

**CITY OF HUDSON, OHIO  
FIRE & EMS  
EXISTING FACILITY CONDITION ASSESSMENT**



PREPARED FOR:



January 24, 2025

PREPARED BY:



# Contents

Executive Summary.....	1
Scope of Work.....	2
Assessment .....	3
Recommendations .....	8
Rough Order of Magnitude Cost Estimate .....	10
Floor Plan .....	11
Aerial Views .....	12
FEMA Flood Map.....	13
Photos .....	14

## Executive Summary

K2M Design (Consultant) was requested by the City of Hudson, Ohio to perform a facility assessment of the existing Fire and Emergency Medical Services (EMS) building located at 40 S. Oviatt Street, Hudson, Ohio 44236. The objective of this assessment is to determine the condition / life expectancy of existing building systems, identify issues and make recommendations to address. This facility condition assessment does not take into consideration any operational improvements / efficiencies. It is solely focused on putting all components of the building back into useful life.

Consultant performed a site visit on Tuesday, October 1, 2024, to review the existing conditions, observe building operation and to obtain nameplate data. The outdoor air conditions were overcast and 70°F at 10:00am local time.

The Main Fire building was built in 1978-79 and opened in spring of 1980. The historic fire station was incorporated into the entry sequence of the station. The EMS Vehicle Garage was constructed in 1992. The building is 1-story with an overall floor area is 25,319 gsf. The building height is approximately 12 feet high in the administrative areas and 18 feet high in the apparatus bay and EMS vehicle garage. The building is classified as Business Group B, A, and S (Business, Assembly, Storage, and Residential) occupancies and largely Construction type 2B/5B protected by a fully automatic sprinkler system. The building includes the following: (5) apparatus bays, a hose tower, EMS vehicle garage, building lobby / waiting area, fire training room, EMS training room, fire dayroom, EMS dayroom, fire administration, EMS administration, EMS library & conference room, fire kitchen, EMS kitchen, shared locker room, (1) fitness area, fire dormitory rooms and EMS dormitory rooms.

## Scope of Work

Consultant was requested by the City of Hudson, Ohio to perform a facility assessment of the 25,319 gsf Fire and Emergency Medical Services (EMS) building located at 40 S. Oviatt Street, Hudson, Ohio 44236. The objective of this assessment is to determine the condition / life expectancy of existing building systems, identify issues and make recommendations to address. This facility condition assessment does not take into consideration any operational improvements / efficiencies. It is solely focused on putting all components of the building back into useful life.

The scope of work consists of the following:

- Review of available drawings.
- Perform a site survey in so much that can be observed without destructive means.
- Document existing conditions and identify issues.
- Provide recommendations with rough order of magnitude (ROM) cost estimates.
- Compile draft report and present recommendations for Client review and comment.
- Conduct a virtual review meeting with the Client.
- Respond to client comments, revise and issue final Rev 1 report.

The onsite observations were limited to a visual survey of existing conditions and exclude both non-destructive and destructive testing. However, this type of review does not clearly reveal all defects and requires certain assumptions be made to establish conditions. These assumptions cannot always be verified without extensive testing, some of which can be destructive. Therefore, this Report is not to be considered a guarantee of the exact condition, life, and total extent of potential repairs of the facilities inspected.

Please note, construction cost estimates are rough order of magnitude (ROM) estimates and actual savings, and costs may vary based on market conditions. Consultant does not have control over the cost of labor, materials, equipment, contractor's methods of determining prices, over competitive bidding, market, or negotiating conditions. Accordingly, Consultant does not warrant or represent that bids or negotiated prices will not vary from any estimate or evaluation prepared, or agreed to, by Consultant.



## Assessment

Consultant performed a site visit on Tuesday, October 1, 2024, to review the existing conditions, observe building operation and to obtain nameplate data. The outdoor conditions were overcast and 70°F at 10:00 am local time. A follow-up site visit was conducted on Thursday, November 14, 2024 and the outdoor air conditions were light rain and 41°F at 9:00 am local time.

### General

The main fire station building was built in 1978-79 and opened in spring of 1980. The historic fire station was incorporated into the entry sequence of the station. The Village and Township Police/Fire occupied the building in the 1980's, followed shortly after by EMS. EMS shared vehicle bays with the Fire Department during the initial years of the building. Numerous small area remodels have occurred over the years to various sections of the facility.

The Hudson Village and Township Police Departments merged into a single Hudson Police Department (HPD) and moved out to an office on Georgetown Rd. in the south end of the city circa 1990. The Hudson EMS moved into the former vacated HPD space, while the construction of the new EMS space to the southwest end of the facility was under construction. The EMS bays on the southwest side of EMS was built in 1991, opened in April of 1992.

Hudson Police Department moved from Georgetown Rd. into their new building on Oviatt St. in 2002 adjacent to the Fire and EMS facility.

The building is 1-story with an overall floor area is 25,319 gsf. The building height is approximately 12 feet high in the administrative areas and 18 feet high in the apparatus bay and EMS vehicle garage. The building is classified as Business Group B, A, and S (Business, Assembly, Storage, and Residential) occupancies and largely Construction Type 2B/5B protected by a fully automatic sprinkler system. The building includes the following: (5) apparatus bays, a hose tower, EMS vehicle garage, building lobby / waiting area, fire training room, EMS training room, fire dayroom, EMS dayroom, fire administration, EMS administration, EMS library & conference room, fire kitchen, EMS kitchen, shared locker room, (1) fitness area, fire dormitory rooms and EMS dormitory rooms.

### Site

The general, overall property is in good condition and well maintained by the City. The site slopes away from the building perimeter shedding water from the foundation. Concrete deterioration, particularly around the fire department's main aprons and sidewalk, requires repair / restoration. The ADA accessibility provisions need updated from the street to the building entrance to provide a fully compliant accessible path inclusive of parking (signage, type, size) which is insufficient. Vegetation around the perimeter is causing mold and roof debris, necessitating routine cleaning. The patio area at EMS has a tree causing significant heaving of the pavers. That tree should be removed, and patio reinstalled.

There is an existing floodplain to the south of the site. Refer to FEMA Flood Map on page 13.

