BoCC Special Work Session
October 27, 2026 06:00 pm

Board of County Commissioners of

Rio Blanco County, Colorado

Rio Blanco County Commissioner Meeting Room

255 Main St, Rangely, CO 81648

This meeting will not be streamed live on the RBC YouTube Channel:

1. **Purpose of Work Session:**

   Work sessions are intended to provide opportunities for the Commissioners to study difficult issues, gather and analyze information, clarify problems, or give staff direction. No official decisions will be made. Work Sessions are on a floating docket. The schedule is provided for informational purposes only. The Board may alter the schedule, take breaks during the meeting, or continue an item for a future work session date.

2. **Agenda Topics:**

   Copies of the Rosenfeld Design Report are available upon request by calling **(970) 878-9409** or emailing **accessibility@rbc.us**.

   Attendees are encouraged to review the two Rio Blanco County YouTube recordings from the **September 29, 2026, Board of County Commissioners Special Meeting** prior to attending this work session. Links to the recordings are provided below.

   Part 1 Rosenfeld Report

   Part 2 Rosenfeld Report

   File: Rosenfeld Report of the Fairfield Center and Fairfield Apartments

3. **Notes:**

   Work Sessions are open to the public for observation.

Additional topics may be discussed as time permits.

Public comment is generally not taken during work sessions unless specified otherwise.

This meeting is for informational purposes only and complies with Colorado’s open meeting laws.



FAIRFIELD FACILITIES ASSESSMENT

200 Main Street, Meeker, CO 81641

Prepared By
ROSENFELD DESIGN
81 Crescent Place, Glenwood Springs, CO 81601

September 15, 2026

TABLE OF CONTENTS

SECTION 1 003
EXECUTIVE SUMMARY

SECTION 2 011
FAIRFIELD APARTMENTS

A. Findings and Recommendations Summary
B. Building Existing Condition Assessment
C. Building Code and Life Safety Analysis
D. Capital Improvement Recommendations and Cost Estimates

SECTION 3 031
FAIRFIELD CENTER

A. Findings and Recommendations Summary
B. Building Existing Condition Assessment
C. Building Code and Life Safety Analysis
D. Capital Improvement Recommendations and Cost Estimates

SECTION 4 052
SHARED SYSTEMS ANALYSIS

SECTION 5 056
SEPARATION FEASIBILITY AND ASSET DISPOSITION CONSIDERATIONS

SECTION 6 062
CAPITAL IMPROVEMENT SUMMARY TABLES

SECTION 7 070
RISK AND DECISION SUPPORT NARRATIVE

SECTION 8 075
INDEX OF REFERENCED REPORTS WITH PHOTOGRAPHIC DOCUMENTATION

APPENDIX A 077
APARTMENTS DETAILED CODE ANALYSIS

APPENDIX B 087
CENTER DETAILED CODE ANALYSIS

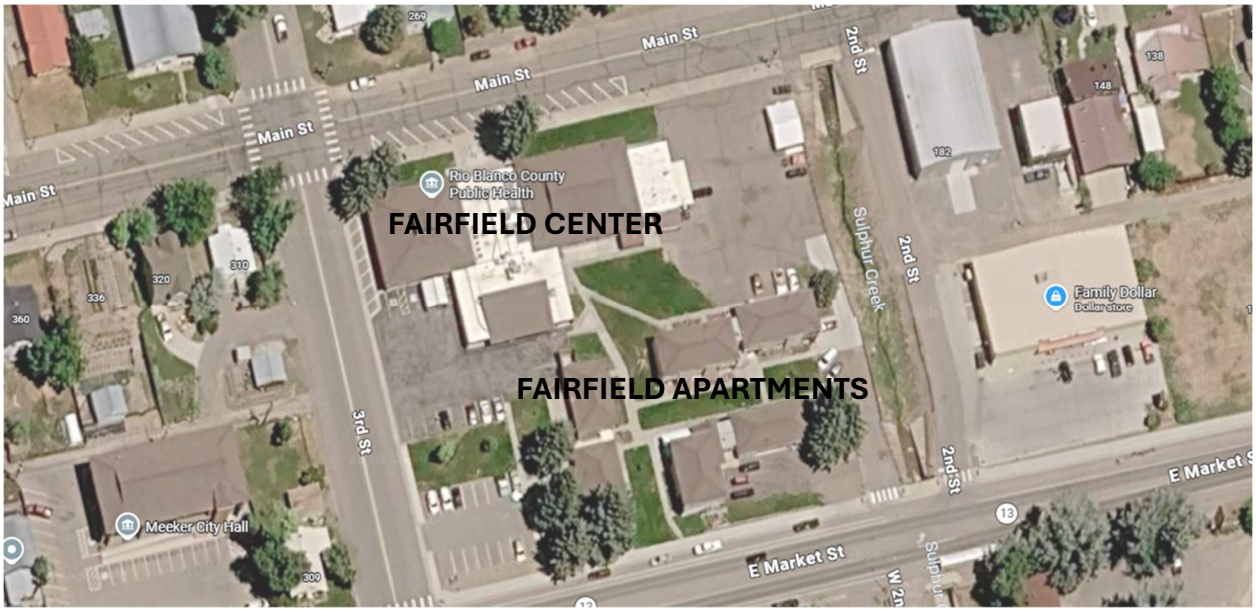
EXECUTIVE SUMMARY

Summary of Facility Assessment

Rosenfeld Design LLC, with the support of NV5, ACI, Bighorn Engineering, HCL Engineers, CMW Roof Consulting, 3 Rocks Engineers and Kuersten Construction, is providing the following assessment of the Fairfield Center and Fairfield Apartments at 200 Main Street in Meeker, Colorado. This report is intended to provide Rio Blanco County with information and guidance on current facility conditions, lifecycle and capital improvement needs, risks associated with deferred maintenance, feasibility, cost and regulatory implications of separating shared systems, and legal and zoning considerations should the County elect to retain one facility and divest the other. The Architect and Engineering team's assessment is limited to visual observations of accessible locations and background documents only. No exploratory demolition or hidden conditions were evaluated and therefore are not included in this assessment. The following analysis of existing conditions, estimated remaining service life of components and budget estimates are professional opinion and do not include a guarantee or warranty of any kind.

Site

The existing Fairfield property consists of approximately 2.4 acres located within the Town of Meeker, Colorado. The subject property is currently developed as a single parcel containing the Fairfield Community Center and the Fairfield Apartments. However, the northern half of the existing site is zoned as Town Core (TC) and the southern half of the site is currently zoned as Highway Corridor (HC), according to the latest zoning map available on the Town of Meeker's website. The site includes three multi-family apartment buildings, the Fairfield Community Center (which currently houses Rio Blanco County Public Health and other county services), multiple paved parking lots, internal drive aisles, sidewalks, landscaped areas, and supporting utility infrastructure. Vehicular access to the site is provided from Main Street, Highway 13, and 3rd Street.



Existing subgrade utilities and infrastructure are a combination of shared and independent services for the facilities. Per the 2014 Plat and Civil drawings provided by SGM, it is anticipated that water, electric and communications services are shared between the Fairfield Center and Apartments. Sewer and natural gas services are understood to be independent to each facility. Electrical service for the entire property is fed to the Fairfield Apartments and branches to the Fairfield Center. Domestic water service for the property is located at the Fairfield Center and then branches to the Apartments.

Fairfield Center Building

The Fairfield Community Center was originally designed and constructed in the 1970's. The building is a single story with a partial basement. The construction is a combination of tilt-up concrete panels with interior wood framing and steel structure partially over a cast-in-place concrete basement and partially on a cast-in-place slab on grade. The roof is supported by a combination of wood trusses/joists and arched glulam beams.

The building is home to the County Public Health and Human Services Department as well as community assembly spaces. The community center is generally used every weekend for community events. The kitchen within the community center is used approximately four days per week for the Senior Nutrition Program. The H&HS were remodeled in 2018. The west parking lots were replaced in 2020.

Parking is at grade utilizing both an off-street parking lot and on street parking. Utilities are both individual and shared with the neighboring apartment buildings.

The summary table below is an outline of building components and systems observed by the Architect and Engineering team. These components are recommended to receive replacement or other attention within the timeframe indicated.

CATEGORY	RECOMMENDED IMPROVEMENTS	NEEDS CATEGORY					ESTIMATED COSTS	CONSIDERATIONS
		IMMEDIATE (0-2 YEARS)	SHORT TERM (3-5 YEARS)	LONG TERM (6-15 YEARS)	FUTURE	CURRENT CODE ITEM		
STRUCTURAL								
	AS NEEDED ROOF SHEATHING REPLACEMENT		X				$20,000 - $30,000	AT TIME OF ROOF REPLACEMENT
	AS NEEDED SOFFITS WITH SUBSTRUCTURE REPLACEMENT		X				$20,000 - $30,000	
	REPAIR CRACKED CONCRETE AT METAL DECK		X				$10,000 - $20,000	

BUILDING ENCLOSURE								
	LOW SLOPE ROOF REPLACEMENT	X					$225,000 - $300,000	REPLACEMENT CAN POTENTIALLY BE EXTENDED TO 4 YEARS. ~6,500 SF
	ASPHALT SHINGLES REPLACEMENT	X					$175,000 - $225,000	~13,000 SF
	NEW WALL CLADDING AND WRB		X				$60,000 - $100,000	REPLACEMENT CAN POTENTIALLY BE EXTENDED TO 7 YEARS
	SEALANTS AT WINDOWS AND TRANSITIONS		X				$20,000 - $25,000	
MECHANICAL SYSTEMS								
	REPLACE HEALTH DEPARTMENT FOUR FURNACE SPLIT SYSTEM CONDENSING UNITS		X				$80,000	
	REPLACE 8-1/2 TON UNITS SERVING EVENT SPACE		X				$85,000	
	PROVIDE NEW EQUIPMENT FOR SENIOR CENTER	X					$75,000	
	REPURPOSE OR ELIMINATE LOBBY FURNACE			X			$15,000	
	REPLACE DUCTWORK WHEN/IF HVAC SYSTEMS ARE REPLACED				X		$25,000	ONLY REQUIRED AS COMPONENT OF FUTURE HVAC IMPROVEMENTS
	FUTURE INCREASED EFFICIENCY HVAC SYSTEM			X			$25 - $40 PER SF	
	KITCHEN MAKE UP AIR				X		$50,000	SUBCOMPONENT OF FUTURE KITCHEN IMPROVEMENTS
PLUMBING SYSTEMS								
	REPLACE CAST IRON WASTE LINES	X					$50,000	
	BUILDING GAS WATER HEATER AND RESTROOM ELECTRIC WATER HEATER REPLACEMENT		X				$40,000	
	REPLACE ALL PLUMBING FIXTURES FOR IMPROVED EFFICIENCY			X			$100,000	

ELECTRICAL SYSTEMS								
	REPLACE / UPGRADE ELECTRICAL PANELS			X			$80,000	
	SERVICE UPGRADE FOR FUTURE ADDTIONS				X		$100,000	
	UPGRADE LIGHTING TO LED		X				$90,000	
	SEPARATE SERVICE FOR FAIRFIELD COMMUNITY CENTER				X		$75,000	RECOMMENDED WITH LOT SUBDIVISION. TIE-IN LOCATION AND COST TO BE VERIFIED WITH ELECTRICAL COMPANY.
FIRE / LIFE SAFETY SYSTEMS								
	PROVIDE FIRE PROTECTION AND FIRE ALARM SYSTEM FOR ENTIRE BUILDING					X	$250,000 - $325,000	
	ANNUAL TESTING FOR ALL SYSTEMS AND SIGNAGE FOR EXTINGUISHERS					X	$1,500 - $3,000	
ACCESSIBILTY / ADA								
	BARRIER HIGH PRIORITY PER ACI REPORT	X					$33,750 - $52,350	
	BARRIER IMPORTANT PRIORITY PER ACI REPORT		X				$89,700 - $121,950	
	BARRIER LOW PRIORITY PER ACI REPORT			X			$5,500 - $7,750	
SITE / CIVIL ELEMENTS								
	RELOCATE TWO ADA SPACES TO EASTERN SIDE OF COMMUNITY CENTER					X	$3,400 - $4,000	NEEDS APPRORIATE ACCESSIBILITY ROUTE - EAST SIDE OF BUILDING LOOKS TO HAVE APPROPRAITE GRADES (NEED TO VERIFY WITH A DETAILED SURVEY) REMOVE EX ADA MARKINGS : $200 EACH

								NEW ADA MARKINGS + STRIPED ISLE + ADA SIGN & POST : $3,000
	PROVIDE 18 ADDITIONAL PARKING SPACES REQUIRED PER MEEKER CODE					X	$30,000 - $35,000	MAY BE OPTION TO UTILIZE STREET PARKING - 3 ADDITIONAL STREET SPACES COULD BE ADDED ALONG MAIN STREET IF DRIVEWAY APRON IS REMOVED AND TYPE 2 C&G IS ADDED (APPROXIMATELY. 25 LF). ADDITIONAL 15 PARKING SPACES TO BE ADDED INTO PARKING LOT 1 (FEASIBLE). WATERBORNE TRAFFIC PAINT : $1.50 PER LF LAYOUT / MOBILIZATION : est. $2,500 CURB & GUTTER TYPE 2 : $140 PER LF REMOVAL OF EX. DRIVEWAY APRON : $2,400 NEW SW BEHIND CURB / FINE GRADE (APPROXIMATELY 25 LF) : $2,800
	NEW COMMUNICATIONS SERVICE LINE				X			RECOMMENDED WITH LOT SUBDIVISION. TIE-IN LOCATION AND COST TO BE VERIFIED WITH SERVICE PROVIDER. WIRELESS OPTIONS ARE AVAILABLE.

