repair required
21	Interior wall coverings need replacement and repaint of trin
31	Basement vault not conditioned
31	Vault space is inadequate. Holistic, complete solution for vault needed.

Attach all pertinent sketches and photos. Use additional forms if necessary.

Notes:

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: 4/30/24

Facility: Library

PBC Inspector(s): Don Kellogg

Town Staff: Lloyd Decker

#	Area	Condition*			#	Area	Condition*		
		ND	DE	NA			ND	DE	NA
<b>Exterior</b>					<b>Interior</b>				
1	Walls & Siding		x		21	Walls		x	
2	Windows & Frames	x			22	Windows & Frames	x		
3	Doors & Frames		x		23	Doors & Frames		x	
4	Roof Surface	x			24	Stairs	x		
5	Ground Grading	x			25	Ceiling	x		
6	Drains	x			26	Structural Framing Steel/Timber			x
7	Downspouts	x			27	Plumbing	x		
8	Sidewalks	x			28	Heating	x		
9	Roll Doors			x	29	A/C	x		
10	Louvers	x			30	Flooring		x	
11	Screens	x			31	Elevator		x	
12	Steps/Platforms		x		32				
13	Handrails		x		33				
14	Flat Roof		x		34				
15	Shutters		x		35				
16	Flue Brackets		x		36				
17	Foundation		x		37				
18	Parking lot retaining wall		x		38				
19					39				
20					40				

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

System	Age	Notes
Roof	~25 9	Flat Roof @ skylight; Shingles replaced at last reno
Siding	~30+	
Heating	~40+	Old system functioning well – no major troubles
AC	~7	
Hot Water		

Town of New Fairfield, CT  
**Facility Condition Assessment Form**

Permanent Building Committee

Date: \_\_\_\_\_ 4/30/24 \_\_\_\_\_

Facility: \_\_\_\_\_ Library \_\_\_\_\_

Itemize the nature, extent and location of all defects noted on Check List.

No.	Description
1	Siding damaged @ back doors of Program Room (Back of bldg)
1	Siding in general is aged, but seems to be performing adequately – continue to monitor
3	Frame rot @ Hist Soc emergency egress door
12	Emerg egress W wall. Significant deterioration of CMU steps and landing
13	Handrail needs painting – fron of Community Room
14	Flat Roof – town has been chasing leaks – no sig damage observed
15	Faded and some hardware missing
16	Some corrosion and paint peeling
17	West wall – stair step cracking – potential settlement
18	“mafia block” wall – concrete deterioration
21	Paint aged/worn @ Community Room
23	Comm Rm door - paint
30	Lobby tile cracked
30	Community room floor finish aged/worn.
31	Out of service at time of inspection

Attach all pertinent sketches and photos. Use additional forms if necessary.

Notes:

Item 12: Recommend replacement with CIP concrete and soil infill. This should be considered urgent.

Item 17: Structural engineer should be contracted to assess potential root cause, and provide repair/stabilization recommendations.

Item 18: Structural engineer should be contracted to assess potential root cause, and provide repair/stabilization recommendations. Concurrent with 18.



Town of New Fairfield, CT  
Facility Condition Assessment Form  
Permanent Building Committee



*Photograph 1: Foundation crack - west wall*



*Photograph 2: Emergency egress landing and stairs*

Town of New Fairfield, CT  
Facility Condition Assessment Form  
Permanent Building Committee



*Photograph 3: Parking lot retaining wall*



*Photograph 4: Parking lot retaining wall*

~~~~~ End ~~~~~

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: 4/30/24

Facility: Annex

PBC Inspector(s): Don Kellogg

Town Staff: Lloyd Decker

| #               | Area             | Condition* |    |    | #               | Area                            | Condition* |    |    |
|-----------------|------------------|------------|----|----|-----------------|---------------------------------|------------|----|----|
|                 |                  | ND         | DE | NA |                 |                                 | ND         | DE | NA |
| <b>Exterior</b> |                  |            |    |    | <b>Interior</b> |                                 |            |    |    |
| 1               | Walls & Siding   | x          |    |    | 21              | Walls                           | x          |    |    |
| 2               | Windows & Frames |            | x  |    | 22              | Windows & Frames                |            | x  |    |
| 3               | Doors & Frames   |            | x  |    | 23              | Doors & Frames                  | x          |    |    |
| 4               | Roof Surface     | x          |    |    | 24              | Stairs                          | x          |    |    |
| 5               | Ground Grading   | x          |    |    | 25              | Ceiling                         |            | x  |    |
| 6               | Drains           | x          |    |    | 26              | Structural Framing Steel/Timber |            |    | x  |
| 7               | Downspouts       | x          |    |    | 27              | Plumbing                        | x          |    |    |
| 8               | Sidewalks        | x          |    |    | 28              | Heating                         | x          |    |    |
| 9               | Roll Doors       |            |    | x  | 29              | A/C                             | x          |    |    |
| 10              | Louvers          |            |    | x  | 30              | Flooring                        |            | x  |    |
| 11              | Screens          |            | x  |    | 31              | Restrooms (see note)            | x          |    |    |
| 12              | Steps/Platforms  |            | x  |    | 32              |                                 |            |    |    |
| 13              | Handrails        | x          |    |    | 33              |                                 |            |    |    |
| 14              | Foundation       |            | x  |    | 34              |                                 |            |    |    |
| 15              |                  |            |    |    | 35              |                                 |            |    |    |
| 16              |                  |            |    |    | 36              |                                 |            |    |    |
| 17              |                  |            |    |    | 37              |                                 |            |    |    |
| 18              |                  |            |    |    | 38              |                                 |            |    |    |
| 19              |                  |            |    |    | 39              |                                 |            |    |    |
| 20              |                  |            |    |    | 40              |                                 |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age     | Notes                   |
|-----------|---------|-------------------------|
| Roof      | ?       | Unknown                 |
| Siding    |         | When renovated to Annex |
| Heating   | Various | No Issues               |
| AC        | Varies  | Updates                 |
| Hot Water |         |                         |



Town of New Fairfield, CT  
Facility Condition Assessment Form  
Permanent Building Committee



*Photograph 1: Deterioration at front steps*