## **Building Envelope**

### Roof

The roof is a combination of three (3) roof materials: asphalt shingle, EPDM Roof (mechanically fastened), and a built-up roof with a granular modified bituminous cap sheet with an aluminized coating. Internal roof drains are present throughout the roof, with one exterior scupper above the fire apparatus bay. The EPDM roofs are in good condition, with all flashings in great shape. Overall, the roof appears to be watertight and well maintained aside, however the following areas of concern were noted:

- The modified bituminous roof is near its expected service life and significant wear and cracking are evident.
- The asphalt shingle roof appears to be nearing the end of its useful life with evidence of wear.
- The roof ladder to the apparatus bay roof is rusting.
- A maintenance ladder should be installed to access the roof over the EMS Vehicle Garage from the lower roof.
- Nearly all wood blocking supporting the natural gas piping on the roof are deteriorated and need immediate replacement.
- The EMS apparatus Bay roof drains and several others at the EPDM sections are completely plugged and need cleaning, along with many corners adjacent to trees. Some of the covers for the drains need to be replaced.
- There is a roof leak in the southeast corner of the apparatus bay near the gas line penetration up to the H&V unit above.

### Exterior Skin

The building exterior walls consist of face brick over concrete masonry units (CMU). The large overhead doors for the apparatus bays have masonry piers with brick veneer spalling issues that need to be addressed. Masonry and mortar spalling occurs when moisture from rain, snow and even wet soil penetrates the masonry surface and then freezes and expands as the outside temperature drops below the freezing temperature. Overabundant use of salt at entries in winters has also contributed to brick veneer deterioration at the base of the wall. Weeps and lintels are in good condition, but there is some brick deterioration and rusting at the base of fiberglass doors. Repaint / re-stain / reseal the wood trim and replace all sealants around the historic station components.

### Structural

There is significant deterioration of the lower portion of the CMU wall between the overhead doors in the Apparatus Bays. This is due to the city spraying heavy amounts of salt against the apparatus bay doors.

There are cracks in the CMU walls of the hose tower. The cracks are visible from inside the hose tower and run circumferentially approximately 15 to 20 feet above finished floor. These appear to be settlement cracks and do not pose a safety hazard currently. The hose tower can be used as originally intended for hanging the full allotment of hoses and for firefighter training such as tethering and repelling provided that hangers' connections to masonry walls are tested and capacity verified. The cracks should be monitored annually to verify that the number, width and length have not increased appreciably. The cracks may be patched for cosmetic purposes by cleaning out the cracks of loose dust and debris, grouting, and repainting to finish.

Portions of the block walls and mortar joints are deteriorating at the man door to the far northwest corner of the Apparatus Bays. This appears to be due to inadequate waterproofing of the below grade portion of the exterior wall.

Several exterior man doors do not open and close properly due to the lack of frost slabs.

### Doors

Hollow metal doors and frames have salt-induced rusting.

### Windows

The windows are a combination of older aluminum framed along with newer double pane windows with gray tint and a low coating glazing inside bronze aluminum frames. The original windows that have not been replaced will all need to be replaced within the next 5 years as they reach the end of their useful life.

### **Building Interiors**

The interior walls, ceilings, floors, and finishes appear to be well-maintained and in good condition except for the following areas:

- The building interiors are in fair condition; however, the finishes and furniture are very dated. Any renovation would require the removal and replacement of all finishes and furniture.
- The station is sufficient in size to accommodate most future operational needs but currently is over-subdivided and underutilized. An operational analysis will likely determine a complete renovation of the building interior is required for a modern functioning Fire & EMS operation.
- Handicap accessibility between old and new buildings does not exist and you must go outside the building to get to different parts of the facility. This can be accommodated in a building wide renovation and not included in this FCA.
- There is an equality issue between men and women, and individuals of different genders within the facility.
- There is a lack of space currently to provide additional dormitories for fire fighters to stay overnight. An interior renovation would be required to either create space within the existing footprint or a small addition may be required. See Interim plans for firefighter dormitories.
- The building does not currently have air barrier/buffers (vestibules) between the apparatus bays and the administrative area. There are two (2) doors from the apparatus bays to the fire department day room and one (1) door to the hose tower. Similarly, the EMS Vehicle Garage does not have air barriers/buffers between the garage and the main corridor. Positively pressurized vestibules reduce the risk of vehicle exhaust and contaminants from firefighting from entering the administrative areas and sleeping quarters.
- Temporary trailers will likely be required for a comprehensive interior renovation to the administrative areas.

### **Utilities**

- Water is provided by the City of Hudson at 70 psig inside the southeast corner of the Fire Department Apparatus Bay. The water for Hudson water comes from five underground wells. Reportedly the water quality is very good and water is filtered, treated and softened to approximately 130 milligrams per liter.
  - A 4-inch water main serves the wet-pipe fire suppression system.
  - A 2-inch water main serves the domestic water system.

- Natural gas is provided by Dominion and the utility meter is rated for 5,000 cfh with a pressure regulator immediately upstream of the meter. A 4-inch low pressure natural gas main serves the building and originates on the exterior of the northeast corner of the Apparatus Bay. Natural gas pressure regulators were observed on the roof, including immediately upstream of RTU-6.
- Electricity is provided by Hudson Public Power (HPP). The HPP system is connected to the nation's power grid through two points of entry. This design redundancy allows for the rapid rerouting of electric service should a failure or voltage irregularity occur. The utility transformer is rated at 225 kVA, 208/120V, 3PH, 4W and is located on the exterior northwest corner of the EMS Vehicle Garage.

### **Fire Protection**

The building is fully protected by a wet pipe sprinkler system. There is no fire pump as the incoming water pressure appears sufficient. The system was installed in 2010 and appears to be in good operating condition.

### **Plumbing**

There is no water pressure booster pump package since the incoming water pressure appears to be sufficient. Except for the kitchen and compressor room sinks which are stainless steel, the plumbing fixtures are vitreous china, manually operated and 1992 EPAAct flow compliant with 1.6 gpf water closets, 1.0 gpf urinals, 2.5 gpm shower heads and 2.2 gpm faucets. The piping and fixtures appear to be in good condition with no evidence of water leaks.