FAIRFIELD CENTER PROPOSED IMPROVEMENTS ESTIMATED COST SUMMARY

Immediate Needs = $558,750 - $702,350

Short Term Needs = $514,700 - $621,950

Long Term Needs = $200,500 - $202,750

Future Improvements = $250,000

Current Code Items = $284,900 - $367,000

Fairfield Apartment Buildings

Similar to the Fairfield Center, the 24 residential units comprising the Fairfield Apartments complex were designed and constructed in the 1970's. The residential buildings are garden duplexes (two-story each at ground level). The buildings are wood-clad over wood framed construction above a cast-in-place concrete foundation. The Apartments currently serve as affordable senior housing and are managed by the Meeker Colorado Civic Improvement Corporation

Parking is at grade utilizing both an off-street parking lot and on street parking. Utilities are both individual and shared with the neighboring apartment buildings.

The summary table below is an outline of building components and systems observed by the Architect and Engineering team. These components are recommended to receive replacement or other attention within the timeframe indicated.

CATEGORY	RECOMMENDED IMPROVEMENTS	NEEDS CATEGORY					ESTIMATED COSTS	CONSIDERATIONS
		IMMEDIATE (0-2 YEARS)	SHORT TERM (3-5 YEARS)	LONG TERM (6-15 YEARS)	FUTURE	CURRENT CODE ITEM		
STRUCTURAL								
	MONITOR FOUNDATION MOVEMENT	X						
BUILDING ENCLOSURE								
	ASPHALT SHINGLES REPLACEMENT	X					$165,000 - $255,000	~13,000 SF
	NEW WALL CLADDING, WRB AND WINDOWS		X				$600,000 - $900,000	~69 WINDOWS, ~15,000 SF WALL AREA
MECHANICAL SYSTEMS								
	REPLACE TWO AGING BOILERS		X				$75,000	
	ADD EXHAUST FANS TO ALL RESTROOMS		X				$48,000	
	REPLACE ALL BASEBOARD HEATERS	X					$84,000	
	REPLACE HEATING CONTROLS	X					$36,000	

PLUMBING SYSTEMS								
	REPLACE CAST IRON WASTE LINES	X					$50,000	
	ADD DOMESTIC WATER INSULATION IN MECH ROOMS		X				$30,000	
	REPLACE WATER HEATING SYSTEMS		X				$50,000	
	REPLACE ALL PLUMBING FIXTURES FOR IMPROVED EFFICIENCY			X			$30,000	
ELECTRICAL SYSTEMS								
	MOVE DISCONNECTS FOR CODE COMPLIANCE					X	$150,000	
	ADD ELECTRICAL PANEL TO EACH APARTMENT					X	$300,000	
	UPGRADE LIGHTING TO LED		X				$90,000	
	SEPARATE SERVICE FOR FAIRFIELD APARTMENTS				X		$75,000	RECOMMENDED WITH LOT SUBDIVISION. TIE-IN LOCATION AND COST TO BE VERIFIED WITH ELECTRICAL COMPANY.
FIRE / LIFE SAFETY SYSTEMS								
	PROVIDE FIRE PROTECTION AND FIRE ALARM SYSTEM FOR EACH BUILDING					X	$100,000 - $150,000	
	PROVIDE CO DETECTORS IN EACH MECHANICAL ROOM	X					$6,000 - $10,000	
ACCESSIBILTY / ADA							PER UNIT	
	BARRIER HIGH PRIORITY PER ACI REPORT	X					$135,800 - $191,100	
	BARRIER IMPORTANT PRIORITY PER ACI REPORT		X				$38,600 - $52,950	

SITE / CIVIL ELEMENTS								
	NEW 2" DOMESTIC WATER SERVICE				X		$30,000 - $40,000	RECOMMENDED WITH LOT SUBDIVISION. APPROXIMATELYIMATELY 250 LF (USING SCALED PDF MEASUREMENTS). 2" HDPE DOMESTIC WATER SERVICE: $90 PER LF
	NEW 6" FIRE SERVICE				X		$50,000 - $100,000	APPROXIMATELYIMATELY 250 LF OF 6" FIRE SERVICE (USING SCALED PDF MEASUREMENTS). 6" PVC C900 DR18: $100 PER LF EACH SERVICE REQUIRES INDIVIDUAL GATE VALVE (6" GATE VALVE: $2,000 EACH) + INDIVUDAL TEE'S FOR EACH SERVICE (6INX6INX2IN TEE: $1,500 EACH) + INDIVIDUAL TAPS INTO MAIN LINE
	ADD TWO ADA PARKING SPACES					X	$5,000 - $10,000	NEEDS APPROPRIATE ACCESIBILITY PATHS. NEW ADA MARKINGS + STRIPED SIDE + ADA SIGN & POST: $3,000

FAIRFIELD APARTMENTS PROPOSED IMPROVEMENTS ESTIMATED COST SUMMARY

Immediate Needs = $476,800 - $626,100

Short Term Needs = $831,600 - $1,245,950

Long Term Needs = $30,000

Future Improvements = $155,000 - $215,000

Current Code Items = $550,000 - $610,000

SECTION 2:

FAIRFIELD APARTMENTS

PART A:

FINDINGS AND RECOMMENDATIONS SUMMARY

FAIRFIELD APARTMENTS FINDINGS SUMMARY

The Fairfield Apartments' condition is generally consistent with multi-family structures built in the 1970s. Some minor foundation settling was observed. The existing shingle roofing and combustible siding is nearing the end of its recommended lifespan. Windows and sliding glass doors were observed to be original vinyl. Existing restrooms lack exhaust fans and baseboard heating, and controls are believed to be original. Residential units do not have individual electrical panels per current code and electrical disconnects are also not installed per code. Buildings do not have fire alarms nor fire protection. Mechanical rooms lack carbon monoxide detection. Residential entrances, clearances and interior dimensions are generally not compliant with current accessibility and ANSI standards. Accessible parking striping and access is also lacking.

FAIRFIELD APARTMENTS RECOMMENDATIONS SUMMARY

Our team considered the urgency of recommended improvements from maintenance, building code and life safety perspectives. Immediate needs include roof replacement, baseboard heating and control upgrades, cast iron waste line replacement, carbon monoxide detectors in mechanical rooms and select accessibility items including ADA parking space signage and striping.

Recommended short term needs include replacement of exterior cladding, weather barrier and windows, replacing aging boilers, install new bath exhaust fans, transition lighting to more efficient LED fixtures, and more invasive accessibility upgrades. Longer term needs identified include installation of more efficient plumbing fixtures.

Current code compliance deficiencies were also identified and provided as an additional category. It is understood these items are typically not enforced by Authorities Having Jurisdiction unless a renovation or other improvements necessitate AHJ permitting. AHJs for these buildings include the Rio Blanco County Building Department and Town of Meeker Community Development. These items are always valuable to consider, even though not immediately enforced by an AHJ. These items include bringing the electrical disconnects into compliance, adding electrical panels to each apartment and providing a full fire protection and fire alarm system for each building.

Typically building renovations require ADA compliance upgrades through the permitting process, however ADA compliance deficiencies may be actively enforced through private litigation as well. It is recommended Rio Blanco County closely review the accessibility recommendations in this report to determine the most appropriate path to mitigate this exposure. It is also understood this project may seek funding through U.S. Department of Housing and Urban Development, specifically Housing for Seniors (Section 202). This funding will require compliance with HUD Section 504 of the Rehabilitation Act of 1973 and The Fair Housing Act requirements.

PART B:

BUILDING EXISTING CONDITION ASSESSMENT

THE FOLLOWING IS A SUMMARY OF FINDINGS BY DISCIPLINE. EACH CONSULTANT'S COMPLETE REPORT WITH PHOTOGRAPHS IS INCLUDED IN SECTION 8, INDEX OF REFERENCED REPORTS.

STRUCTURAL

Findings:

1. Cracked Drywall
    a. Several of the residential units had cracked drywall at door frames. This type of distress is typical of light framed structures constructed on slab-type foundations and indicate some slab movement (settlement or heave) has occurred.
2. Uneven Pavement at Thresholds
    a. The pavement at door thresholds is uneven in several locations which indicates possible settlement of exterior pavement or heave of building foundation.
3. Water Damaged Ceiling
    a. The ceiling in one of the lower units showed signs of possible water damage. It is unknown whether the water came from a leak in the building envelope or plumbing.

BUILDING ENVELOPE

Background:

The Fairfield Apartments consist of three (3) buildings, with each building having two (2) structures connected with a breezeway. The buildings are mainly steep slope roofs covered with fiberglass reinforced asphalt shingles. The before mentioned breezeways at the two building to the east have a granule surfaced rolled roofing [destructive cuts were not performed, as such, we can't be certain of the exact type of material if the roofing is APP or SBS granule surfaced modified membrane or mineral surfaced rolled roofing (APP, SBS, or simple rolled roofing)]. The building to the west appears to have corrugated panels over the breezeway.

The exterior walls at the apartment buildings include various types of wood siding, including plywood and spaced 1X siding. We also observed concrete wall panels, typically at locations extending below grade.

Foundation waterproofing was not readily accessible or observable at the apartments. In addition, we were not made aware of any interior leak issues at or below-grade.

Findings:

1. Weathered Shingles – Like the Fairfield Center, the condition of the asphalt shingles are consistent with shingles that are at or past their service life. Some signs of an older/aging asphalt shingles are cracking in the asphalt/granule topping; degraded thickness due to weathering, missing or displaced granule covering, and brittleness. The shingles currently in-place exhibit these failures.
2. Improperly installed pipe flashing and failed sealant at shingle roof – Pipe flashings in steep slope roofing are supposed to be integrated into the roofing assembly. Although installing a penetration

flashing over the shingles can provide a temporary seal, the sealant is a maintenance item and will need to be monitored.

3. Improperly installed wall flashing at breezeway roof – Typically, flashings (including wall flashings) are installed in such a manner as to shed water. Currently, this flashing is installed outboard of the spaced 1X cladding, allowing for water to leak behind the metal flashing and beneath the breezeway roofing material.
4. Failed adhesion at roof edge at breezeway roof – Low-slope roofing relies on sealed overlaps and sealed transitions as a mechanism for watertightness (steep slope roofing relies on gravity and water-shedding mechanisms), as such, where the material is not adhered/sealed to underlying components (membranes, flashings, edge metals, etc.) water can leak into the assembly. This current condition can allow water to migrate beneath the roofing assembly.
5. Weathered, spaced 1X cladding; WRB behind spaced 1X cladding showing signs of deterioration; Locations with missing spaced 1X cladding – Like the Fairfield Center, we understand the aesthetic appearance of the spaced 1X cladding, however, while limited, the underlying tar paper (WRB is exposed to UV degradation, and over time will degrade and fail. In addition, we observed multiple locations where cuts or voids were present in the WRB, creating conditions where water can enter behind the assembly and into the building.
6. Various locations where cladding (spaced 1X and Masonite or plywood appears to be damaged due to water intrusion – At various locations some components appear to have degraded (swelled, delaminated, frayed, etc.) as result of water intrusion/absorption. This is most likely the result of exposure to trapped water, or water draining directly onto a cut edge of the material. Although this condition may not be critical, over time, the components will most likely fail at a faster rate than other locations.