~~~~~ End ~~~~~

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 1, 2024

Facility: Bogus Hill Communication Tower

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area             | Condition* |    |    | #               | Area                     | Condition* |    |    |
|-----------------|------------------|------------|----|----|-----------------|--------------------------|------------|----|----|
|                 |                  | ND         | DE | NA |                 |                          | ND         | DE | NA |
| <b>Exterior</b> |                  |            |    |    | <b>Interior</b> |                          |            |    |    |
| 1               | Walls & Siding   | X          |    |    | 21              | Walls                    |            |    | x  |
| 2               | Windows & Frames |            |    | X  | 22              | Windows & Frames         |            |    | x  |
| 3               | Doors & Frames   | X          |    |    | 23              | Doors & Frames           |            |    | x  |
| 4               | Roof Surface     | X          |    |    | 24              | Stairs                   |            |    | x  |
| 5               | Ground Grading   |            | X  |    | 25              | Ceiling                  |            |    | x  |
| 6               | Drains           |            |    | X  | 26              | Structural Framing Steel | X          |    |    |
| 7               | Downspouts       |            |    | X  | 27              | Plumbing                 |            |    | x  |
| 8               | Sidewalks        |            |    | X  | 28              | Heating- Mini Split      | x          |    |    |
| 9               | Roll Doors       |            |    | X  | 29              | A/C- Mini Split          | x          |    |    |
| 10              | Louvers          | X          |    |    | 30              |                          |            |    |    |
| 11              | Screens          |            |    | X  | 31              |                          |            |    |    |
| 12              | Steps/Platforms  | X          |    |    | 32              |                          |            |    |    |
| 13              | Handrails        |            |    | X  | 33              |                          |            |    |    |
| 14              | Generator        | X          |    |    | 34              |                          |            |    |    |
| 15              | Fencing          |            | X  |    | 35              |                          |            |    |    |
| 16              |                  |            |    |    | 36              |                          |            |    |    |
| 17              |                  |            |    |    | 37              |                          |            |    |    |
| 18              |                  |            |    |    | 38              |                          |            |    |    |
| 19              |                  |            |    |    | 39              |                          |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age | Notes  |
|-----------|-----|--|
| Roof      | ?   | Bldg is a precast concrete structure with AC & Heat included - all purchased at same time so all the same age. AC & Heat provided by Mini splits |
| Siding    |     |  |
| Heating   |     |  |
| AC        |     |  |
| Hot Water |     | NA   |



# Bogus Hill Communication Tower

Condition Assessment 5-1-24



Tower Base



Broken bottom hinge of gate



Broken gate panel



Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 3, 2024

Facility: Drop Off Center Attendance Building

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area                            | Condition* |    |                 | #  | Area              | Condition* |    |    |
|-----------------|---------------------------------|------------|----|-----------------|----|-------------------|------------|----|----|
|                 |                                 | ND         | DE | NA              |    |                   | ND         | DE | NA |
| <b>Exterior</b> |                                 |            |    | <b>Interior</b> |    |                   |            |    |    |
| 1               | Walls & Siding                  | X          |    |                 | 21 | Walls             | X          |    |    |
| 2               | Windows & Frames                | X          |    | X               | 22 | Windows & Frames  | X          |    |    |
| 3               | Doors & Frames                  | X          |    |                 | 23 | Doors & Frames    | X          |    |    |
| 4               | Roof Surface                    | X          |    |                 | 24 | Stairs            |            |    | X  |
| 5               | Ground Grading                  | X          |    |                 | 25 | Ceiling           | X          |    |    |
| 6               | Drains                          |            |    | X               | 26 | Structural Faming | X          |    |    |
| 7               | Downspouts/Gutters              |            |    | X               | 27 | Plumbing          |            |    | X  |
| 8               | Sidewalks                       |            |    | X               | 28 | Heating           | X          |    |    |
| 9               | Roll Doors                      |            |    | X               | 29 | A/C               | x          |    |    |
| 10              | Louvers                         |            |    | X               | 30 |                   |            |    |    |
| 11              | Screens                         | X          |    |                 | 31 |                   |            |    |    |
| 12              | Steps                           | X          |    |                 | 32 |                   |            |    |    |
| 13              | Handrails                       | X          |    |                 | 33 |                   |            |    |    |
| 14              | Parking area                    | X          |    |                 | 34 |                   |            |    |    |
| 15              | Asphalt concrete foundation pad | X          |    |                 | 35 |                   |            |    |    |
| 16              | Road                            | X          |    |                 | 36 |                   |            |    |    |
| 17              | Retaining wall                  | X          |    |                 | 37 |                   |            |    |    |
| 18              |                                 |            |    |                 | 38 |                   |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age  | Notes  |
|-----------|------|--|
| Roof      | 2023 | Pre-fabricated metal shipping container complete with Heat, A/C, electrical, interior finishes |
| Siding    |      |  |
| Heating   |      |  |
| AC        |      |  |
| Hot water | NA   | No water   |

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: 5-3-24

Facility: Drop Off Center Attendance Building

Itemize the nature, extent and location of all defects noted on Check List.

| No. | Description  |
|-----|--|
| 1   | Small wooden storage shed near attendance building in disrepair- no recommendation for repair as building is not needed. |
| 2   |  |
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Attach all pertinent sketches and photos. Use additional forms if necessary.

Notes: No photos

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 3, 2024

Facility: Drop Off Center Main Storage Building

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area               | Condition* |    |                 | #  | Area                           | Condition* |    |    |
|-----------------|--------------------|------------|----|-----------------|----|--------------------------------|------------|----|----|
|                 |                    | ND         | DE | NA              |    |                                | ND         | DE | NA |
| <b>Exterior</b> |                    |            |    | <b>Interior</b> |    |                                |            |    |    |
| 1               | Walls & Siding     | X          |    |                 | 21 | Walls                          | X          |    |    |
| 2               | Windows & Frames   |            |    | X               | 22 | Windows & Frames               | X          |    |    |
| 3               | Doors & Frames     | X          |    |                 | 23 | Doors & Frames                 | X          |    |    |
| 4               | Roof Surface       | X          |    |                 | 24 | Stairs                         |            |    | X  |
| 5               | Ground Grading     | X          |    |                 | 25 | Ceiling- Metal                 | X          |    |    |
| 6               | Drains             |            |    | X               | 26 | Structural Faming Steel/Timber | X          |    |    |
| 7               | Downspouts/Gutters | X          |    |                 | 27 | Plumbing                       |            |    | X  |
| 8               | Sidewalks          |            |    | X               | 28 | Heating                        | X          |    |    |
| 9               | Roll Doors         | X          |    |                 | 29 | A/C                            |            |    | X  |
| 10              | Louvers            | X          |    |                 | 30 | Asphalt floor                  | X          |    |    |
| 11              | Screens            |            |    | X               | 31 |                                |            |    |    |
| 12              | Platforms          |            |    | X               | 32 |                                |            |    |    |
| 13              | Handrails          |            |    | X               | 33 |                                |            |    |    |
| 14              | Generator          | X          |    |                 | 34 |                                |            |    |    |
| 15              |                    |            |    |                 | 35 |                                |            |    |    |
| 16              |                    |            |    |                 | 36 |                                |            |    |    |
| 17              |                    |            |    |                 | 37 |                                |            |    |    |
| 18              |                    |            |    |                 | 38 |                                |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age      | Notes                                      |
|-----------|----------|--|
| Roof      | 1994 ish | Pre-engineered metal Main storage building |
| Siding    | 1994     | Metal                                      |
| Heating   | 1994     | Propane. Only half of building is heated   |
| AC        |          | None                                       |
| Hot water |          | No Water                                   |