A 100-gallon natural gas fired 199 MBH-input; standard efficiency domestic water heater is in a mechanical room across from the hose tower. A 50-gallon 4.5 kW electric water heater is in the EMS laundry room adjacent to the EMS Vehicle Garage. The water heaters were manufactured in 2020 and 2022, respectively. Both water heaters are relatively new and appear to be in good condition.

The oil separator serving the Apparatus Bays has been cleaned and works adequately, however the trench floor drains are plugged and the drain covers cannot be removed to clean out the lines. This makes cleaning the fire trucks in the winter problematic. The oil separator and trench drains in the EMS Vehicle Garage are in good working order.

### **HVAC**

The Apparatus Bays and EMS Vehicle Garage are heated by natural gas fired infrared heaters. Exhaust fans and natural gas make up air units appear to be activated by a gas monitoring system in the Apparatus Bays (HV-1&2) and EMS Vehicle Garage (HV-3). The Apparatus Bays are equipped with a vehicle tailpipe exhaust capture system. The make-up air units appear to be from 1992 with signs of rust and corrosion and well past their expected useful service life of 20 years. The EMS Garage exhaust fan does not operate. The PPE area in the Apparatus Bay does not have adequate exhaust or make up air.

The HVAC system serving the office areas consists of natural gas fired single zone packaged direct expansion (DX) rooftop units (RTU-4-9). The rooftop units utilize R22 refrigerant which has been phased out, were manufactured in 2005 and appear to be in fair condition. This type of equipment has a typical useful service life of 15-20 years and their replacement should be planned for in the near future.

The existing HVAC system does not allow for pressurization of the administrative areas relative to the apparatus bay, EMS vehicle garage and decontamination areas. Also, the existing HVAC system allows for a limited number of thermostatic zones. A comprehensive HVAC upgrade should be considered if the building will be utilized as a fire station beyond 2028.

There are some packaged terminal air conditioning units (PTACs) in the fire department fitness room, dorms and exterior offices. Most of the PTACs appeared to be newer and in good condition, their replacement should be planned as they approach 15 years old.

The HVAC is controlled by a Tridium system. The Tridium controls appear to have been installed in 2022.

### **Electrical**

The Main Distribution Panel is 1200 Amps, 208Y / 120V, 3 phase, 4 wire. The panels and main disconnects are all General Electric and appear to be original.

Emergency power backup for life safety and critical loads is provided by a 100-kW diesel generator with a 490-gallon belly tank and transfer switch. The emergency generator is located outside next to the utility transformer. The emergency generator and transfer switch were installed in 2013 and do not provide full building backup. This type of equipment has a typical useful service life of 20-25 years; therefore, it should have 9-14 years of remaining useful service life.

Lighting throughout the interior of the building is primarily T8 fluorescent with manual switching. Exterior lighting is provided primarily by wall packs and a few pole mounted lights on time clocks.

### **Fire Alarm**

The main fire alarm control panel is located just outside of the Chief's office. It is a Honeywell FireLite Model ES-200X addressable. It appears that the system was installed in 2017. This type of equipment has a typical useful service life of 15-20 years; therefore, it should have 7-13 years of remaining useful service life.

### **Security**

There is minimal security electronics installed at the building. The CCTV system has a few cameras on the building exterior only. The system is insufficient for modern coverage needs at a fire station and none of the cameras are currently functional. A new system of access controls and CCTV should be considered.

## Recommendations

Based on our assessment, Consultant recommends action be taken on the following:

1. Site.
  - a. Replace/repair the deteriorated concrete in the parking area and sidewalks.
  - b. Clean the vegetation and debris around the building.
  - c. Add accessible parking, accessible paths and handicap striping.
2. Roof
  - a. Clean all roof drains and roof surface. Replace broken drain covers.
  - b. Replace the modified bituminous roof.
  - c. Remove rust, paint and repair existing ladder.
  - d. Add a new ladder to access the EMS Vehicle Garage roof from the lower room.
  - e. Replace wood blocking underneath gas piping with a pipe support system resistant to corrosion.
  - f. Repair roof leak in the vicinity of the southeast corner of the apparatus bay near the gas line penetration to the H&V unit.
3. Exterior
  - a. The building exterior wood trim should be repainted, resealed and replaced as appropriate.
  - b. Repair the deteriorated brick at the apparatus bays.
  - c. Create a tuckpointing program for 1-3 years to address all open issues.
  - d. Repair the deteriorating fiberglass and replace the hollow metal doors/frames.
  - e. Replace the older windows as part of a larger renovation project.
4. Structure
  - a. Replace the deteriorated lower portion of the CMU wall between the overhead doors in the Apparatus Bays.
  - b. Monitor cracks in hose tower wall on an annual basis.
  - c. Replace deteriorated CMU and waterproof underground portion and first two courses above ground.
  - d. Provide frost slabs at exterior man doors.
5. Interior. Replace the entire building interior finishes as part of a larger renovation to accommodate modern fire station operations. All the furniture needs to be replaced. Accessibility to be a key consideration in the redesign.
6. Plumbing
  - a. Consider replacing flush valves, faucets and shower heads with low flow type. Consider utilizing battery powered automatic flush valves and faucets.
  - b. Replace the apparatus bays trench drains and clean the lines.
7. Ventilation.
  - c. Replace the three (3) heating & ventilating units (HV-1-3) and gas monitoring systems serving the apparatus bays and EMS vehicle garage.
  - d. Replace the EMS Garage exhaust fan.
  - e. Add supplemental exhaust and make up air to the PPE area in the Apparatus Bay.
8. HVAC.

- a. Replace the seven (7) existing package DX rooftop units (RTU-3-9). Interface new RTUs to Tridium building automation system (BAS) and expand BAS as required to accommodate.
  - b. Perform a comprehensive HVAC upgrade to the entire facility as part of a larger renovation.
9. Lighting – Interior. Convert existing fluorescent lighting to LED either by replacing lamps or fixtures. Replace manual switches with occupancy sensors with auxiliary contacts and interface to BAS to allow for setback of temperature and minimum ventilation rates.
  10. Lighting – Exterior. Convert existing wall packs, flood light for hose tower clock and other exterior lighting to LED either by replacing lamps or by replacing fixtures. Convert from time clock to daylight sensors and interface with BAS for scheduling capability.
  11. Normal Power. Replace the existing (original) main distribution panel and panelboards.
  12. Emergency Power. Replace existing generator and transfer switch with new sized for full building back up.
  13. Security. Install a new system of access controls and CCTV.