MECHANICAL

The Mechanical, Electrical and Plumbing assessment of the apartments was completed as a group. If there are any differences in assessment of individual apartments it will be noted, otherwise, all assessments apply to each apartment or building. There are three buildings of 8 units each with regard to the mechanical system of boiler and baseboard heating.

Findings:

1. The heating system in the building is hot water baseboard heat in each apartment. There is a main mechanical room for a set of 8 apartments in a total of three mechanical rooms.
2. In each mechanical room is a gas fired boiler, 399,000 BTUH, that serves the domestic hot water as well as the baseboard heating in each apartment. There is a single zone valve for each apartment in the mechanical room. There are some inherent issues with high efficiency boilers and old baseboard heating systems. While the combination of domestic water with the heating system is an advantage with equipment, etc, the baseboard heating system does not operate very well at cold exterior temperatures and low heating water temperatures that help the efficiency of the system.
3. The exhaust in the toilet rooms of each apartment is questionable. Only one working switched location was observed. Other of the rooms have a window to the exterior that at the time would meet code required ventilation. Others have exhaust grilles, but look like they are closed off behind the grille.

4. The range in each apartment has a recirculation hood above it. No exhaust to the exterior exists. This does meet code but does not keep up with odors in the space.

PLUMBING

Findings:

1. The existing waste, vent, domestic water piping systems are in various states of functioning, and some parts of the system are possibly as old as the original building, with repairs/upgrades over time, and their condition is consistent with their age. The toilet fixtures and kitchen sinks are operative but old and show their age. Various piping materials exist in the building including copper, galvanized iron, cast iron, steel and HDPE.
2. The waste lines are mostly 4" waste line run to the exterior of the building. These lines are mostly below slab and are not accessible. Given the life expectancy of cast iron, all original cast iron piping is nearing the end of its service life.
3. Plumbing fixtures are of various ages throughout the building. This depends on the age of the unit as well as the turnover in tenants and if a remodel has been completed.
4. The domestic hot water system consists of side arm water heater from the boiler heating system. These tanks are in good working order. When boiler systems are replaced, it should be considered to replace the side arm water heater at the same time. The size of the side arm water heater in each location is on the small side for a unit serving 8 apartments, but space is limited to add additional capacity, and no issues were identified regarding domestic water capacity being a problem in the spaces.
5. The gas meter is located on the north side of the building and steel piping is routed to the gas-fired boiler in the common mechanical room, one for each "building".
6. The domestic water entry location is in a common mechanical room. There does not appear to be a backflow preventer on the entry.
7. There is some corrosion and aged piping in the mechanical room. The insulation on the hot water piping is damaged and missing in a lot of areas. Some of the mechanical rooms have insulation that is in good condition, and it looks to have been redone in the last few years.

ELECTRICAL

Findings:

1. Electrical
    a. Preliminary Investigations indicate that the Main Electrical Service for the Site is located at the Apartments and then feeds the Event Center. The transformer that is providing power to the Site is 150kVA 120/208V 3 phase which equates to a nameplate rating of approximatelyimately 416 Amps. The electrical meter for the site is mounted on the transformer, and the transformer is believed to provide power to the Event Center and the Apartments. If the power for the Site is a single service and the property is subdivided, then there will need to be a separation of Electrical Service between the parcels. If there are separate services to the Event Center and the Apartments that are both powered by the single transformer, then easement(s) may need to be established for Utility access to services.

b. Each building has a Siemens 120/240 200 Amp/1 phase main service located on the exterior of the building with the main panels in the mechanical room of each building. There is no metering of each apartment, or each building.
c. There are no panels in each unit. The electric is served from the main panel system in the mechanical room to each space. The exterior disconnects are on the outside of the building in an enclosure.
d. There are a lot of current code issues with the electric installation from location of building disconnects, loads on each building, no panels in each apartment, etc. While this may have been legal when the buildings were built, there are a lot of utility and safety concerns with the current installation of the electrical system. Separate panels will need to be provided for each apartment, or tenants will need to have direct access to circuit breakers that power their apartment. New circuit breakers will be required to have Arc-Fault and Ground-Fault protection in compliance with current codes.

2. Lighting
   a. The lighting system is a mixture of recess can lights, track lights, recessed troffers, surface mounted lights and strip lights. New LED fixtures should be considered in each of the apartments when upgrades are made or tenant turnover occurs. This will help the efficiency and the load of each building. There are heat lamps in the toilet rooms that add a significant amount of load to the buildings when operating.

SITE AND CIVIL

DUE TO THE SHARED NATURE OF EXISTING SITE CONDITIONS AND INFRASTRUCTURE BETWEEN THE FACILITIES, PLEASE SEE SECTION 4, SHARED SYSTEMS ANALYSIS FOR MORE INFORMATION



PART C:

BUILDING CODE AND LIFE SAFETY ANALYSIS

FIRE AND LIFE SAFETY

Code Requirements:

Refer to Appendix A: Apartments for detailed analysis

Fire Protection

1. Automatic Sprinkler System
    a. An automatic fire sprinkler system would be required for new construction; however, it is not required for an existing structure unless a renovation of sufficient scope is to be permitted. At which point the AHJ would be in a position to require a Code-compliant system be installed. This decision is often under the purview of the Fire Marshall. The extent of work performed in a single permit will be a factor in this determination.
2. Standpipes
    a. Standpipes are not required by Code for new structures nor for existing structures.
3. Alarm and Detection System
    a. A manual fire alarm system is not required, but single- or multiple-station smoke alarms are required on the ceiling or wall outside each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit, excluding crawl spaces and attics.
    b. In new construction, required smoke alarms shall receive their primary power from the building wiring and have battery backup.
    c. When more than one smoke alarm is required in a unit, the smoke alarms shall all be interconnected to activate when one alarm activates.
4. Occupancy
    a. The walls and floors separating the individual apartments are to have a 1-hour minimum fire separation assemblies. Walls and floors separating the apartments from the mechanical room and storage that is not within a unit are to have a 1-hour minimum fire separation assemblies. Existing construction documents were not located so it is unclear if the existing walls are 1-hour rated.

Sound Transmission

1. The walls and floors separating the individual apartments are to have an STC rating of 50, and the floors are to have an IIC rating of 50. Compliance with current codes for sound transmission would not be required for an existing structure unless a renovation of sufficient scope is to be permitted. At which point the AHJ would be in a position to require Code-compliant construction for the unit separations.

Accessibility

1. New work to be in compliance with IBC Chapter 11 & ICC A117.1, unless technically infeasible
2. Existing buildings shall comply with IBC Section 3409
    a. An alteration of an existing element, space of area of a building or facility shall not impose a requirement for greater accessibility than that which would be required for new construction
    b. Alterations shall not reduce or have the effect of reducing accessibility of a building, portion of a building or facility

c. Upgrades are generally not required for an existing structure unless a renovation of sufficient scope is to be permitted, or other circumstances prompt an upgrade.

3. Accessible Units
    a. For 24 dwelling units, all units would need to be Type B accessible and 20-percent, or one, of the units would need to be Type A accessible.
    b. Per the ICC, the two types of units are described as follows:
        i. The Type A unit went into the IBC in the 1970s as the adaptable dwelling unit. It is not required by either the 2010 ADA or FHA Guidelines, although it is sometimes required where an apartment complex receives federal funding. The Type A is between the accessible units and the Type A units for wheelchair access. While some elements, such as the doors, are constructed the same as the accessible units, the idea was to allow for some features to be modified/added based on the tenants' needs—such as adding grab bars in the bathrooms or being able to pull cabinets from under sinks to provide for a front approach.
        ii. The Type B dwelling unit is intended to match the FHA Guidelines. The Type B units are thinking more about homes for life or aging in place—they are usable by a person in a wheelchair, but not wheelchair friendly. For example, the doors within the units are wide enough for a person using a walker or wheelchair to get through the door, but there are no requirements for maneuvering clearances, lever hardware, etc. Only the front door is required to meet the higher accessibility requirements.
    c. Type A and B Accessible Units – Reference Appendix A for detailed Code requirements
4. Accessible Route
    a. For new construction, an accessible route would be required to the site, through and around the site, to each unit, and within the units and common areas.
    b. Costs of providing the accessible route are not required to exceed 10 percent of the costs of the alteration affecting the area of primary function
    c. This provision does not apply to alterations limited solely to windows, hardware, operation controls, electrical outlets, signs, mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials
5. Parking
    a. Two percent, but not less than one, of each type of parking space provided where Accessible, Type A, or Type B dwelling units, shall be accessible
    b. For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space
    c. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance

Findings:

Fire Protection

1. Automatic Fire Sprinkler
    a. Automatic fire sprinklers are not provided within any of the apartments. Automatic fire alarms are not provided within any apartments. Battery operated smoke alarms (detectors on sounder bases) are provided in each apartment, as are 5-lb, ABC type fire extinguishers.

2. Site
    a. The site does not contain private fire hydrants. Public hydrants are on the public thoroughfares that bound the property and appear to be adequately spaced and do not have any visible signs of damage or tampering.
3. Building Systems
    a. Automatic fire sprinklers are not provided for any of the apartment buildings.
    b. 5-lb. ABC fire extinguishers are located within the kitchen areas of each apartment.
    c. 10-lb ABC fire extinguishers are located within each mechanical equipment (boiler) room in each apartment building.
4. Testing Reports
    a. Verbal confirmation was provided that the 5-lb fire extinguishers are replaced as needed. These extinguishers are not regularly inspected or serviced. The 10-lb extinguishers in each mechanical equipment (boiler) room were indicated (verbal confirmation) as being serviced annually. Service tags are provided on each extinguisher.

Fire Alarm

1. A dedicated fire alarm system is not provided for any of the apartment buildings.

Egress and Ingress

1. Each apartment is provided with exterior egress via the main entry to the apartment. All apartments egress to grade level.
2. Hardwired exit signs and emergency lighting with battery backup are not installed for any of the apartment buildings.

Fire Barrier Walls

1. Plans were not provided for the apartment buildings to indicate what walls in each building are fire-rated barriers.
2. No fire-rated barriers could be determined during the visit.

Access roadways for emergency vehicles/equipment

1. The overall site has adequate road widths abounding the property.

Sound Transmission

1. Existing plans are not available to review and assess if sound transmission was accounted for at the time of original construction. Sound testing was not completed as a part of this analysis.

ACCESSIBILITY AND ADA CONSIDERATIONS

Findings:

1. Areas inspected:
   - Dwelling units 1C, 2D, 4A and 6A Note: Unit 1C is identical to Unit 6A
   - Laundry Room
   - Mailbox area
   - Parking
   - Accessible routes
2. Unit 1C and Unit 6A –
   a. The running slopes of the main entry door maneuvering clearance are approximately 11.65% and 2.15% and exceed 2%
   b. Change in level at exterior concrete deck/patio is approximately 6" and exceeds 4”
   c. The restroom does not provide a 30x48 inch clear floor space beyond the swing of the door
   d. Entry door threshold is approximately 2" tall and exceeds 1/2" in total height on the outside and more than 1/2" total height on the inside of the door
   e. Centerline of water closet is approximately 15" and not 18" from the finished face of the shower. There is not a minimum of 33”, the distance is approximately 29", between the finished face of the shower and the opposite vanity. The distance between the wall behind the water closet and the opposite wall/obstruction is less than 56”
   f. All user passage doors (except the main entry door and patio door) within dwelling unit provide approximately 28" wide opening width and do not provide a minimum 31 3/4" (32" nominal) clear opening width
   g. There is not a parallel 30x48 inch clear floor space centered on the lavatory. The 30" x 48" clear floor space is overlapped by the toilet
   h. A 30x48 inch clear floor space is not provided at the shower stall either parallel or perpendicular to the shower. The 30" x 48" clear floor space would be overlapped by the toilet
   i. The accessible route within the unit is not 36" min wide at the hallway and at the entrance to the kitchen
   j. The t-stat controls are at approximatelyimately 60" Above Finished Floor (A.F.F.) and not within accessible reach range
   k. Entry door hardware is a knob and requires tight grasping, pinching, and twisting of the wrist.
      To qualify as accessible, door and gate hardware must: allow one-hand operation, not require tight grasping, pinching, or twisting of the wrist, operate with 5 lbf maximum and be located 34" to 48" above the floor or ground.
      Type A unit requirements: Primary entrance and all other doorways intended for user passage, shall be accessible.
      Type B unit requirements: The primary entrance shall be accessible and on an accessible route from public and common areas.