# Facility Condition Assessment Form

Permanent Building Committee

Date: \_\_\_\_\_ 5-3-24 \_\_\_\_\_

Facility: \_\_\_\_\_ Drop Off Center Main Storage Building \_\_\_\_\_

Itemize the nature, extent and location of all defects noted on Check List.

| No. | Description   |
|-----|---|
| 1   | Propane Generator may work but is not in use because it is not large enough to run the needs of this building |
| 2   |   |
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Attach all pertinent sketches and photos. Use additional forms if necessary.

Notes: No photos

# Facility Condition Assessment Form

Permanent Building Committee

Date: May 1 , 2024

Facility: Police Department

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area                  | Condition* |    |                 | #  | Area                           | Condition* |    |    |
|-----------------|-----------------------|------------|----|-----------------|----|--------------------------------|------------|----|----|
|                 |                       | ND         | DE | NA              |    |                                | ND         | DE | NA |
| <b>Exterior</b> |                       |            |    | <b>Interior</b> |    |                                |            |    |    |
| 1               | Walls & Siding -Brick | X          |    |                 | 21 | Walls- Block                   | X          |    |    |
| 2               | Windows & Frames      | X          |    |                 | 22 | Windows & Frames               | X          |    |    |
| 3               | Doors & Frames        | X          |    |                 | 23 | Doors & Frames                 | X          |    |    |
| 4               | Roof Surface          | X          |    |                 | 24 | Stairs                         | X          |    |    |
| 5               | Ground Grading        | X          |    |                 | 25 | Ceiling                        |            | X  |    |
| 6               | Drains                | X          |    |                 | 26 | Structural Faming Steel/Timber | X          |    |    |
| 7               | Downspouts            | X          |    |                 | 27 | Plumbing                       | X          |    |    |
| 8               | Sidewalks             |            | X  |                 | 28 | Heating                        | X          |    |    |
| 9               | Roll Doors            | X          |    |                 | 29 | A/C – mini-splits              | X          |    |    |
| 10              | Louvers               |            | X  |                 | 30 | A/C- Chiller                   | X          |    |    |
| 11              | Screens               | X          |    |                 | 31 | Elevator                       | X          |    |    |
| 12              | Equip Platforms       | X          |    |                 | 32 | Lighting -2023 retrofit        | X          |    |    |
| 13              | Handrails             |            |    | X               | 33 | Cameras                        | X          |    |    |
| 14              | Generator -orig. 1989 | X          |    |                 | 34 |                                |            |    |    |
| 15              | Fuel oil Tank pad     | X          |    |                 | 35 |                                |            |    |    |
| 16              | Fascia Board          |            | X  |                 | 36 |                                |            |    |    |
| 17              | Cameras               | X          |    |                 | 37 |                                |            |    |    |
| 18              |                       |            |    |                 | 38 |                                |            |    |    |
| 19              |                       |            |    |                 | 39 |                                |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

### Approximate systems age

| System    | Age  | Notes   |
|-----------|------|---|
| Roof      | ?    | Replaced wood with shingles in ?                          |
| Siding    | 1989 | Brick   |
| Heating   | 1989 | Original boiler; Fan coil units major maintenance in 2019 |
| AC        |      | Splits are new- put in for IT; Chiller replaced in ?      |
| Hot Water |      | Replaced?   |



# New Fairfield Police Department

Condition Assessment Photos 5-1-24



3 Areas of Main Entrance sidewalk repair required



Fascia board rotted and in need of repair

Also broken Louver



Gutter in 2 places- dented but functional

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 3, 2024

Facility: Senior Center

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area                  | Condition* |    |                 | #  | Area                           | Condition* |    |    |
|-----------------|-----------------------|------------|----|-----------------|----|--------------------------------|------------|----|----|
|                 |                       | ND         | DE | NA              |    |                                | ND         | DE | NA |
| <b>Exterior</b> |                       |            |    | <b>Interior</b> |    |                                |            |    |    |
| 1               | Walls & Siding- Vinyl | X          |    |                 | 21 | Walls                          | X          |    |    |
| 2               | Windows & Frames      | X          |    |                 | 22 | Windows & Frames               | X          |    |    |
| 3               | Doors & Frames        |            | X  |                 | 23 | Doors & Frames                 | X          |    |    |
| 4               | Roof Surface          | X          |    |                 | 24 | Stairs                         | X          |    |    |
| 5               | Ground Grading        | X          |    |                 | 25 | Ceiling                        | X          |    |    |
| 6               | Drains                | X          |    |                 | 26 | Structural Faming Steel/Timber | X          |    |    |
| 7               | Downspouts            | X          |    |                 | 27 | Plumbing                       | X          |    |    |
| 8               | Sidewalks             |            | X  |                 | 28 | Heating                        | X          |    |    |
| 9               | Roll Doors            |            |    | X               | 29 | A/C                            | X          |    |    |
| 10              | Louvers               |            |    | X               | 30 | Kitchen Rollup door            | X          |    |    |
| 11              | Screens               |            | X  |                 | 31 | Fire Alarm system              | X          |    |    |
| 12              | Hand Rails            |            | X  |                 | 32 | Lighting- recent retrofit      | X          |    |    |
| 13              | Brick path            | X          |    |                 | 33 |                                |            |    |    |
| 14              | Fencing               | X          |    |                 | 34 |                                |            |    |    |
| 15              | Pedestrian Bridge     | X          |    |                 | 35 |                                |            |    |    |
| 16              | Parking lot           | X          |    |                 | 36 |                                |            |    |    |
| 17              | Soffits               | X          |    |                 | 37 |                                |            |    |    |
| 18              | Ramps                 | X          |    |                 | 38 |                                |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age  | Notes                            |
|-----------|------|----------------------------------|
| Roof      | 2009 | Construction completed           |
| Siding    | 2009 |                                  |
| Heating   | 2009 | Oil tank: boiler was new in 2016 |
| AC        | 2009 | Chillers & mini splits           |
| Hot Water | 2009 |                                  |