The table that follows summarizes the rough order of magnitude (ROM) construction cost associated with general building repairs and the replacement of engineering system infrastructure that is at or near its existing service life. These are designated as “Minimum” while more comprehensive upgrades are designated as “Full”. Full upgrades should be implemented in addition to the Minimum repairs if the facility will remain as a fire station beyond 2030. Minimum and Full upgrades indicated below are recommended to occur in 2025 and 2028, respectively. Soft costs are also included in summary following the hard construction cost.

## Rough Order of Magnitude Cost Estimate

Immediate	Immediate under all scenarios including near term demolition of entire building	4.0%	Annual Escalation
Near Term	Near term if building will remain a fire station and/or be repurposed	25.0%	Soft Costs
Full Reno	Full upgrade project to meet current code & standards	25,319	Overall Floor Area
NR	Likely Not Required if Building is Repurposed		

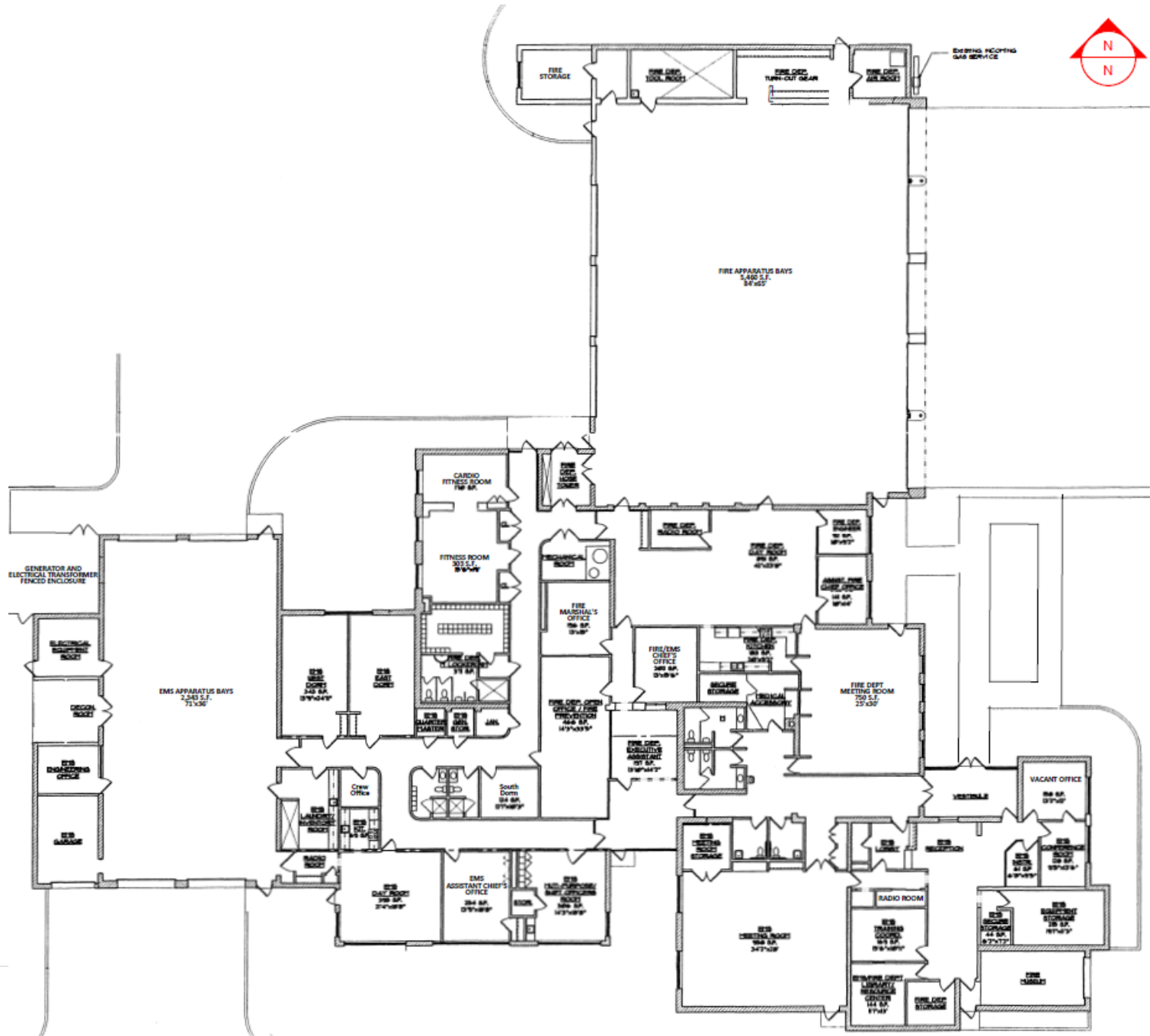
Priority	Category	System	Approx. Year Installed	Construction Cost			Project Cost		
				in 2024 Dollars		2025	2028	2025	2028
Immediate	Site	Additional Accessible Parking, Pathways & Striping	----	\$10,000	\$0	\$10,400	\$0	\$13,000	\$0
Immediate	Roof	Clean / Repair / Replace Roof Drains	----	\$10,000	\$0	\$10,400	\$0	\$13,000	\$0
Immediate	Systems	Replace EMS Garage Exhaust Fan	1992	\$10,000	\$0	\$10,400	\$0	\$13,000	\$0
Immediate	Systems	Replace H&V Units, CO/NO2 Monitoring & Controls	1992	\$129,000	\$0	\$134,160	\$0	\$167,700	\$0
Immediate	Systems	Replace Apparatus Bay Trench Drain Grating, Clean Lines	1978	\$140,000	\$0	\$145,600	\$0	\$182,000	\$0
Immediate	Interior	Convert Existing (18'x32') Fitness Area to Temporary Dormitories	----	\$57,600	\$0	\$59,904	\$0	\$74,880	\$0
Immediate	Interior	Provide Two (2) Vestibules Between Dayroom & Apparatus Bay	----	\$40,000	\$0	\$41,600	\$0	\$52,000	\$0
Near Term	Site	Concrete Sidewalk and Pavement Repairs	----	\$50,000	\$0	\$52,000	\$0	\$65,000	\$0
Near Term	Site	Vegetation & Debris Removal	----	\$5,000	\$0	\$5,200	\$0	\$6,500	\$0
Near Term	Roof	Repair Roof Leak at Southeast Corner of Apparatus Bay near H&V Unit	1978	\$1,500	\$0	\$1,560	\$0	\$1,950	\$0
Near Term	Roof	Remove Rust, Paint & Repair Ships Ladder	1978	\$1,000	\$0	\$1,040	\$0	\$1,300	\$0