3. Unit 2D –
   a. The running slope of the main entry door maneuvering clearance is approximately 5.20% and cross slope of 3.90% and both slopes exceed 2%

b. The accessible route to the unit has a running slope of 9.00% (max allowed is 5%) and has not been constructed as a ramp (i.e. handrails, edge protection, etc.). NOTE: MAX RUNNING SLOPE ALLOWED FOR A RAMP IS 8.33%
c. Change in level at exterior concrete deck/patio is approximately 5-1/2" and exceeds 4%
d. The restroom does not provide a 30x48 inch clear floor space beyond the swing of the door
e. Entry door threshold is approximately 5" tall and exceeds 1/2" in total height on the outside
f. Centerline of water closet is approximately 13" and not 18" from the finished face of the shower. There is not a minimum of 33", the distance is approximately 25", between the finished face of the shower and the opposite vanity. The distance between the wall behind the water closet and the opposite wall/obstruction is less than 56"
g. All user passage doors (except the main entry door and patio door) within dwelling unit provide approximately 28" wide opening width and do not provide a minimum 31 3/4" (32" nominal) clear opening width
h. There is not a parallel 30x48 inch clear floor space centered on the lavatory. The 30" x 48" clear floor space is overlapped by the toilet
i. A 30x48 inch clear floor space is not provided at the shower stall either parallel or perpendicular to the shower. The 30" x 48" clear floor space would be overlapped by the toilet
j. The accessible route within the unit is not 36" min wide at the entrance to the kitchen
k. The t-stat controls are at approximately 60" A.F.F. and not within accessible reach range
l. Entry door hardware is a knob and requires tight grasping, pinching, and twisting of the wrist

To qualify as accessible, door and gate hardware must: allow one-hand operation, not require tight grasping, pinching, or twisting of the wrist, operate with 5 lbf maximum and be located 34" to 48" above the floor or ground.

Type A unit requirements: Primary entrance and all other doorways intended for user passage, shall be accessible.

Type B unit requirements: The primary entrance shall be accessible and on an accessible route from public and common areas.

4. Unit 4A –
   a. The restroom does not provide a 30x48 inch clear floor space beyond the swing of the door
   b. Entry door threshold is approximately 2" tall and exceeds 1/2" in total height on the outside
   c. Centerline of water closet is approximately 14" and not 18" from the finished face of the shower. The distance between the wall behind the water closet and the opposite wall/obstruction is less than 56"
   d. All user passage doors (except the main entry door and patio door) within dwelling unit provide approximately 28" wide opening width and do not provide a minimum 31 3/4" (32" nominal) clear opening width
   e. A 30x48 inch clear floor space is not provided at the shower stall either parallel or perpendicular to the shower. The 30" x 48" clear floor space would be overlapped by the toilet
   f. The accessible route within the unit is not 36" min wide at the entrance to the kitchen
   g. The t-stat controls are at approximately 60" A.F.F. and not within accessible reach range
5. Mailbox Area –
   a. The height of the mailboxes operable part on the taller shelf are at approximately 60" A.F.F. and is beyond the maximum high reach allowed of 48 in

   b. The accessible route running slope at the mailboxes is 6.25% slope and the cross slope is 5.65%

6. Laundry Room –
   a. Exterior door threshold exceeds 1/2" in total height. Threshold is approximately 1-1/2" to 2" tall
7. Parking –
   a. No accessible parking has been provided for dwelling units. Please see the Site and Civil ADA Accessibility and Parking Investigation section for more information.
8. Accessibly Routes –
   a. The accessible route from the public sidewalk to the apartments has running slopes of 14.90% and 7.75% (max allowed is 5%) and has not been constructed as a ramp (i.e. handrails, edge protection, etc.). NOTE: MAX RUNNING SLOPE ALLOWED FOR A RAMP IS 8.33%
   b. The concrete sidewalk surface has cracks and missing sections of concrete and is not stable and firm at 2 or 3 locations
   c. The accessible route from the apartments to the mailboxes has running slopes of 11.30% (max allowed is 5%) and cross slopes of 3.40% (max allowed is 2%) and has not been constructed as a ramp (i.e. handrails, edge protection, etc.). NOTE: MAX RUNNING SLOPE FOR A RAMP IS 8.33%
   d. The accessible routes from parking lot to the apartments has running slopes of 14.55% and 11.80% and has not been constructed as a ramp (i.e. handrails, edge protection, etc.). NOTE: MAX RUNNING SLOPE FOR A RAMP IS 8.33%
   e. The accessible route from the apartment buildings to another apartment or Fairfield Center building has running slopes of 11.00% (max allowed is 5%) , 7.60% and 9.15% has not been constructed as a ramp (i.e. handrails, edge protection, etc.). NOTE: MAX RUNNING SLOPE FOR A RAMP IS 8.33%

PART D:

CAPITAL IMPROVEMENT RECOMMENDATIONS AND COST ESTIMATES

Needs Priority

Immediate – 0 to 2 years

Short Term – 3 to 5 years

Long Term – 6 to 15 years

MECHANICAL

1. The boiler in one building has been replaced. The boilers in the other two buildings should be replaced with a 399,000 BTUH high efficiency boiler. **Short Term**. $75,000
2. The toilet rooms in each apartment should have exhaust fans added to them to meet current codes. **Short Term**. $48,000
3. The baseboard heaters should be replaced in all apartments with a baseboard heater that will provide more BTUH at a lower supply water temperature from the boiler system thus increasing the efficiency of the boiler system overall. **Immediate to Short term**. $84,000
4. The controls for the baseboard system, valves and thermostats should be replaced when the baseboards are replaced. **Immediate to Short Term**. $36,000
5. Other considerations if cooling were to be added to the spaces, single split systems would be suggested for a use such as this, however, refrigerant calculations would need to be done and an electrical service upgrade would almost surely be needed. $15,000 per apartment.
6. The kitchen recirculation hoods **should be replaced** and put on a regular maintenance schedule for filter changes and cleaning. $36,000

PLUMBING

1. The waste lines that are still cast iron should be replaced. All the waste lines from the building to the main in the street should be inspected by a plumbing contractor for issues. **Immediate**. $50,000
2. Some domestic water insulation should be done in each of the mechanical rooms for the buildings. This will save on energy and will save on capacity of the system of the building. **Short Term**. Allowance $30,000
3. The water heating in each of the buildings should be looked at for replacement when the boiler system is replaced. This occurred in one building, but not the other two buildings. **Short Term**. $50,000
4. All plumbing fixtures should be considered for replacement. The fixtures are operating for the most part in the units. There are more water efficient fixtures to be installed if projects are done or tenants are turned over in the building they should be considered for capital improvement budgeting as it allows. **Long Term**. $180,000

ELECTRICAL

1. The disconnects for each building should be moved to be within current codes for the electrical service disconnect locations. **Current Code Item**. $150,000
2. An electric panel should be considered for each apartment to be added. This is a major upgrade but would be needed to meet any kind of current codes for dwelling units. **Current Code Item**. $300,000
3. The existing lighting system should be updated to a LED based system, that can meet the new code requirements. While some lights have been upgraded, there are quite a few fixtures that are not LED, or are screw base LED. Some energy efficiency and maintenance dollars can be saved with upgrades to the balance of the fixtures in the space. **Short Term**. $90,000
4. If the existing Electrical service is a single service that is combined with the Event Center, then a separation of services will be required if the property is subdivided. This will require the replacement of the existing transformer with a larger capacity transformer, or the addition of a new transformer for additional capacity. Any modification to the existing electrical service(s) will likely include an upgrade to the available service capacity. **Future**. $75,000

STRUCTURAL

The residential units showed signs of foundation movement. This is common for light-framed structures on slab type foundations. Given the age of the building, some settlement is expected. This condition should be monitored for any further settlement or damage.

1. Deterioration of exterior roofing should be replaced and the substructure inspected at that time for any potential water damage. **As needed at time of roof replacement**
2. The soffits should be replaced and the substructure inspected at that time for any potential water damage. **As needed at time of siding replacement**
3. Uneven Pavement at Thresholds
    a. This condition should be monitored for further settlement.
4. Water Damaged Ceiling
    a. The source of the water should be investigated to ensure that any structural members affected are dry and free from deterioration.

BUILDING ENVELOPE

Roofing

1. Steep Slope Roofing
    a. As the fiberglass, reinforced, asphalt shingles have reached (past) their serviceable life, we recommend that the shingles be replaced. The replacement should include removal of existing shingles, underlayment, flashings and gutter. Inspect the wood decking and repair as necessary. Install a new fiberglass reinforced, asphalt shingle assembly. This assembly should include new underlayment (self-adhering membrane at eaves as required by Code), new flashings, edge metals, gutters as well as new shingles.

   b. *NOTE* During our time onsite, CMW was asked about the feasibility of installing a Standing Seam Metal Roof in lieu of asphalt shingles. CMW believes that a Standing Seam Metal roof is a feasible option, however, care must be undertaken to properly detail all transitions and snow retention systems should be investigated at all areas above pedestrian areas.
   c. Although the shingle roofs have exceeded their service life, we also believe that by replacing damaged or missing shingles and resealing roof penetrations, the roof replacement could be delayed and budgeted for anytime in the next two years.
2. Low-Slope Roofing
   a. The TPO membrane is in fair condition, with a few isolated areas requiring attention (repairs). The roof with spray foam has a few issues as well, with these isolated conditions requiring repair. Although the roofs are still performing, we recommend that the low-slope roof areas (TPO and Spray Foam) be replaced. We recommend removing the existing roof down to the deck, inspecting and repairing the deck and then installing a new single-ply roofing membrane roofing assembly. The new assembly should include insulation (Code required R-value), new flashings and new membrane. We recommend this be done in the next 1 to 4 years.
   b. We also recommend that the roofing at the breezeway roofs, including flashing, be removed and replaced with a new single-ply roofing assembly, including new flashings and insulation. We recommend this be completed when the asphalt shingle roofs are replaced
   c. The metal roof area appears to be in fair to good condition; however, we recommend that a rake flashing be installed to prevent water from entering under the assembly.

Exterior Walls

1. Spaced 1X Cladding (Fairfield Center and Fairfield Apartments)
   a. Although leakage was not reported to CMW, we believe that the WRB at the spaced 1X cladding locations is at or near the end of its serviceable life. We observed multiple locations of cuts, incomplete terminations, non-sealed penetrations, etc. Because of the observed conditions, we believe that isolated repairs can be performed to extend the life of the WRB/cladding; however, we recommend that the spaced 1X cladding and WRB be removed and replaced (multiple options for WRB and cladding) 5 to 7 years.
   b. We recommend that all compromised cladding and trim be removed and replaced. During removal, inspection of the existing WRB should be performed. At locations where the WRB has been damaged or compromised, repair or replacement of the WRB should be performed prior to the installation of new, replacement components.

Windows and Transitions at Walls

1. We recommend that all sealants at windows and wall transitions be removed and replaced with new sealants. This could include removal and replacement of compressible foam rod/tubing (at post/masonry; post/window and other locations where void space exceeds typical sealant coverage). It is typically advised to replace windows of this age at the time of siding and WRB replacement. New windows will increase energy efficiency and longevity of the building façade.

Foundation Waterproofing

1. As discussed earlier, we did not observe any leak issues, nor were we informed of any leak issues regarding the foundation. With this in mind, we recommend that if leakage does occur, address and repair the issue as an isolated failure. If there comes a time when multiple leaks are present, a further investigation and repair plan can be executed.