# Senior Center

Condition Assessment Photos 5-3-24



Header in need of painting

Rusted Handrails



Crack in sidewalk

Door Jamb needs paint

Torn window screen



Broken & warped lattice





# Police Department Communication Tower

Condition Assessment photos 5-1-24



Tower base



Tower shared Bldg



Tower rutted roads



Gate at Tower not secured

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 3, 2024

Facility: Animal Control Facility

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area             | Condition* |    |                 | #  | Area                            | Condition* |    |    |
|-----------------|------------------|------------|----|-----------------|----|---------------------------------|------------|----|----|
|                 |                  | ND         | DE | NA              |    |                                 | ND         | DE | NA |
| <b>Exterior</b> |                  |            |    | <b>Interior</b> |    |                                 |            |    |    |
| 1               | Walls & Siding   | X          |    |                 | 21 | Walls- Block                    | X          |    |    |
| 2               | Windows & Frames | X          |    |                 | 22 | Windows & Frames                | X          |    |    |
| 3               | Doors & Frames   | X          |    |                 | 23 | Doors & Frames                  | X          |    |    |
| 4               | Roof Surface     | X          |    |                 | 24 | Stairs                          |            |    | X  |
| 5               | Ground Grading   | X          |    |                 | 25 | Ceiling                         | X          |    |    |
| 6               | Drains           | X          |    |                 | 26 | Structural Framing Steel/Timber | X          |    |    |
| 7               | Downspouts       | X          |    |                 | 27 | Plumbing                        | X          |    |    |
| 8               | Sidewalks        |            |    | X               | 28 | Heating                         | X          |    |    |
| 9               | Roll Doors       |            |    | X               | 29 | A/C                             |            | X  |    |
| 10              | Louvers          | X          |    |                 | 30 |                                 |            |    |    |
| 11              | Screens          |            |    | X               | 31 |                                 |            |    |    |
| 12              | Platforms        | X          |    |                 | 32 |                                 |            |    |    |
| 13              | Handrails        |            |    | X               | 33 |                                 |            |    |    |
| 14              | Fuel Oil Tank    | X          |    |                 | 34 |                                 |            |    |    |
| 15              | Parking Lot      | X          |    |                 | 35 |                                 |            |    |    |
| 16              | Fencing          | X          |    |                 | 36 |                                 |            |    |    |
| 17              | Concrete Pad     | X          |    |                 | 37 |                                 |            |    |    |
| 18              |                  |            |    |                 | 38 |                                 |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age   | Notes  |
|-----------|-------|--|
| Roof      | 2021  | Roof & gutters 3 years old.                            |
| Siding    | 1950s | Concrete block-Recently painted. Orig. doors & windows |
| Heating   | 1950s | Boiler is orig. with new burner 3 years ago            |
| AC        | NA    | None- except window unit in office                     |
| Hot Water | 2014  | Replaced 10 years ago                                  |



Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 1, 2024

Facility: Company A Fire House

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area                  | Condition* |    |                 | #  | Area                                 | Condition* |    |    |
|-----------------|-----------------------|------------|----|-----------------|----|--------------------------------------|------------|----|----|
|                 |                       | ND         | DE | NA              |    |                                      | ND         | DE | NA |
| <b>Exterior</b> |                       |            |    | <b>Interior</b> |    |                                      |            |    |    |
| 1               | Walls & Siding -Brick | X          |    |                 | 21 | Walls                                | X          |    |    |
| 2               | Windows & Frames      | X          |    |                 | 22 | Windows & Frames                     | X          |    |    |
| 3               | Doors & Frames        | X          |    |                 | 23 | Doors & Frames                       | X          |    |    |
| 4               | Flat Roof Surface     | X          |    |                 | 24 | Stairs                               | X          |    |    |
| 5               | Ground Grading        | X          |    |                 | 25 | Ceiling                              | X          |    |    |
| 6               | Drains                | X          |    |                 | 26 | Structural Faming Steel/Timber       | X          |    |    |
| 7               | Downspouts            | X          |    |                 | 27 | Plumbing                             | X          |    |    |
| 8               | Sidewalks             | X          |    |                 | 28 | Heating                              | X          |    |    |
| 9               | Roll Doors- New       | X          |    |                 | 29 | A/C                                  | X          |    |    |
| 10              | Louvers- soffit vents |            | X  |                 | 30 | Lights                               | X          |    |    |
| 11              | Screens               | X          |    |                 | 31 | Cameras                              |            |    | X  |
| 12              | Railing               |            | X  |                 | 32 | Shower/locker & exercise room- new   | X          |    |    |
| 13              | Generator             | X          |    |                 | 33 | EMT overnight accommodations are new | X          |    |    |
| 14              | Fuel oil Tank & pad   | X          |    |                 | 34 |                                      |            |    |    |
| 15              | Mansard Roof surface  |            | X  |                 | 35 |                                      |            |    |    |
| 16              | Soffits               | X          |    |                 | 36 |                                      |            |    |    |
| 17              |                       |            |    |                 | 37 |                                      |            |    |    |
| 18              |                       |            |    |                 | 38 |                                      |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age  | Notes  |
|-----------|------|--|
| Roof      | 1981 | Flat roof was inspected 2 years ago and deemed in good condition. Mansard roofs are original and need replacing. |
| Siding    | 1981 | Wood siding above brick needs replacing  |
| Heating   | 1981 |  |
| AC        | 1981 |  |
| Hot Water | 2023 | new  |



Town of New Fairfield, CT  
**Facility Condition Assessment Form**

Permanent Building Committee

Date: 5-1-24

Facility: Company A Fire House

Itemize the nature, extent and location of all defects noted on Check List.

| No. | Description  |
|-----|--|
| 1   | One louver in wood siding needs to be replaced.  |
| 2   | Wood shingled Mansard roof, soffits & wood siding was to be replaced in 2023 capital improvement project. The contractor cost was higher than funds available. Wood soffit appears to be in good condition and only requires scraping and painting. The metal soffit vents are in need of replacing. Recommendation to revisit budget and proceed with work. |
| 3   | One exterior metal handrail excessive rust at ground contact. Recommendation to scrape & paint to maintain integrity   |
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Attach all pertinent sketches and photos. Use additional forms if necessary.

Notes:

# Company A Fire House Condition Assessment

Condition Assessment Photos 5-1-24.