Near Term	Roof	Install a New Ships Ladder to EMS Garage Roof	----	\$2,500	\$0	\$2,600	\$0	\$3,250	\$0
Near Term	Roof	Replace Nat Gas Roof Pipe Supports & Paint Piping	1978	\$5,000	\$0	\$5,200	\$0	\$6,500	\$0
Near Term	Exterior	Replace Facia Board, Flashing and Trim of 1955 Bldg Near Main Entrance	1978	\$10,000	\$0	\$10,400	\$0	\$13,000	\$0
Near Term	Exterior	Tuck Point / Repair Brick & Mortar	1978 / 1992	\$75,000	\$0	\$78,000	\$0	\$97,500	\$0
Near Term	Exterior	Replace HM Doors and Frames	1978 / 1992	\$24,000	\$0	\$24,960	\$0	\$31,200	\$0
Near Term	Exterior	Replace EMS Brick Patio	1992	\$15,000	\$0	\$15,600	\$0	\$19,500	\$0
Near Term	Structure	Install Frost Slabs at Exterior Man Doors	1979 / 1992	\$25,000	\$0	\$26,000	\$0	\$32,500	\$0
Near Term	Structure	Replace & Waterproof CMU Below Grade at SE Corner of Apparatus Bay	1980 / 1992	\$10,000	\$0	\$10,400	\$0	\$13,000	\$0
Near Term	Structure	Repair Apparatus Bay CMU Wall at Floor	1978	\$50,000	\$0	\$52,000	\$0	\$65,000	\$0
Near Term	Systems	Repair Existing RTUs as Required to Keep Operational	2005	\$15,000	\$0	\$15,600	\$0	\$19,500	\$0
Full Reno	Roof	Replace Modified Bituminous Roof	1978	\$0	\$480,000	\$0	\$499,200	\$0	\$624,000
Full Reno	Exterior	Replace Remaining Windows	1978 / 1992	\$0	\$60,000	\$0	\$62,400	\$0	\$78,000
Full Reno	Interior	Interior Renovation and ADA to Accommodate Repurposed Use	1992	\$0	\$1,500,000	\$0	\$1,560,000	\$0	\$1,950,000
Full Reno	Interior	Replace All Furniture	1992	\$0	\$510,000	\$0	\$530,400	\$0	\$663,000
Full Reno	Systems	Replace Plumbing Fixtures	1992	\$0	\$340,000	\$0	\$353,600	\$0	\$442,000
Full Reno	Systems	Comprehensive HVAC Upgrade to Accommodate Repurposed Use	1992	\$0	\$850,000	\$0	\$884,000	\$0	\$1,105,000
Full Reno	Systems	Electrical MDP and Panelboard Replacement	1992	\$0	\$150,000	\$0	\$156,000	\$0	\$195,000
Full Reno	Systems	Convert Interior Lighting to LED with OS Control	1992	\$0	\$153,000	\$0	\$159,120	\$0	\$198,900
Full Reno	Systems	Convert Exterior Lighting to LED with Daylight Control	1992	\$0	\$34,000	\$0	\$35,360	\$0	\$44,200
Full Reno	Systems	Install a New Security System	----	\$0	\$250,000	\$0	\$260,000	\$0	\$325,000
<b>TOTAL</b>				<b>\$685,600</b>	<b>\$4,327,000</b>	<b>\$713,024</b>	<b>\$4,500,080</b>	<b>\$891,280</b>	<b>\$5,625,100</b>
				<b>\$5,012,600</b>		<b>\$5,213,104</b>		<b>\$6,516,380</b>	