BUDGET PRICING

The following costs are budget costs only. Actual cost will vary depending on the time of year and materials selected for the project.

1. ~13,000 SF Asphalt Shingles, including Breezeways **Immediate.** $165,000 to $255,000
2. ~15,000 SF new Exterior Cladding, WRB and ~69 Windows. **Short Term.** $600,000 to $900,000

FIRE AND LIFE SAFETY

1. Each of the apartment buildings should be provided with a dedicated fire alarm system. The system should be equipped with a dedicated fire alarm control unit (FACU) located in an area approved by the fire marshal, provide for monitoring of any installed sprinkler system, activation of all new notification appliances (strobes and horn/strobes) throughout the buildings, and monitor all detection devices (new smoke and/or heat detectors and manual pull stations). Consideration should be given to providing an NFPA 13R fire protection system and NFPA 72 fire alarm system for each apartment building. **Current Code Item.** $100,000 to $150,000
2. Consideration should be given to providing CO detectors in each mechanical equipment room (boiler room) for each building. **Immediate.** $6,000 to $10,000

ACCESSIBILITY AND ADA

Please find detailed information on each item listed below in the referenced ACI report.

1. Findings with Barrier Priority (1) High. Findings are recommended for immediate correction and generally include original construction violations, safety concerns, or conditions that may be corrected with relatively limited cost or effort. **Immediate.** $135,800 to $191,000
    a. 2, 4, 5, 6, 7, 10, 12, 13, 14, 16, 17, 18, 19, 22, 24, 25, 26, 27, 28, 30, 32, 33, 34, 35, 36, 38, 39, 40.
2. Findings with Barrier Priority (2) Important. Findings should be addressed as soon as reasonably possible because correcting them would remove barriers affecting a greater number of residents, visitors, or facility users. **Short Term.** $38,600 to $52,950
    a. 3, 8, 9, 11, 15, 20, 21, 23, 29, 31, 37.

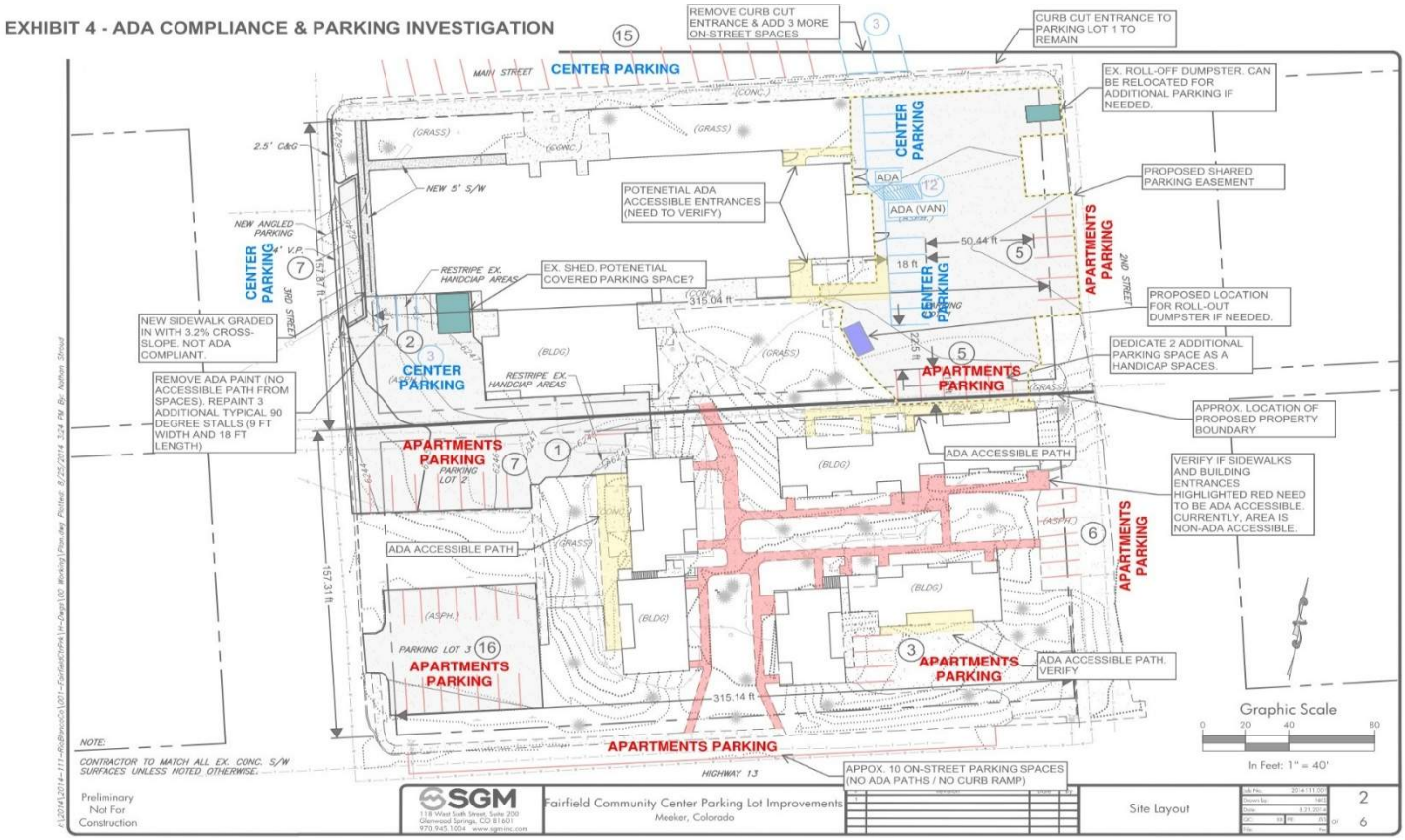
SITE AND CIVIL

DUE TO THE SHARED NATURE OF EXISTING SITE CONDITIONS AND INFRASTRUCTURE BETWEEN THE FACILITIES, PLEASE SEE SECTION 5, SEPARATION FEASIBILITY AND ASSET DISPOSITION CONSIDERATIONS

ADA Accessibility and Parking Investigation:

1. A proposed parking easement within Parking Lot 1 would be necessary to maintain it as a shared lot.
2. Currently, there appears to be about 38 parking spaces serving the Apartments. Based on Section 18.1.13 of Town of Meeker-LUC, the required parking spaces for all residential use is 2 spaces per dwelling unit. This results in the Fairfield Apartments requiring 52 total parking spaces. **Current Code Item.** $5,000 to $10,000

1. Section 208.2 of the 2010 ADA Standards for Accessible Design states that for 52 total parking spaces, 3 would be required ADA spaces and 1 must be van-accessible. Based on current design, if the 10 on-street parking spaces can count towards the total number of apartment parking spaces, there would be a total of 54 parking spaces within the subdivided boundary for the Fairfield Apartments parcel (well within Town of Meeker Parking Regulations).
2. However, if the 10 on-street parking spaces cannot count towards the total number of parking spaces, 9 additional off-street parking spaces would need to be included within the subdivided boundary. Regardless, according to ADA Standards the proposed apartment lot will need 2 additional ADA spaces with 1 space designed to be van-accessible. The 2 additional ADA spaces can be readily added into the parking adjacent to the northern face of the north apartment building. ADA accessibly routes exist for each of the 3 apartment buildings along the outer faces of the buildings, but these would need to be verified with a more detailed survey.



SECTION 3:

FAIRFIELD CENTER

PART A:

FINDINGS AND RECOMMENDATIONS SUMMARY

FAIRFIELD CENTER FINDINGS SUMMARY

The Fairfield Center appears to be in good structural condition. Similar to the Fairfield Apartments, it was built in the 1970s so roofing and exterior combustible cladding is reaching the end of its expected service life. Fortunately, much of the exterior of this building is concrete and stone, therefore long-lasting materials. Observations indicated some isolated concrete cracking was observed. A number of mechanical, electrical and plumbing systems throughout various locations are at the end of their life. Fire protection is only installed at the basement level. Multiple accessibility deficiencies were observed, including signage, restroom requirements, clearances, access at select locations and parking requirements.

FAIRFIELD CENTER RECOMMENDATIONS SUMMARY

The items our team observed in immediate need of attention include the low slope and asphalt shingle roof, new mechanical equipment for the senior center, replacement of cast iron waste lines and select accessibility items.

Recommended short term needs include as needed repair or replacement of damaged sheathing and concrete, replacement of health department condensing units and units serving the event space, gas and main restroom electric water heaters replacement, upgrading lighting to more efficient LED fixtures and select accessibility items.

Long term needs include repurposing or eliminating the lobby furnace, installing an increased efficiency HVAC system, improved efficiency plumbing fixtures, replace or upgrade all electrical panels and select accessibility items.

Current code compliance deficiencies were identified and provided as an additional category. It is understood these items are typically not enforced by Authorities Having Jurisdiction unless a renovation or other improvements necessitate AHJ permitting. AHJs for this building includes the Rio Blanco County Building Department and Town of Meeker Community Development. These items are always valuable to consider, even though not immediately enforced by an AHJ. These items include providing fire protection and fire alarm systems for the entire building, relocating ADA parking spaces and providing additional parking per Town of Meeker code.

Typically building renovations require ADA compliance upgrades through the permitting process, however ADA compliance deficiencies may be actively enforced through private litigation as well. It is recommended Rio Blanco County closely reviews the accessibility recommendations in this report to determine the most appropriate path to mitigate this exposure.

PART B:

BUILDING EXISTING CONDITION ASSESSMENT

THE FOLLOWING IS A SUMMARY OF FINDINGS BY DISCIPLINE. EACH CONSULTANT'S COMPLETE REPORT WITH PHOTOGRAPHS IS INCLUDED IN SECTION 8, INDEX OF REFERENCED REPORTS.

STRUCTURAL

Findings:

1. Deterioration of exterior
    a. The roofs on the Fairfield Community Center are comprised of asphalt shingles. Visual observations indicate severe weathering and deterioration. Weathered or damaged roofing can lead to water infiltration into the building can lead to oxidization of steel members or mold/rot in wood members. The substructure below the roofing was not visible for observation.
    b. The soffits around the building showed signs of water damage and weathering. Combined with the weathered roofing, this is another indication that water infiltration may have occurred. The structure beyond the soffit was not visible for observation.
2. Joint Filler
    a. Areas of the joint filler between the concrete wall panels and steel columns appeared to be worn and/or missing. The steel column did not appear to be oxidized.
3. Cracked Concrete
    a. Portions of the first level above the basement are exterior slabs-on-metal deck. This concrete was cracked at the supports. The metal deck below the exterior concrete is showing minor corrosion.
    b. Steel columns supporting the first floor above the basement are founded below the basement slab. No saw-cuts or contraction joints are present in the basement. The basement slab is cracked in some locations.
4. Uneven Pavement at Thresholds
    a. The pavement at door thresholds is uneven in several locations which indicates possible settlement of exterior pavement or heave of building foundation.

BUILDING ENVELOPE

Background:

Fairfield Center

The Fairfield Center building consists of multiple roof areas, with both low-slope and steep slope roofing assemblies. The main low-slope roof is comprised of single-ply roofing membrane, Thermoplastic Polyolefin (TPO). The TPO roof area has several roof penetrations and multiple roof top units in place. At the east end of the Fairfield Center there are 2 additional roof areas, one having a 'Pro-Panel metal roof covering and the other having a sprayed polyurethane roof with coating installed at three locations (one hip type roof, one Dutch Gable type roof and on shed type roof) are currently covered with a dimensional, fiberglass reinforced asphalt shingle.

The exterior walls have various cladding types, including masonry (stone), wood siding (spaced 1X siding, T-111, Masonite, and plywood siding). Within the wall assemblies are various windows and doors. The soffits

appear to be Masonite or similar, however, we did observe locations where metal cladding had been installed over the soffit.

At the time of our observations, the foundation waterproofing was not readily visible, however, we did perform interior basement level observations and did not observe where water intrusion has occurred. In addition, Mark with Rio Blanco County informed CMW that the only water issues that have occurred were due to an internal plumbing issue.