Damaged & rotting wood shingles & fascia board



One metal handrail rotted at concrete embedment location

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 3, 2024

Facility: Tower Hill Communication Tower

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area                       | Condition* |    |    | #               | Area                        | Condition* |    |    |
|-----------------|----------------------------|------------|----|----|-----------------|-----------------------------|------------|----|----|
|                 |                            | ND         | DE | NA |                 |                             | ND         | DE | NA |
| <b>Exterior</b> |                            |            |    |    | <b>Interior</b> |                             |            |    |    |
| 1               | Walls & Siding-vinyl       | X          |    |    | 21              | Walls- block                | X          |    |    |
| 2               | Windows & Frames           |            |    | X  | 22              | Windows & Frames            |            |    | X  |
| 3               | Doors & Frames             | X          |    |    | 23              | Doors & Frames              | X          |    |    |
| 4               | Roof Surface               |            |    | X  | 24              | Stairs                      | X          |    |    |
| 5               | Ground Grading             | X          |    |    | 25              | Ceiling                     | X          |    |    |
| 6               | Drains                     | X          |    |    | 26              | Structural Faming -Concrete |            | X  |    |
| 7               | Downspouts                 |            |    | X  | 27              | Plumbing                    |            |    | X  |
| 8               | Sidewalks                  |            |    | X  | 28              | Heating                     | X          |    |    |
| 9               | Roll Doors                 |            |    | X  | 29              | A/C                         | X          |    |    |
| 10              | Louwer for generator       |            | X  |    | 30              | Generator-inside            | X          |    |    |
| 11              | Screens                    |            |    | X  | 31              |                             |            |    |    |
| 12              | Exterior stairs/Platforms  |            | X  |    | 32              |                             |            |    |    |
| 13              | Handrails                  |            |    | X  | 33              |                             |            |    |    |
| 14              | Roadway- paved             |            | X  |    | 34              |                             |            |    |    |
| 15              | Metal stair support column |            | X  |    | 35              |                             |            |    |    |
| 16              |                            |            |    |    | 36              |                             |            |    |    |
| 17              |                            |            |    |    | 37              |                             |            |    |    |
| 18              |                            |            |    |    | 38              |                             |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age   | Notes  |
|-----------|-------|--|
| Roof      | 1950s | Concrete ceiling/roof. No access above second level equipment support area |
| Siding    | 1950s | vinyl  |
| Heating   | 1950s | Mini splits- no central system   |
| AC        | 1950s | Mini splits- no central system   |
| Hot water | NA    | No functional bathroom- been cordoned off                                  |

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: 5-3-24

Facility: Tower Hill Communication Tower

Itemize the nature, extent and location of all defects noted on Check List.

| No. | Description  |
|-----|--|
| 1   | The road is paved with millings. Very rutted. Recommend adding millings  |
| 2   | The double angle exterior metal column supporting stair landing is corroded at the base and angles are delaminating and expanding. Recommend investigating what level of structural integrity is still left and either scraping and painting or replacing as required. |
| 3   | Siding at the top of the exterior stair is missing. No repair required   |
| 4   | Rusted intake/exhaust hood for out of use hot air furnace. No action needed.   |
| 5   | Metal exterior stairs should be scraped & painted to maintain integrity.   |
| 6   | Could not reach top of structure. From the ground it looks like the rebar in a few concrete beams is corroded. Concrete is spalled. Especially on the SE side. Recommend full access and further investigation by specialized firm.                                    |
| 7   | In vendor equipment area on interior of second floor by corner column there appears to be water coming thru a damaged concrete ceiling area. Could only see limitedly from floor. Recommend full access and further investigation by specialized firm.                 |
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Attach all pertinent sketches and photos. Use additional forms if necessary.

Notes:

# Tower Hill Communication Tower Condition Assessment

Condition Assessment Photos 5-3- 24



Corroded Column Base



Column supporting exterior stair landing



Broken Louver



Rusted intake pipe



Water thru damaged concrete



Rusted rebar and spalled concrete at top beams

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 1, 2024

Facility: Squantz Pond Fire House

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area                  | Condition* |    |                 | #  | Area                           | Condition* |    |    |
|-----------------|-----------------------|------------|----|-----------------|----|--------------------------------|------------|----|----|
|                 |                       | ND         | DE | NA              |    |                                | ND         | DE | NA |
| <b>Exterior</b> |                       |            |    | <b>Interior</b> |    |                                |            |    |    |
| 1               | Walls & Siding -Brick | X          |    |                 | 21 | Walls- Block                   | X          |    |    |
| 2               | Windows & Frames      | X          |    |                 | 22 | Windows & Frames               | X          |    |    |
| 3               | Doors & Frames        | X          |    |                 | 23 | Doors & Frames                 | X          |    |    |
| 4               | Roof Surface          |            | X  |                 | 24 | Stairs                         | X          |    |    |
| 5               | Ground Grading        | X          |    |                 | 25 | Ceiling                        |            | X  |    |
| 6               | Drains                | X          |    |                 | 26 | Structural Faming Steel/Timber |            | X  |    |
| 7               | Downspouts            | X          |    |                 | 27 | Plumbing                       | X          |    |    |
| 8               | Sidewalks             | X          |    |                 | 28 | Heating                        | X          |    |    |
| 9               | Roll Doors- New       | X          |    |                 | 29 | A/C                            | X          |    |    |
| 10              | Louvers               | X          |    |                 | 30 |                                |            |    |    |
| 11              | Screens               | X          |    |                 | 31 | Elevator-New                   | X          |    |    |
| 12              | Wood deck             |            | X  |                 | 32 | Floor tile                     |            | X  |    |
| 13              | Deck Handrails        |            | X  |                 | 33 |                                |            |    |    |
| 14              | Generator             | X          |    |                 | 34 |                                |            |    |    |
| 15              |                       |            |    |                 | 35 |                                |            |    |    |
| 16              |                       |            |    |                 | 36 |                                |            |    |    |
| 17              | Cameras               | X          |    |                 | 37 |                                |            |    |    |
| 18              |                       |            |    |                 | 38 |                                |            |    |    |
| 19              |                       |            |    |                 | 39 |                                |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

**Approximate systems age**

| System    | Age        | Notes  |
|-----------|------------|--|
| Roof      | 30 yrs old | Flat roof under wooden deck rotted and has hole in it. All other roof areas were recently replaced |
| Siding    |            | Brick- Original: vinyl added   |
| Heating   | 2006       | Boiler is newish   |
| AC        | ?          |  |
| Hot Water | 2022       | new  |