Immediate	Immediate under all scenarios including near term demolition of entire building	\$396,600	\$0	\$412,464	\$0	\$515,580	\$0
Near Term	Near term if building will remain a fire station and/or be repurposed	\$289,000	\$0	\$300,560	\$0	\$375,700	\$0
Full Reno	Full upgrade project to meet current code & standards	\$0	\$4,327,000	\$0	\$4,500,080	\$0	\$5,625,100
<b>TOTAL</b>		<b>\$685,600</b>	<b>\$4,327,000</b>	<b>\$713,024</b>	<b>\$4,500,080</b>	<b>\$891,280</b>	<b>\$5,625,100</b>

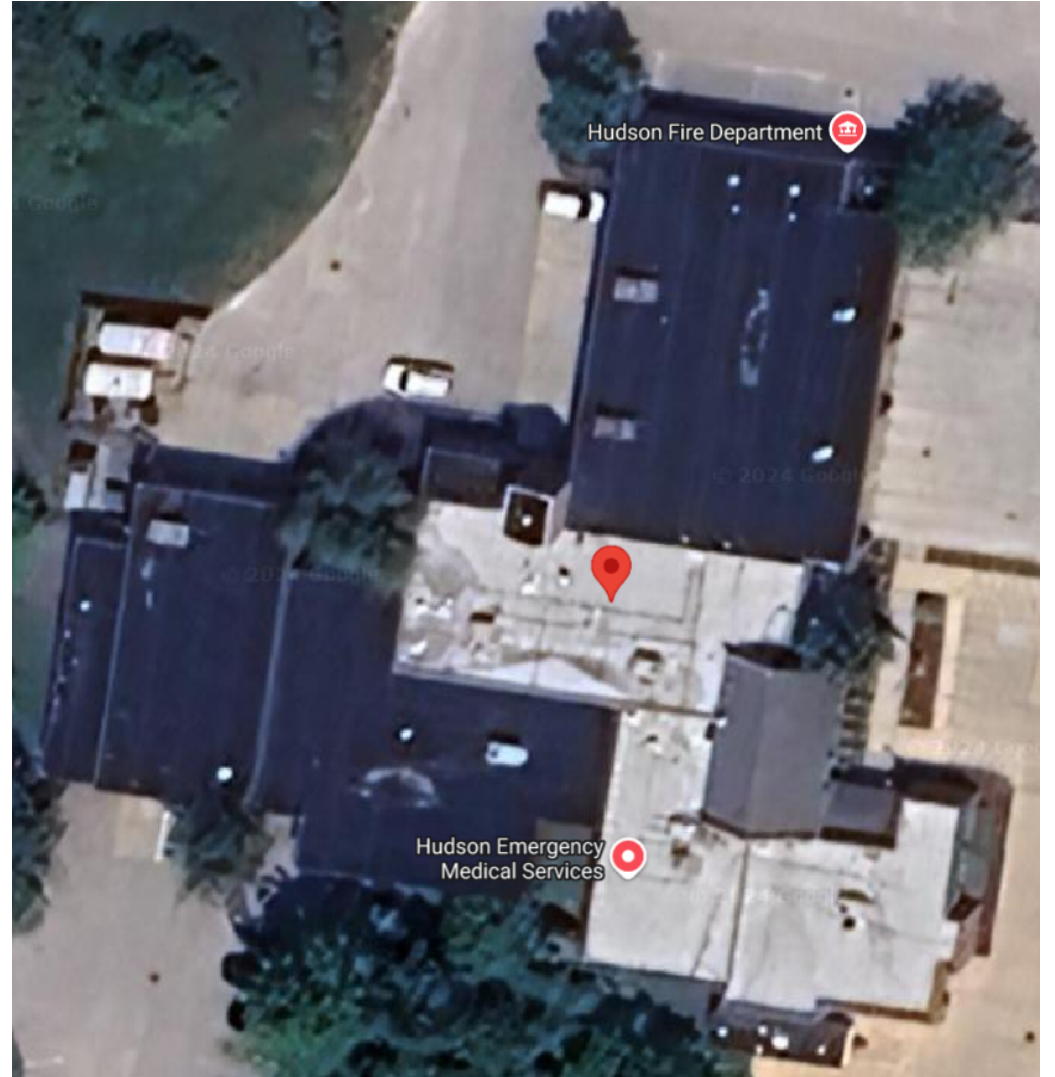
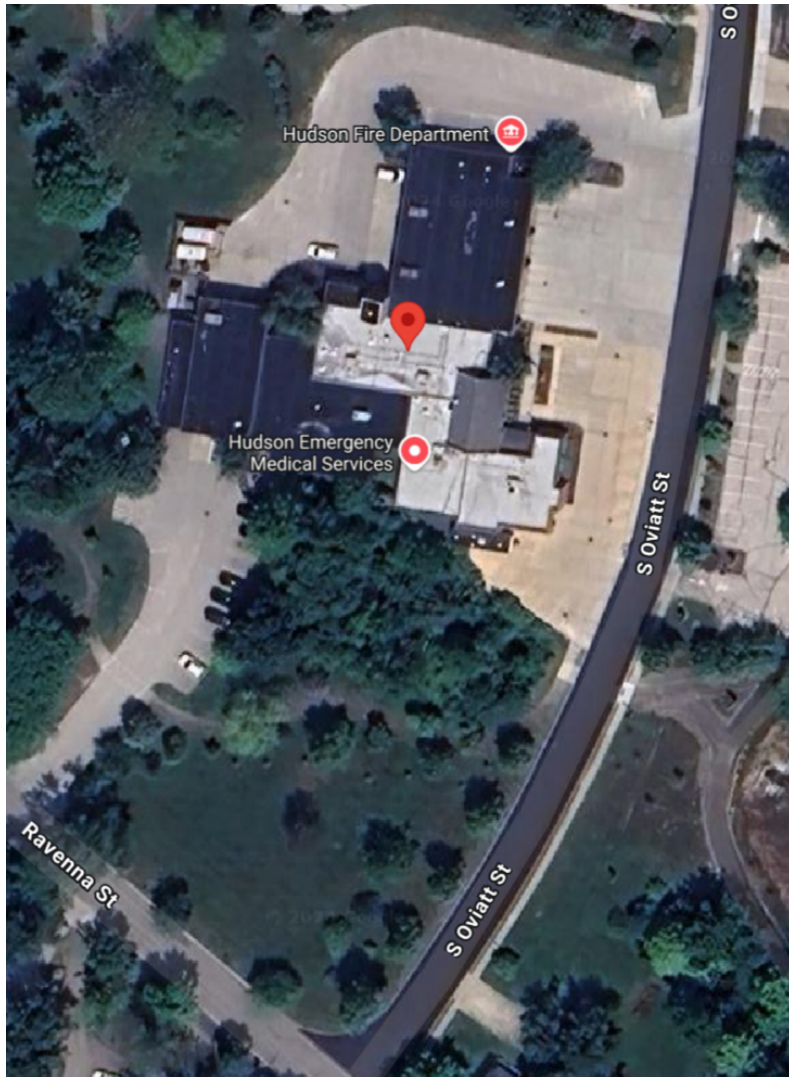
NR	Systems	Install Supplementary Exhaust & Make Up Air in the Apparatus Bay PPE Area	1992	\$25,000	\$0	\$26,000	\$0	\$32,500	\$0
NR	Systems	Replace RTUs in Kind	2005	\$75,000	\$0	\$78,000	\$0	\$97,500	\$0
NR	Systems	Provide Full Emergency Power Back Up	2013	\$0	\$250,000	\$0	\$260,000	\$0	\$325,000
NR	Interior	Temporary Trailers / In Swing Space During Comprehensive Renovation	----	\$0	\$122,000	\$0	\$126,880	\$0	\$158,600
NR	Likely Not Required if Building is Repurposed			\$100,000	\$372,000	\$104,000	\$386,880	\$130,000	\$483,600
								\$613,600	