Findings:

1. Improperly flashed equipment curb and non-sealed pipes over reported leak area – Although exploratory openings were not performed in the roof, it appears that the curb and damaged pipe penetrations are most likely the reason for the reported roof leak. Water testing could be performed at these conditions to verify leakage, and repairs could be performed. Continued water migrating beneath the roofing membrane can lead to additional issues inside the building.
2. Weathered shingles – The condition of the asphalt shingles are consistent with shingles that are at or past their service life. Some signs of an older/aging asphalt shingles are cracking in the asphalt/granule topping; degraded thickness due to weathering, missing or displaced granule covering, and brittleness. The shingles currently in-place exhibit these failures.
3. Incorrect flashing at cluster of roof penetrations – Typically, all roof penetrations are individually flashed into the roofing system. However, in conditions where individual flashing is not feasible there are other methods to properly seal the penetrations, with two (2) common methods being installing a pitch pan with pourable sealer or installing a 'gooseneck' flashing with the penetrations located within. When installing a pitch pan with pourable sealer, the penetrations must be rigid (flexible conduit, foam insulation, and other non-rigid components do not allow for a long-term seal. A gooseneck flashing should be installed at this and similar conditions.
4. Weathered wood cladding above roof level – The wood cladding around the various roof areas is severely weathered, with some locations exhibiting decaying wood (mainly at roof/wall interfaces) and areas where nails are backing out. At several of these locations, it is very possible for water to migrate behind the cladding, behind the metal flashing and into the building during heavy precipitation events and times when snow/ice is present.
5. Parapet wall at spray foam roof with no metal cap - Typically, roofing assemblies are either terminated and flashed at vertical surfaces or the assembly extends up and over a parapet wall and a metal cap is installed. The spray foam roofing is not terminated or has a metal cap installed. This condition can allow moisture/water to leak beneath the foam at the masonry interface and into the building.
6. Sleepers at cooling unit partially foamed over – In theory, spray foam roofs provide a continuous membrane that provides R-value and is water-tight (if properly mixed and installed). The foam at the sleepers (4x4 wood runners) are partially foamed over, with voids and thin spots in the foam and coating. This condition could allow water to migrate beneath the installed foam.
7. Metal roofing rake edge not sealed or flashed at rake edge – The current condition of the metal roof edge can allow water to enter beneath the metal roofing and potentially into the building.
8. Damaged gutter at steep slope shed roof – Damaged gutters can impact how water drains off the roof. During ice and snow events, the damaged gutter could lead to potential icing and damage to the fascia and soffit due to improper drainage.
9. Post and cladding separating at wall below shed roof eave; Void space between stone cladding and steel post; Failing sealant at various windows; Missing sealant at various stone cladding/window

transitions – Many of these conditions are maintenance items and unless addressed, could create an avenue for water to enter into the building. can be addressed with removal of failed, damaged, or missing sealant and installing new sealant. However, at locations where cladding is separating from the structure, additional investigation is required with potential replacement of various components a probability.

10. Water damaged soffit – The damaged soffit is most likely due to water migration due to icing and potentially insufficient installation of the roofing underlayment at the gutter edge.
11. Spaced 1X siding with improperly terminated weather-resistive barrier (WRB) and locations where WRB is deteriorating and not sealed to penetrations – We understand the aesthetic appearance of the spaced 1X cladding, however, while limited, the underlying tar paper (WRB is exposed to UV degradation, and over time will degrade and fail. In addition, we observed multiple locations where cuts or voids were present in the WRB, creating conditions where water can enter behind the assembly and into the building.

MECHANICAL

Findings:

1. There is a combination of HVAC systems in the building.
2. The remodeled health department is served by 4 gas fired furnaces with split system condensing units for cooling. While these are only about 10 years old, they are really residential systems that should be planned for replacement in the next few years.
3. The main event space is served by two 8-1/2 ton rooftop units to interior supply ductwork and sidewall diffusers. The kitchen has grease exhaust but is not served by a make up air units and I would suspect the kitchen gets quite warm while in operation.
4. The “lobby” area is served by another rooftop unit, 4 ton capacity and ducted above the restroom groups to the main space. There is also a gas fired furnace serving the lobby space from a storage room near the front entry.
5. The senior center portion of the building is a combination of a split system on the west side (3 ton) and an RTU on the East side (4 ton). There is also an office on the Southwest side that is served by a through the wall PTAC unit. All of the equipment is of various age, but in general, the units are what we believe are 10 to 18 years old.

PLUMBING

1. The existing waste, vent, domestic water piping systems are in various states of functioning, and some parts of the system are possibly as old as the original building, with repairs/upgrades over time, and their condition is consistent with their age. The restroom fixtures are operative but old and show their age. Various piping materials exist in the building including copper, galvanized iron, cast iron, steel and HDPE.
2. The waste lines are mostly 4” waste line run to the exterior of the building at the south wall. These lines are a combination of PVC and Cast Iron
3. Plumbing fixtures are of various ages throughout the building.
4. The domestic hot water system consists of an electric instantaneous water heater in the remodeled portion of the building for a single use. In the main toilet group, an electric tank water heater is

installed for domestic hot water to the lavatories and mop service basin in the area. There is also a gas fired tank water heaters for kitchen and washer domestic hot water. The unit sits in a utility space on the south side of the kitchen in the same room as the Washer/Dryer. The heater appears to be in working order, but was installed in 2006.

5. The gas meter is located on the south side of the building and steel piping is routed to the various gas-fired equipment.
6. The domestic water entry location is in the basement on the west side with the fire protection entry. There does not appear to be a backflow preventer on the entry.
7. The total existing plumbing fixture quantities (outside of the kitchen spaces) do not meet current Code requirements. There are a total of two (2) lavatories and four (4) water closets in each the Men's and Women's Restrooms. There are two (2) drinking fountains, one outside each restroom. No service sinks were identified elsewhere in the building. The unisex restroom in the RBC H&HS offices contributes (1) lavatory and (1) water closet toward the building total, though specifically the H&HS offices. Per the occupancy calculations, a total required plumbing fixture calculations are:
    a. (9) lavatories for each Men's and Women's Restrooms – a deficiency of (7) for both reduced by the (1) lavatory in the unisex restroom in the H&HS offices
    b. (13) water closets are required for Men's Restroom, and (14) water closets for Women's Restroom – a deficiency of (9) for both sexes reduced by the (1) toilet in the unisex restroom in the H&HS offices
    c. (3) drinking fountains – a deficiency of (1)
    d. (3) service sinks – a deficiency of (3)

ELECTRICAL

1. Electrical
    a. Preliminary Investigations indicate that the Main Electrical Service for the Site is located at the Apartments and then feeds the Event Center. The transformer that is providing power to the Site is 150kVA 120/208V 3 phase which equates to a nameplate rating of approximatelyimately 416 Amps. The electrical meter for the site is mounted on the transformer, and the transformer is believed to provide power to the Event Center and the Apartments. If the power for the Site is a single service and the property is subdivided, then there will need to be a separation of Electrical Service between the parcels. If there are separate services to the Event Center and the Apartments that are both powered by the single transformer, then easement(s) may need to be established for Utility access to services.
    b. This building has 2 disconnects located on the exterior of the building. One disconnect is a Siemens 120/208 200 Amp/3 phase disconnect and the other is a Square D 120/208 3 phase disconnect that appears to be 400Amps. The main panels are located in the mechanical room on the main level of the building. The conduit from exterior to the interior are routed in the basement.
    c. There are several panels throughout the building, all are single phase with single phase equipment in the space. The lower level has one existing panel.
    d. Most of the panels are out of space for any new breakers and the available Amperage for the service in this large of a building can be problematic for adding any kind of use and/or trying to comply with any model electric and solar ready codes.

2. Lighting
    a. The lighting system is a mixture of recess can lights, track lights, recessed troffers, surface mounted lights and strip lights. Many areas of the basement are not adequately lighted. Some of the lighting in the area has been replaced with LED options while others remain old and inefficient fixtures.

SITE AND CIVIL

DUE TO THE SHARED NATURE OF EXISTING SITE CONDITIONS AND INFRASTRUCTURE BETWEEN THE FACILITIES, PLEASE SEE SECTION 4, SHARED SYSTEMS ANALYSIS FOR MORE INFORMATION



PART C:

BUILDING CODE AND LIFE SAFETY ANALYSIS

FIRE AND LIFE SAFETY

Code Requirements:

Refer to Appendix B for detailed analysis

Fire Protection

1. Automatic Sprinkler System
    a. An automatic fire sprinkler system would be required for new construction; however, it is not required for an existing structure unless a renovation of sufficient scope is to be permitted. At which point the AHJ would be in a position to require a Code-compliant system be installed. This decision is often under the purview of the Fire Marshall. The extent of work performed in a single permit will be a factor in this determination.
2. Standpipes
    a. Standpipes would be required for new construction; however, it is not required for an existing structure unless a renovation of sufficient scope is to be permitted. At which point the AHJ would be in a position to require a Code-compliant system be installed. This decision is often under the purview of the Fire Marshall.
3. Alarm and Detection System
    b. A manual fire alarm system would be required for new construction; however, it is not required for an existing structure unless a renovation of sufficient scope is to be permitted. At which point the AHJ would be in a position to require a Code-compliant system be installed. This decision is often under the purview of the Fire Marshall.
4. Occupancy
    a. The walls and floors separating Business uses from Assembly are to have a 2-hour minimum fire separation assemblies when not sprinkled. Walls and floors separating Assembly uses from storage are to have a 1-hour minimum fire separation assemblies.

Accessibility

- New work to be in compliance with IBC Chapter 11 & ICC A117.1, unless technically infeasible
- Existing buildings shall comply with IBC Section 3409
    a. An alteration of an existing element, space of area of a building or facility shall not impose a requirement for greater accessibility than that which would be required for new construction
    b. Alterations shall not reduce or have the effect of reducing accessibility of a building, portion of a building or facility
    c. Upgrades are generally not required for an existing structure unless a renovation of sufficient scope is to be permitted, or other circumstances prompt an upgrade.
- Accessible Route
    a. For new construction, an accessible route would be required to the site, through and around the site, and within the building, employee work areas, and common areas.
    b. Costs of providing the accessible route are not required to exceed 10 percent of the costs of the alteration affecting the area of primary function
    c. This provision does not apply to alterations limited solely to windows, hardware, operation controls, electrical outlets, signs, mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials
- Accessible entrances

a. At least 60-percent of all public entrances shall be accessible

- Parking
  a. Where parking is provided, accessible parking spaces shall be provided
     i. 1 to 25 spaces provided = 1 required accessible space
     ii. 26 to 50 spaces provided = 2 required accessible spaces
     iii. 51 to 75 spaces provided = 3 required accessible spaces
  b. For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space
  c. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance
- Toilet and Bathing Facilities
  a. Toilet rooms shall be accessible.
  b. At least one of each type of fixtures, element, or control or dispenser in each accessible toilet room shall be accessible
- Where kitchens are provided in accessible spaces or rooms, they shall be accessible per ICC A117.1
- Where drinking fountains are provided, they shall be accessible per ICC A117.1
- Where coat hooks and shelves are provided in toilet rooms, toilet compartments, dressing rooms, at least one of each type shall be accessible
- Controls, operating mechanisms and hardware intended for operation by the occupant, including switches for lighting, ventilation and electrical convenience outlets, in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible
- Signage shall be required and identified by the International Symbol of Accessibility at accessible parking spaces, accessible entrances where not all entrances are accessible, Unisex toilet rooms, directional signage as required, egress doors, and others as indicated in the Section.