# Squantz Pond Fire House Condition Assessment

Condition Assessment Photos 5-1- 24

Page 1 of 2



Two steel exterior beams in need of paint



Holes in ceiling by Elevator contractor



Broken floor tile



Crack in block wall



# Squantz Pond Fire House Condition Assessment

Condition Assessment Photos 5-1- 24

Page 2 of 2



Water damage in ceiling of Mechanical room



View of mechanical room with wood deck over leaking flat roof



Warped & Rotting wood deck with equip set on it



Wood deck handrail

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 1, 2024

Facility: Beach House

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area                                   | Condition* |    |    | #               | Area                            | Condition* |    |    |
|-----------------|--|------------|----|----|-----------------|---------------------------------|------------|----|----|
|                 |  | ND         | DE | NA |                 |                                 | ND         | DE | NA |
| <b>Exterior</b> |  |            |    |    | <b>Interior</b> |                                 |            |    |    |
| 1               | Walls & Siding                         |            | X  |    | 21              | Walls                           |            | X  |    |
| 2               | Windows & Frames                       |            | X  |    | 22              | Windows & Frames                |            | X  |    |
| 3               | Doors & Frames                         |            | X  |    | 23              | Doors & Frames                  |            | X  |    |
| 4               | Roof Surface                           |            | X  |    | 24              | Stairs                          |            | X  |    |
| 5               | Ground Grading                         | X          |    |    | 25              | Ceiling                         |            |    | X  |
| 6               | Drains                                 | X          |    |    | 26              | Structural Framing Steel/Timber |            | X  |    |
| 7               | Downspouts                             | X          |    |    | 27              | Plumbing-minimal                | X          |    |    |
| 8               | Sidewalks                              | X          |    |    | 28              | Heating                         |            |    | X  |
| 9               | Roll Doors                             |            |    | X  | 29              | A/C                             |            |    | X  |
| 10              | Louvers                                |            | X  |    | 30              |                                 |            |    |    |
| 11              | Screens                                | X          |    |    | 31              | Handrails into water            | X          |    |    |
| 12              | Hand Rails                             |            | X  |    | 32              |                                 |            |    |    |
| 13              | Wooden ramp                            |            | X  |    | 33              |                                 |            |    |    |
| 14              | Fencing                                | X          |    |    | 34              |                                 |            |    |    |
| 15              | Concession stand                       |            | X  |    | 35              |                                 |            |    |    |
| 16              | Soffit vent                            |            | X  |    | 36              |                                 |            |    |    |
| 17              | Parking area                           | X          |    |    | 37              |                                 |            |    |    |
| 18              | Retaining walls at rear and water edge | X          |    |    | 38              |                                 |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age   | Notes                                       |
|-----------|-------|---|
| Roof      | 1950s | Old & deteriorated. Past useful life span   |
| Siding    | 1950  | Old & deteriorated. Past useful life span   |
| Heating   | NA    |   |
| AC        | NA    |   |
| Hot Water |       | Hot water heater was replaced at some point |

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
Permanent Building Committee

Date: 5-1-24

Facility: Beach House

Itemize the nature, extent and location of all defects noted on Check List.

| No. | Description  |
|-----|--|
| 1   | Concession stand floor is missing- recommend complete removal of this standalone structure                 |
| 2   | The building is old and in poor repair. Louvers, soffits, eaves are missing or deteriorated.               |
| 3   | Siding is falling off and broken.  |
| 4   | All exterior wood doors need replacing due to delamination.  |
| 5   | Handrails at the main stairs broken.   |
| 6   | Exterior decking ok on both sides but some handrail needs replacing.                                       |
| 7   | Lounge area windows are old & need replacing   |
| 8   | North stair roof/ceiling/soffit deteriorated.  |
| 9   | Foundation wall cracks in north deck foundation wall, in north wall of basement, and east side of basement |
| 10  | Basement floor in north corner cracked & settled   |
| 11  | South stair off north deck settled & twisted.  |
|     |  |
|     | Overall recommendation is building is in poor shape and agree with current plan to remove & replace.       |
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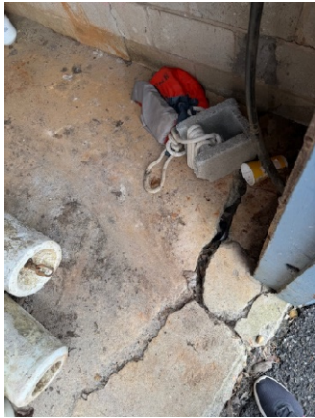
Attach all pertinent sketches and photos. Use additional forms if necessary.

Notes:

# Beach House Condition Assessment

Condition Assessment Photos 5-1-24

Page 1 of 2



Basement slab cracked & settled



Cracks in Foundation walls



Exterior door damage



Crack in fnd wall under deck



Interior door damage

# Beach House Condition Assessment

Condition Assessment Photos 5-1-24

Page 2 of 2



Soffit & eave framing deterioration



Wood ceiling over deck rotten



Column cap plate with no column in basement



Broken Handrail

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 3, 2024

Facility: Public Works Garage Building

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area                      | Condition* |    |    | #               | Area                     | Condition* |    |    |
|-----------------|---------------------------|------------|----|----|-----------------|--------------------------|------------|----|----|
|                 |                           | ND         | DE | NA |                 |                          | ND         | DE | NA |
| <b>Exterior</b> |                           |            |    |    | <b>Interior</b> |                          |            |    |    |
| 1               | Walls & Siding-metal      |            | X  |    | 21              | Walls- block             |            | X  |    |
| 2               | Windows & Frames          | X          |    |    | 22              | Windows & Frames         | X          |    |    |
| 3               | Doors & Frames            | X          |    |    | 23              | Doors & Frames           | X          |    |    |
| 4               | Roof Surface              | X          |    |    | 24              | Stairs                   | X          |    |    |
| 5               | Ground Grading            | X          |    |    | 25              | Ceiling                  | X          |    |    |
| 6               | Drains-catch basins       | X          |    |    | 26              | Structural Faming -Steel |            | X  |    |
| 7               | Downspouts                | X          |    |    | 27              | Plumbing                 | X          |    |    |
| 8               | Sidewalks                 |            |    | X  | 28              | Heating                  |            | X  |    |
| 9               | 6 Ovhd Doors- 4 yrs old   | X          |    |    | 29              | A/C                      | X          |    |    |
| 10              | Louver                    | X          |    |    | 30              | Floor drains/grates      |            | X  |    |
| 11              | Screens                   | X          |    |    | 31              |                          |            |    |    |
| 12              | Exterior stairs/Platforms | X          |    |    | 32              |                          |            |    |    |
| 13              | Handrails                 | X          |    |    | 33              |                          |            |    |    |
| 14              | Parking area              | X          |    |    | 34              |                          |            |    |    |
| 15              |                           |            |    |    | 35              |                          |            |    |    |
| 16              |                           |            |    |    | 36              |                          |            |    |    |
| 17              |                           |            |    |    | 37              |                          |            |    |    |
| 18              |                           |            |    |    | 38              |                          |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age   | Notes  |
|-----------|-------|--|
| Roof      | 1970s | Metal roof- painted 10 years ago                                     |
| Siding    | 1970s | Metal  |
| Heating   | 1970s | 3 Hot air furnaces- all orig; break room & offices are electric heat |
| AC        | 1970s | Break room & offices- mini splits                                    |
| Hot water | 2023  | New unit   |