# Floor Plan

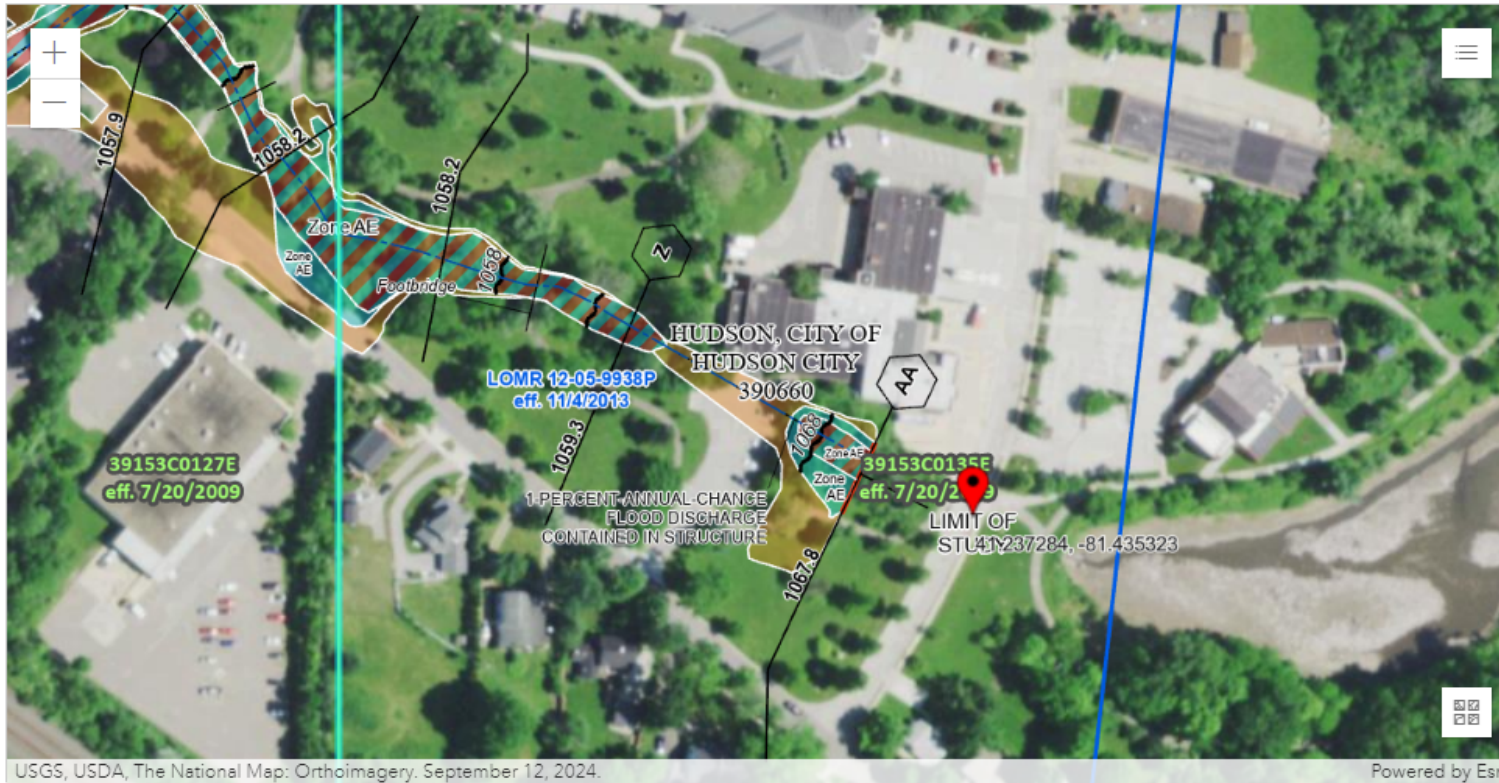


## Aerial Views



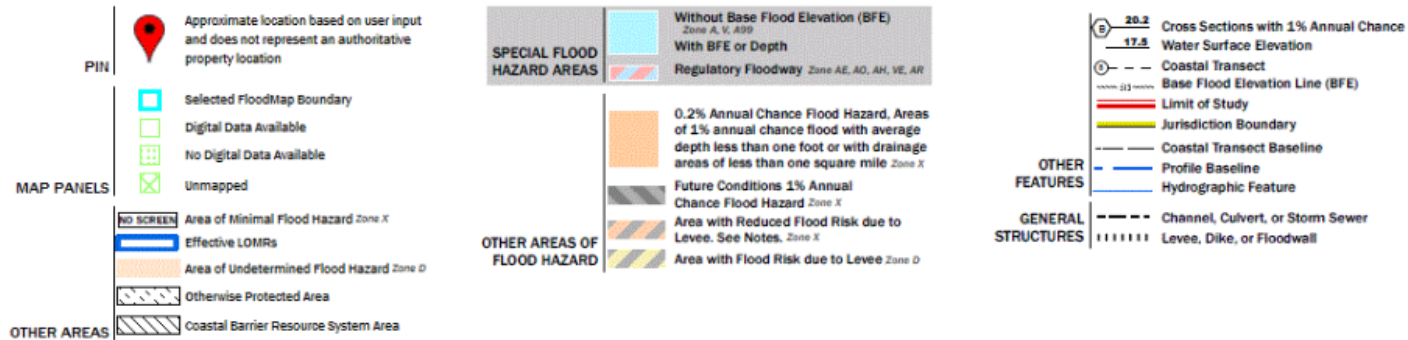


## FEMA Flood Map



USGS, USDA, The National Map: Orthoimagery, September 12, 2024.