Findings:

Fire Protection

1. Automatic Fire Sprinkler
   a. Automatic fire sprinklers are provided within the basement level of the building only. This system was installed as a pipe schedule system in the 1970's at the time of original construction. Additional fire protection is provided in the form of hand-held fire extinguishers (ABC type, typically 10-lb canisters within entirety of building, and Type K extinguisher in kitchen), a fire alarm system within the H&HS offices, and a wet-chemical suppression system for the fryer in the kitchen area.
2. Site
   a. The site does not contain private fire hydrants. Public hydrants are on the public thoroughfares that bound the property and appear to be adequately spaced and do not have any visible signs of damage or tampering.
   b. The sprinkler riser room for the Basement level is in the basement. Access is via the building southwest entry on the west side of the structure. A Knox type key box is provided adjacent to this entry. Knox boxes are not provided at other entry points to the building.
3. Building Systems
   a. The building contains an NFPA 13, wet-pipe, pipe schedule fire protection system. The riser is located in a dedicated riser room in the northwest corner of the Basement area and contains a 4-inch, Febco, Model 870, double check assembly backflow prevention device and vane-type

waterflow switch as required by NFPA 13 for waterflow indication. The control valves on the backflow preventer provide for system control. The valves are not provided with tamper switches or chains and locks. The riser room is lighted and heated, though is currently under remodel with the balance of the Basement level.

b. The system is not provided with a hydraulic placard. Pipe sizing and routing, as well as the age of the building indicate a pipe schedule system was utilized for the design.
c. A 10-inch electric bell is provided for exterior notification as required by NFPA 13. This bell is a 120-volt bell that is activated by the waterflow switch installed on the sprinkler riser in the Basement Level.
d. The riser is not provided with pressure gauges so determination of available pressure could not be made.
e. The building was constructed circa 1970's.
f. The sprinkler system appears to be operable and shows no visible signs of damage or tampering.
g. The placement of the sprinklers is on a maximum spacing of 130 sq. ft. and were found in all rooms on the Basement level.
h. Areas with no fire sprinkler protection:
i. Entire Ground Level of the building, which includes the H&HS offices, main lobby, activity room, kitchen, building offices, and community hall.
j. 10lb. ABC fire extinguishers, spaced appropriately for the building occupancy.

4. Testing Reports
    a. Verbal confirmation was provided that the annual fire sprinkler testing was completed in 2025, per NFPA 25. However, no reports from the vendor have been provided therefore, none were able to be gathered from the site.
    b. Verbal confirmation was provided that the annual backflow preventer testing was completed in 2025. However, no reports from the vendor have been provided therefore, none were able to be gathered from the site.
    c. Verbal confirmation was provided that the annual fire extinguisher testing was completed in March 2026. Evidence of annual service is shown on the tags provided on each extinguisher.
5. Noted Deficiencies
    a. The system utilizes ½-inch piping for drops to pendent sprinklers. This size pipe is no longer permitted for use by NFPA.
    b. The building, being a mixed-use, including assembly use, should be provided with an approved automatic fire sprinkler system throughout all areas of the building.
    c. Fire extinguishers (10-lb ABC) are not mounted or labeled as to location for ease in identifying.

Fire Alarm

1. A dedicated fire alarm system is provided within the H&HS offices area of the building only. A dedicated control panel is not provided and the system appears to be tied into the main electrical panel.
2. Building Systems
    a. A dedicated fire alarm notification system is provided in the H&HS Offices area of the building, only. A fire alarm system has not been provided in the balance of the building.

   b. A dedicated fire alarm control panel or unit (FACU) is not provided. All circuits appear to be tied to the main electrical panel.
   c. The site does not appear to have a fire alarm system networked together.
3. Testing Reports
   a. None were provided and confirmation of annual testing per NFPA 72 could not be verified.
4. Noted Deficiencies
   a. The H&HS dedicated system does not have a manual pull station.
   b. The H&HS dedicated system detection is provided by combination smoke and CO alarms which are battery powered and have built-in sounders. These devices are not hard-wired and are not connected to a main control unit for monitoring and system activation.
   c. The entire facility, being of mixed use, including assembly, should be provided with a dedicated fire alarm system. The system should be equipped with a dedicated fire alarm control unit (FACU) located in an area approved by the fire marshal, provide for monitoring of the sprinkler system, activation of all new notification appliances (strobes and horn/strobes) throughout the building, and monitor all detection devices (new smoke and/or heat detectors and manual pull stations).

Egress and Ingress

1. Building Systems
   a. The building has a single rapid access key lock box or emergency key box for first responders to gain access to the building. This is located adjacent to the southwest entry to the building.
   b. Hardwired exit signs and emergency lighting with battery backup are installed and illuminated in all egress hallways.
   c. Both red and green exit signs are used (red on the Ground Level, green on the Basement Level).
2. Testing Reports
   a. Currently, there is no scheduled annual testing for the battery backup for the exit signs or the emergency egress lights.

Fire Barrier Walls

1. Plans provided for the 2018 remodel indicate the construction of a 2-hour rated barrier separating the H&HS offices from the balance of the structure.
2. 90-minute doors were observed to be provided as protectives for the door openings within this wall.

Access roadways for emergency vehicles/equipment

1. The overall site has adequate road widths abounding the property, as well as access to the property at the south and east entrances.

ACCESSIBILITY AND ADA CONSIDERATIONS

Findings:

1. Areas inspected:
   - All (4) entrances into the building
   - Parking at the front and back of the building

- All restrooms
- Office area/breakrooms
- Reception hall
- Serving area
- Kitchen

2. Men's Restroom –
    a. Compliant signage is missing at restroom door
    b. The bottom edge of the apron at the vanity is at approximately 19" A.F.F. to the floor
    c. An accessible urinal is not provided
    d. An accessible toilet compartment is not provided
    e. The coat hooks are installed at approximately 71" A.F.F. which is greater than 48 inches above the finished floor
    f. The threshold at the restroom entrance has a vertical change greater than 1/4 inch
    g. The paper towel dispenser that protrudes more than 8" from the wall is obstructing the 18 inches on the latch side and maneuvering clearance at the door
    h. Both of the paper towel dispenser's operation sensors are at approximately 52" A.F.F. and are too high off the floor. Max height is 48" A.F.F. off the floor
    i. Both of the paper towel dispensers protrude more than 4 inches into the circulation path
    j. The water and drain pipes under the lavatory are not adequately insulated
3. Women's Restroom –
    a. The bottom edge of the apron at the vanity is at approximately 19" A.F.F. to the floor
    b. The centerline of the toilet is 14" from the side partition. The centerline of the toilet must be 16 to 18 inches from the side wall or partition
    c. The rear grab bar is missing
    d. The side grab bar is not long enough
    e. The toilet seat cover dispenser is mounted at approximately 63" A.F.F. and is too high and is not located in an accessible location
    f. The compartment door does not have an unobstructed clear opening width of 32 inches. The opening is currently approximately 31" wide clear opening
    g. Sanitary napkin dispenser operable part is at approximately 50" A.F.F. and is not within reach range above the floor
    h. The coat hooks are installed at approximately 71" A.F.F. which is greater than 48 inches above the finished floor
    i. The paper towel dispenser that protrudes more than 8" from the wall is obstructing the maneuvering clearance at the door
    j. Both of the paper towel dispensers protrude more than 4 inches into the circulation path
    k. The water and drain pipes under the lavatory are not adequately insulated
4. Building Entrances –
    a. The thresholds at (4) of the entrance doors has a vertical change greater than 1/4 inch.
    b. (5) of the entrance doors do not have a smooth surface within 10 inches of the floor on the push side.
5. Sliding Doors –
    a. Sliding Doors at the Work Room, Family Visitation Room, Jessica Palmer's office do not provide at least a 32 inch clear width. The openings provided are approximately 30" wide

6. Breakroom –
    a. The top of the sink is at approximately 36" A.F.F. and is above the allowable height of 34" max
7. Office Area Single Restroom –
    a. The side grab bar does not extend far enough from the corner. The side grab bar currently extends approximately 49-1/2" to the end of the grab bar and should be 54" min
    b. The top rim of the lavatory is at approximately 34-3/4" A.F.F. and is too high. Max height is 34" A.F.F.
    c. The rear grab bar is at approximately 36-1/2" to the top of the gripping surface and is too high. Max height is 33" to 36" A.F.F. to the top of the grab bar gripping surface
8. Reception Hall/Assembly Space –
    a. Both of the service counters are at approximately 44" A.F.F. and higher than 36 inches above the floor
    b. The wall mounted cabinets protrudes more than 4 inches into the circulation path
    c. The wall mounted IT racks protrude more than 4 inches into the circulation path
    d. Three doors in kitchen area have knob door hardware and are not accessible
    e. There is no accessible route to the mezzanine level
    f. The threshold at double door entrance to reception hall is greater than 1/2 inch high
9. Parking –
    a. The running slope (long dimension) of one of the accessible parking spaces is 2.50% and another parking space has a cross slope of 4.35%. Both exceed the 2% max
    b. All accessible parking signage at the (3) parking spaces is missing
    c. The cross slope of one of the access aisle is 3.05% which exceeds 2%
10. Recreation and Dining Room –
    a. The top of the sink is at approximately 36" A.F.F. and is above the allowable height of 34" max
    b. The top of the work/dining surfaces provided for common use is approximately 36" A.F.F. and is too high. Max height allowed is 34 inches maximum
    c. The pass through kitchen is approximately 38" wide and is not wide enough. 40" min is allowed
11. Kitchen –
    a. The counter containing the sink has a finished height in excess of approximately 39" A.F.F. which exceeds the 34" A.F.F. maximum height
    b. The counter containing the sink has a finished height in excess of approximately 37-1/2" A.F.F. which exceeds the 34" A.F.F. maximum height
    c. Knee and toe clearance has not been provided at either sink
    d. Knee and toe clearance has not been provided at the sink
    e. The sink drain pipes are exposed
    f. All of the oven controls are not accessible because the operable parts are not within the required reach range of 48" max
12. Employee Storage –
    a. There is no accessible route to the sheds due to the non compliant ramps/change in elevation at the entrance
13. Basement Storage –
    a. There is no accessible route to the basement. Only access to the basement is via stairs

PART D:

CAPITAL IMPROVEMENT RECOMMENDATIONS AND COST ESTIMATES

Needs Priority

Immediate – 0 to 2 years

Short Term – 3 to 5 years

Long Term – 6 to 15 years

MECHANICAL

1. The four furnaces serving the health department are in good working order. The split system condensing units for these systems are a maintenance issue and are causing more maintenance time and money to maintain. **Short Term**. $80,000
2. The 8-1/2 ton units serving the event space are in good working order but are aging and have very little life left in the equipment. They should be slated for replacement in the next 5 years, or the maintenance will start to increase. **Short Term**. $85,000
3. The senior center portion of the building is not controlled or served very well. The equipment is past its useful life and should be considered for replacement. At time of replacement some thoughts of a different system might be considered for better temperature control and efficiency. **Immediate to Short Term**. $75,000
4. The lobby furnace in the existing storage room does not serve a purpose in the overall operation of the building other than a back up for the lobby area. This was previously used to serve the room it is installed in. Either a repurpose of the unit to better serve the space or delete this unit from operation. **Long Term**. $15,000
5. The ductwork in the space looks to be in good condition in most cases. When/if an HVAC system is replaced, the ductwork should be considered for replacement in conjunction with the system. **Future**. Allowance of $25,000
6. More efficient systems **should be considered** when HVAC systems are replaced. Cost will depend on the solution but could range from $25 to $40 per square foot.
7. The kitchen does not have a make-up air unit serving the kitchen area. This may be a control complication and **might be a good addition** to any future kitchen work and would make the kitchen more comfortable when in operation. $50,000

PLUMBING

1. The waste lines that are still cast iron should be replaced. All the waste lines from the building to the main in the street should be inspected by a plumbing contractor for issues. **Immediate**. $50,000.
2. The water heating in the building is operating and is not in immediate need of replacement. However, the installation of the kitchen system was in 2006 with very little use left in its equipment life. The gas water heater should be slated for replacement as well as the electric water heater serving the main restroom group. **Short Term**. $40,000
3. All plumbing fixtures should be considered for replacement. The fixtures are operating for the most part in the building. There are more water efficient fixtures to be installed if projects are done in the building and should be considered for capital improvement budgeting as it allows. **Long Term**. $100,000

ELECTRICAL

1. As projects are done in the building and/or HVAC is updated, panels should be considered for updating and replacement. This would be to add additional capacity for future projects and upgrades to the building. The system is operational currently. **Long Term**. $80,000
2. If additions to the building such as electric heat pumps, EV charging stations, solar power, etc are added to the building, a service upgrade may be required. **Future**. $100,000
3. The existing lighting system should be updated to a LED based system, that can meet the new code requirements. While some lights have been upgraded, there are quite a few fixtures that are not LED, or are screw base LED. Some energy efficiency and maintenance dollars can be saved with upgrades to the balance of the fixtures in the space. **Short Term**. $90,000
4. If the existing Electrical service is a single service that is combined with the Apartments, then a separation of services will be required if the property is subdivided. This will require the replacement of the existing transformer with a larger capacity transformer, or the addition of a new transformer for additional capacity. Any modification to the existing electrical service(s) will likely include an upgrade to the available service capacity. Priority 2, dependent on subdivision of property. **Future**. $75,000

STRUCTURAL

The Fairfield Community Center appears to be in good structural condition. The building envelope should be inspected and replaced to ensure further deterioration does not impact the interior of the building. The cracked slab-on-metal deck should be repaired to prevent potential water infiltration into the basement. The metal deck should be cleared from rust and re-galvanized.