Town of New Fairfield, CT  
**Facility Condition Assessment Form**

Permanent Building Committee

Date: \_\_\_\_\_ 5-3-24 \_\_\_\_\_

Facility: \_\_\_\_\_ Public Works Garage Building \_\_\_\_\_

Itemize the nature, extent and location of all defects noted on Check List.

| No. | Description  |
|-----|--|
| 1   | Hot air furnaces runs constantly in winter. Need to be replaced due to age before they stop functioning.                 |
| 2   | The bottom of siding and sill plate on exterior wall rusted thru. Scrape and paint to keep remaining integrity.          |
| 3   | The header plate on 5 of the 6 overhead doors on the exterior wall rusted. Scrape and paint to keep remaining integrity. |
| 4   | The insulation is failing in some places in the ceiling and should be replaced.  |
| 5   | A few of the interior columns along walls should be scraped and painted to keep remaining integrity.                     |
| 6   | The interior wall paneling at main entrance is delaminated and should be replaced.                                       |
| 7   | Inventory floor grates and replace the few that are not seated properly.   |
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Attach all pertinent sketches and photos. Use additional forms if necessary.

Notes:

# Public Works Garage Condition Assessment

Condition Assessment Photos 5-3-24



Interior wall damaged



Interior column base rusting



Exterior wall & sill plate rusted



Hot air furnace



Damaged ceiling insulation



Floor grates not seated properly



Overhead door header rusted



Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 3, 2024

Facility: Public Works Garage Storage & Sand Buildings

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #                                  | Area                    | Condition* |    |                                  | #  | Area                      | Condition* |    |    |
|------------------------------------|-------------------------|------------|----|----------------------------------|----|---------------------------|------------|----|----|
|                                    |                         | ND         | DE | NA                               |    |                           | ND         | DE | NA |
| <b>Open Wood Shed Storage Bldg</b> |                         |            |    | <b>Closed Wood Sand Building</b> |    |                           |            |    |    |
| 1                                  | Walls & Siding-metal    | X          |    |                                  | 21 | Walls & Siding- wood      |            | X  |    |
| 2                                  | Windows & Frames        |            |    | X                                | 22 | Windows & Frames          |            |    | X  |
| 3                                  | Doors & Frames          |            |    | X                                | 23 | Doors & Frames            |            |    | X  |
| 4                                  | Roof Surface-metal      | X          |    |                                  | 24 | Roof surface & trim board |            | X  |    |
| 5                                  | Ground Grading          |            |    | X                                | 25 | Ceiling                   |            |    | X  |
| 6                                  | Drains-catch basins     |            |    | X                                | 26 | Structural Faming -wood   | X          |    |    |
| 7                                  | Downspouts              |            |    | X                                | 27 | Plumbing                  |            |    | X  |
| 8                                  | Sidewalks               |            |    | X                                | 28 | Heating                   |            |    | X  |
| 9                                  | Roll Doors              |            |    | X                                | 29 | A/C                       |            |    | X  |
| 10                                 | Louver                  |            |    | X                                | 30 | Floor drains/grates       |            |    | X  |
| 11                                 | Screens                 |            |    | X                                | 31 |                           |            |    |    |
| 12                                 | Floor drains/grates     |            |    | X                                | 32 |                           |            |    |    |
| 13                                 | Handrails               |            |    | X                                | 33 |                           |            |    |    |
| 14                                 | Structural Faming -Wood | X          |    |                                  | 34 |                           |            |    |    |
| 15                                 | Heating                 |            |    | X                                | 35 |                           |            |    |    |
| 16                                 | A/C                     |            |    | X                                | 36 |                           |            |    |    |
| 17                                 | Plumbing                |            |    | X                                | 37 |                           |            |    |    |
| 18                                 |                         |            |    |                                  | 38 |                           |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age   | Notes  |
|-----------|-------|--|
| Roof      | 1994  | Sand storage building has an asphalt shingled roof at end of useful life. 28 years old |
| Siding    | 1980s | Shed storage building is wood structure with metal siding & roof.                      |
| Heating   | NA    |  |
| AC        | NA    |  |
| Hot water | NA    |  |

Town of New Fairfield, CT  
**Facility Condition Assessment Form**

Permanent Building Committee

Date: 5-3-24

Facility: Public Works Garage Storage & Sand Buildings

Itemize the nature, extent and location of all defects noted on Check List.

| No. | Description  |
|-----|--|
| 1   | 1994- Sand Storage Building is wood structure with shingled roof. Trim boards need replacing and structure needs painting. T-11 siding is failing at many locations and should be replaced. Building has new lights as part of the recent energy retrofit project. Asphalt floor in good shape |
| 2   | 1980s Storage building is an open air wood structure with metal siding and roof. It has a dirt floor, no doors, gutters & downspouts are good  |
| 3   |  |
| 4   | Roof on sand storage building is at the end of its useful life and should be replaced. Wood board under roof looks in good shape.  |
| 5   |  |
| 6   | Recommendation is for sand storage building to have all exterior siding, all roofing shingles, all trim board, all translucent panels and damaged interior walls removed and replaced. Wood structure is still in good shape and should be protected to keep integrity.                        |
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Attach all pertinent sketches and photos. Use additional forms if necessary.