Powered by Esri



## Photos



**FRONT FAÇADE**



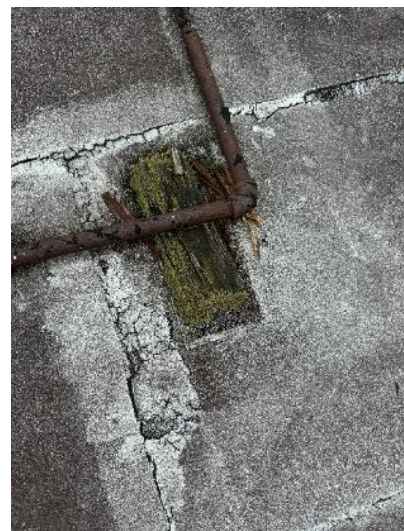
**REAR FAÇADE**





**ROOF**





**ROOF**





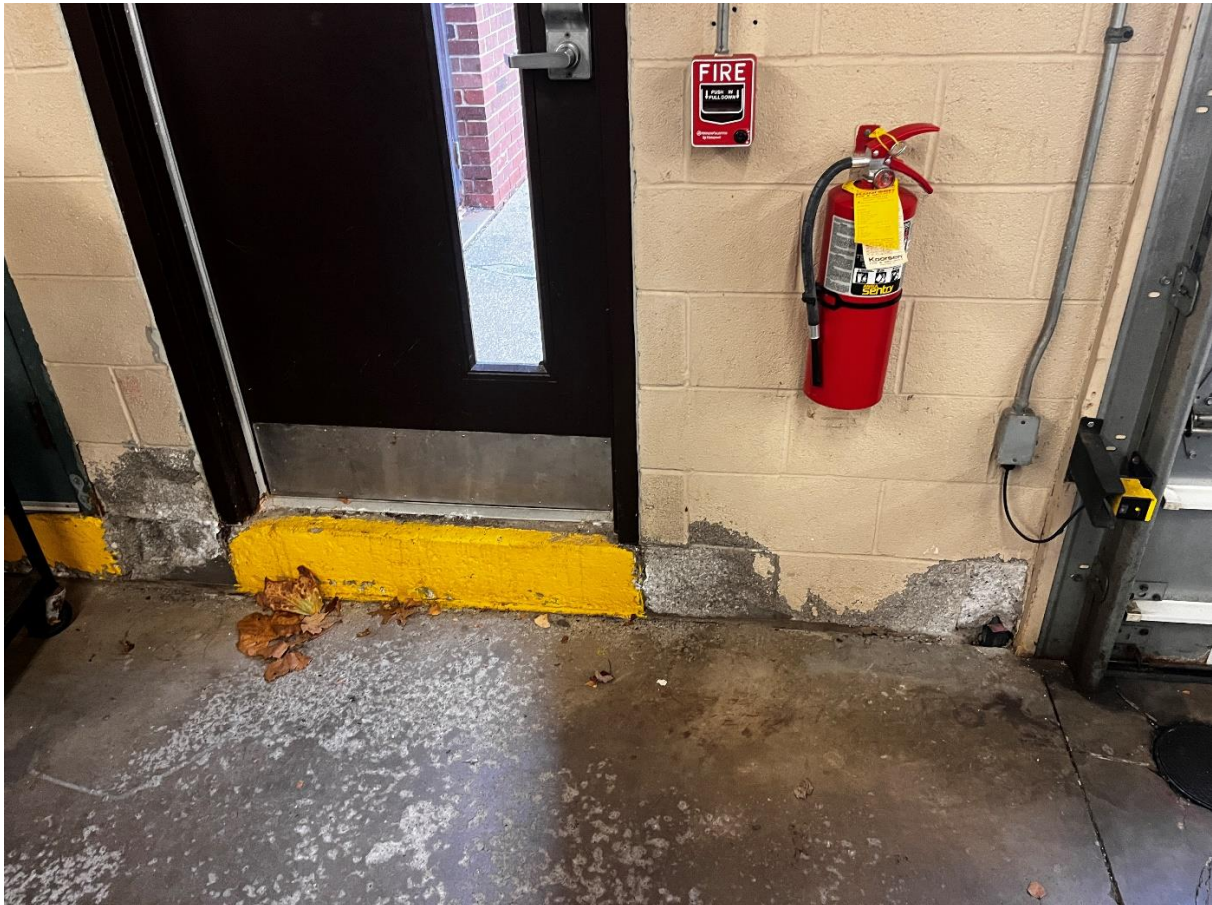
**BUILDING EXTERIOR**





**HOSE TOWER SETTLEMENT CRACKS**





APPARATUS BAY CMU DETERIORATION





**REPAIRS FROM SALT AT APPARATUS BAY OVERHEAD DOOR**



**APPARATUS BAY CMU DETERIORATION FROM SALT**





**EXTERIOR WALL REPAIRS & CONTINUOUS DAMAGE DUE TO LACK OF WATERPROOFING**





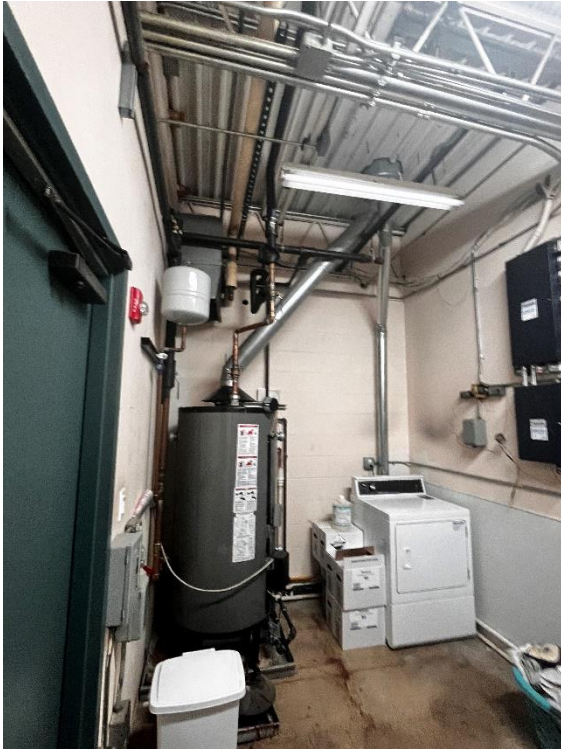
**BUILDING INTERIORS**





**BUILDING INTERIORS**





**DOMESTIC HOT WATER HEATERS**



**APPARATUS BAY HEATING VENTILATING UNIT**



**TRANE DX ROOFTOP UNIT #9**



**EMERGENCY GENERATOR**



**MAIN DISTRIBUTION PANEL**



**FIRE ALARM CONTROL PANEL**



**SECURITY CAMERA**