Notes:

# Public Works Sand & Storage Buildings

Condition Assessment Photos 5-3-24



Storage & Sand Buildings



Storage Shed Building



Sand building with deteriorated siding, roof tiles missing and rotten trim board



3/4-inch interior wall plywood damaged in few areas

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: May 3, 2024

Facility: Ball Pond Firehouse

PBC Inspector(s): Maureen K Clegg

Town Staff: Lloyd Decker

| #               | Area                           | Condition* |    |    | #               | Area                           | Condition* |    |    |
|-----------------|--------------------------------|------------|----|----|-----------------|--------------------------------|------------|----|----|
|                 |                                | ND         | DE | NA |                 |                                | ND         | DE | NA |
| <b>Exterior</b> |                                |            |    |    | <b>Interior</b> |                                |            |    |    |
| 1               | Walls & Siding-<br>Brick/vinyl | X          |    |    | 21              | Walls- Block                   | X          |    |    |
| 2               | Windows & Frames               | X          |    |    | 22              | Windows & Frames               | X          |    |    |
| 3               | Doors & Frames                 | X          |    |    | 23              | Doors & Frames                 | X          |    |    |
| 4               | Roof Surface                   | X          |    |    | 24              | Stairs                         | X          |    |    |
| 5               | Ground Grading                 | X          |    |    | 25              | Ceiling                        |            | X  |    |
| 6               | Drains                         | X          |    |    | 26              | Structural Faming Steel/Timber | X          |    |    |
| 7               | Downspouts                     | X          |    |    | 27              | Plumbing                       | X          |    |    |
| 8               | Sidewalks                      | X          |    |    | 28              | Heating                        | X          |    |    |
| 9               | Roll Doors                     | X          |    |    | 29              | A/C – Mini splits              | X          |    |    |
| 10              | Louvers                        | X          |    |    | 30              | Lights- original               | X          |    |    |
| 11              | Screens                        | X          |    |    | 31              |                                |            |    |    |
| 12              | Platforms                      |            |    | X  | 32              |                                |            |    |    |
| 13              | Handrails                      |            |    | X  | 33              |                                |            |    |    |
| 14              | Generator                      | X          |    |    | 34              |                                |            |    |    |
| 15              | Parking Lot                    | X          |    |    | 35              |                                |            |    |    |
| 16              |                                |            |    |    | 36              |                                |            |    |    |
| 17              |                                |            |    |    | 37              |                                |            |    |    |
| 18              |                                |            |    |    | 38              |                                |            |    |    |

\* ND = No Defect; DE = Defect Exists; NA = Not Applicable

For items not listed, use additional lines. For details, see Itemized list, next page.

Approximate systems age

| System    | Age   | Notes                    |
|-----------|-------|--------------------------|
| Roof      | 1970s |                          |
| Siding    | 2019  | Vinyl shakes were added  |
| Heating   | 1970s | Original to the building |
| AC        | 1970s | Original to the building |
| Hot Water | 1970s | Original to the building |

Town of New Fairfield, CT  
**Facility Condition Assessment Form**  
 Permanent Building Committee

Date: 5-3-24

Facility: Ball Pond Firehouse

Itemize the nature, extent and location of all defects noted on Check List.

| No. | Description   |
|-----|---|
| 1   | Crack in ceiling in boat bay- recommendation is to monitor if it grows or widens. |
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Attach all pertinent sketches and photos. Use additional forms if necessary.



Notes: Ceiling crack to be monitored

**Town of New Fairfield  
Board of Finance  
4 Brush Hill Road  
New Fairfield, CT 06812**

**MINUTES  
Board of Finance Capital Project Subcommittee  
Monday, October 7, 2024  
3:30 PM  
via Zoom**

|   |  |
|---|--|
| <b><u>Capital subcommittee members present:</u></b><br>Thora Perkins<br>Cheryl Reedy<br>Terry Friedman, Town Treasurer<br>(non-voting member) | <b><u>Other Town officials and Educators present:</u></b><br>Dr. Ken Craw, Superintendent of Schools<br>Carrie DePuy, Director of Business and Operations<br>Phil Ross, Director of Buildings and Grounds<br>Lori-Ann Beninson, OEM Director<br>Dominic Cipollone, BOE Chairman<br>Tim Blair, BOE member<br>Kim LaTourette, BOE member<br>Ed Sbordone, BOE member<br>Keith Landa, Planning Commission member<br>Sean Loughran, Parks and Rec Commission Chairman |
|---|--|

**Call To Order**

Cheryl Reedy called the meeting to order at 3:30 pm. She noted that the purpose of this meeting is to discuss capital projects for the schools with the main focus on the Middle School.

**Pledge of Allegiance**

**Approval of minutes**

Thora Perkins made a motion to approve the minutes of the September 16, 2024 capital subcommittee meeting as presented. Cheryl Reedy seconded the motion. **Vote: 2-0-0 (Motion approved)**

**Options and Plan for the Middle School**

Director of Business and Operations Carrie DePuy gave a presentation of capital projects for the Middle School and noted the best option for this school would be renovate as new.

Director of Buildings and Grounds Phil Ross spoke of what is entailed with “Renovate as New” and noted that this option would allow for a reimbursement of 25-30% from the State. Terry Friedman asked for a comparison between the cost to renovate piece meal vs. the cost to renovate as new.

There was a discussion of other capital needs in town and why the schools need to be replaced every 30 years. It was noted that this is primarily due to the needs for updated technology and improvements that didn’t exist 30 years ago. Other topics of discussion included the need to replace the underground oil tank and alternate methods of heating. There was a discussion of the

educational needs of the system and the facility to go with it. There was a suggestion of trying to find other revenue sources by allowing groups to use the facilities.

The subcommittee discussed immediate needs of the Middle School including a room for the Music Strings program and other groups that are meeting in the basement.

**Options for additional Education revenue for capital items**

Cheryl Reedy spoke of the possibility of an Educational Foundation to volunteer to build projects and capital needs.

**Public Comment**

Town Treasurer Terry Friedman asked for an estimate of how much would need to be spent on the Middle School capital projects per year vs. renovate as new in order to make an informed decision.

John McCartney spoke of the importance of planning for capital projects and not waiting until the last minute.

Sean Loughran reminded everyone that the State requires the town to pay a prevailing wage so it is difficult to compare prices. He spoke of the possibility of adding more boat slips at the Town Marina to increase revenue.

Dominic Cipollone spoke of the dangers of ignoring facilities and the need to keep up with capital projects.

**Future meetings**

The next meeting of the Capital Projects subcommittee will be held on Monday, October 28<sup>th</sup> to review PBC report of town facilities. Invited guests will be Permanent Building Committee members and First Selectman Melissa Lindsey.

**Adjournment**

Cheryl Reedy made a motion to adjourn the meeting at 4:56 pm. Thora Perkins seconded the motion. **Vote: 2-0-0 (Motion approved)**

**Respectfully submitted,  
Suzanne Kloos**

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