1. Deterioration of exterior roofing should be replaced and the substructure inspected at that time for any potential water damage. **As-needed sheathing at time of roof replacement**. $20,000 - $30,000
2. The soffits should be replaced and the substructure inspected at that time for any potential water damage. **Short Term**. $20,000 - $30,000
3. Uneven Pavement at Thresholds
    a. This condition should be monitored for further settlement.

BUILDING ENVELOPE

Roofing

1. Steep Slope Roofing
    a. As the fiberglass, reinforced, asphalt shingles have reached (past) their serviceable life, we recommend that the shingles be replaced. The replacement should include removal of existing shingles, underlayment, flashings and gutter. Inspect the wood decking and repair as necessary. Install a new fiberglass reinforced, asphalt shingle assembly. This assembly

should include new underlayment (self-adhering membrane at eaves as required by Code), new flashings, edge metals, gutters as well as new shingles.

b. *NOTE* During our time onsite, CMW was asked about the feasibility of installing a Standing Seam Metal Roof in lieu of asphalt shingles. CMW believes that a Standing Seam Metal roof is a feasible option, however, care must be undertaken to properly detail all transitions and snow retention systems should be investigated at all areas above pedestrian areas.

c. Although the shingle roofs have exceeded their service life, we also believe that by replacing damaged or missing shingles and resealing roof penetrations, the roof replacement could be delayed and budgeted for anytime in the next two years.

2. Low-Slope Roofing
    a. The TPO membrane is in fair condition, with a few isolated areas requiring attention (repairs). The roof with spray foam has a few issues as well, with these isolated conditions requiring repair. Although the roofs are still performing, we recommend that the low-slope roof areas (TPO and Spray Foam) be replaced. We recommend removing the existing roof down to the deck, inspecting and repairing the deck and then installing a new single-ply roofing membrane roofing assembly. The new assembly should include insulation (Code required R-value), new flashings and new membrane. We recommend this be done in the next 1 to 4 years.
    b. We also recommend that the roofing at the breezeway roofs, including flashing, be removed and replaced with a new single-ply roofing assembly, including new flashings and insulation. We recommend this be completed when the asphalt shingle roofs are replaced
    c. The metal roof area appears to be in fair to good condition; however, we recommend that a rake flashing be installed to prevent water from entering under the assembly.

Exterior Walls

1. Spaced 1X Cladding (Fairfield Center and Fairfield Apartments)
    a. Although leakage was not reported to CMW, we believe that the WRB at the spaced 1X cladding locations is at or near the end of its serviceable life. We observed multiple locations of cuts, incomplete terminations, non-sealed penetrations, etc. Because of the observed conditions, we believe that isolated repairs can be performed to extend the life of the WRB/cladding; however, we recommend that the spaced 1X cladding and WRB be removed and replaced (multiple options for WRB and cladding) 5 to 7 years.
    b. We recommend that all compromised cladding and trim be removed and replaced. During removal, inspection of the existing WRB should be performed. At locations where the WRB has been damaged or compromised, repair or replacement of the WRB should be performed prior to the installation of new, replacement components.

Windows and Transitions at Walls

1. We recommend that all sealants at windows and wall transitions be removed and replaced with new sealants. This could include removal and replacement of compressible foam rod/tubing (at post/masonry; post/window and other locations where void space exceeds typical sealant coverage). Existing storefront glazing appears to be in good condition, however future exterior work may be the appropriate time to install higher efficiency glazing.

Foundation Waterproofing

1. As discussed earlier, we did not observe any leak issues, nor were we informed of any leak issues regarding the foundation. With this in mind, we recommend that if leakage does occur, address and repair the issue as an isolated failure. If there comes a time when multiple leaks are present, a further investigation and repair plan can be executed.

BUDGET PRICING

The following costs are budget costs only. Actual cost will vary depending on the time of year and materials selected for the project.

1. Low-Slope Roof Area. **Immediate**. $225,000 to $300,000
2. Asphalt Shingles (including Gutters). **Immediate**. $175,000 to $225,000
3. New Cladding and WRB. **Short Term**. $30,000 - $50,000
4. Sealants at windows and transitions. **Short Term**. $20,000 - $25,000

FIRE AND LIFE SAFETY

1. Consideration should be given to providing an NFPA 13 fire protection system and NFPA 72 fire alarm system for the entire building, considering the occupancy is a mixed-use, including assembly, office, and kitchen. All existing sprinkler piping should be removed and replaced with piping sized based on hydraulic calculations. All ½-inch piping should be removed and replaced with minimum 1" piping. **Current Code Item**. $250,000 to $325,000
2. All testing reports should be furnished. All testing that has not been performed should be completed annually and records kept. All extinguishers throughout the building should be mounted and have signage provided. Annual testing of the emergency lights and Exit signs should be performed with records kept. **Ongoing**. $1,500 - $3,000
3. Consideration should be given to providing exit signs of all one color throughout the building.

ACCESSIBILITY AND ADA

Please find detailed information on each item listed below in the referenced ACI report. Estimated cost is per residential unit.

1. Findings with Barrier Priority (1) High. Findings are recommended for immediate correction and generally include original construction violations, safety concerns, or conditions that may be corrected with relatively limited cost or effort. **Immediate.** $33,750 to $52,350
    a. 3, 4, 5, 8, 9, 12, 14, 15, 17, 20, 23, 25, 26, 28, 29, 30.
2. Findings with Barrier Priority (2) Important. Findings should be addressed as soon as reasonably possible because correcting them would remove barriers affecting a greater number of residents, visitors, or facility users. **Short Term.** $89,700 to $121,950
    a. 2, 6, 7, 10, 11, 13, 16, 18, 19, 21, 22, 24, 27, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49.
3. Findings with Barrier Priority (3) Low. Findings are still technical violations, but the accessibility benefit may be more limited compared with the financial impact of the correction. – **Long Term.** $5,500 - $7,750
    a. 48.

4. Findings with Barrier Priority N/A. For information only.
    a. 1, 37.

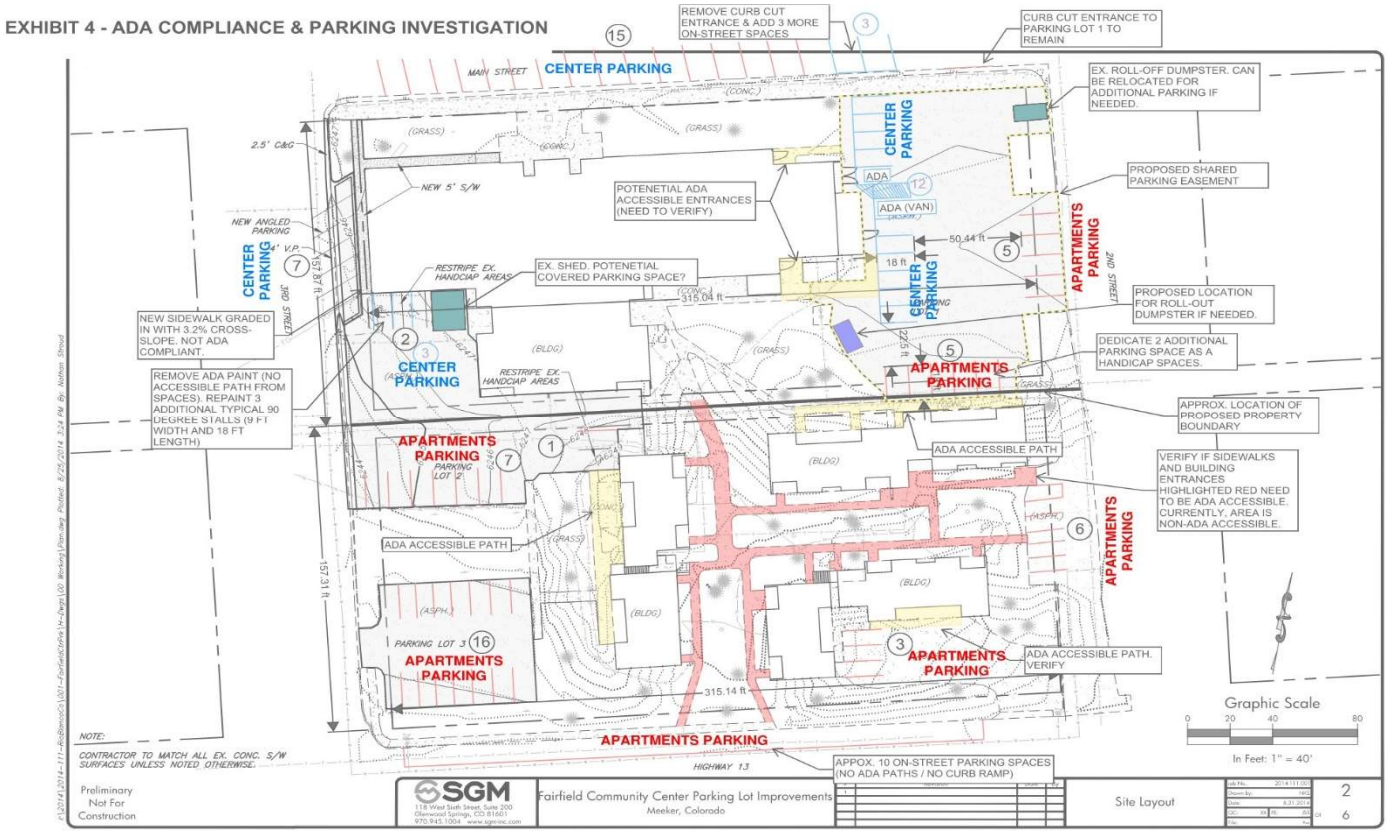
SITE AND CIVIL

DUE TO THE SHARED NATURE OF EXISTING SITE CONDITIONS AND INFRASTRUCTURE BETWEEN THE FACILITIES, PLEASE SEE SECTION 5, SEPARATION FEASIBILITY AND ASSET DISPOSITION CONSIDERATIONS

ADA Accessibility and Parking Investigation:

1. A proposed parking easement within Parking Lot 1 would be necessary to maintain it as a shared lot.
2. It is recommended that the 2 ADA spaces be relocated to the eastern face of the Community Center within Parking Lot 1 or 2 spaces along Main Street are dedicated as ADA with the addition of a striped aisle and appropriate curb ramp. **Current Code Item.** $3,400 - $4,000
3. The Town of Meeker parking regulations states for "all other uses" 1 parking space per 350 square feet of customer floor area is required. The Community Center currently has approximatelyimately 14,688 sq ft of customer floor area (this excludes storage, circulation/walls and kitchen space) which would require a total of 42 parking spaces. Assuming on-street parking spaces can count towards the total parking space requirement, the Fairfield Community Center requires 18 additional parking spaces. **Current Code Item.** $30,000 - $35,000
4. Additional (off-street) parking spaces can be located within the western side of Parking Lot 1 and 3 additional (on-street) parking spaces can be located within Main Street with modifications to the existing entrance to Parking Lot 1.
5. ADA accessible routes are assumed to be present along the eastern face of the Community Center leading towards the two Community Room entrances. The two Community Room entrances need to be verified to determine if it's an allowable public building entrance.

EXHIBIT 4 - ADA COMPLIANCE & PARKING INVESTIGATION



SECTION 4:

SHARED SYSTEMS ANALYSIS

Existing Site Conditions:

The property is currently served by public water, sanitary sewer, electrical, natural gas, communications, and storm drainage infrastructure. Existing site drainage is conveyed through a combination of pavement grading, curb and gutter, swales, drainage inlets, and underground storm sewer infrastructure. Based on available records and field observations, the site generally functions as a single integrated development, with several site features and utility systems serving both facilities. There is no evidence of any existing stormwater control devices on site (such as detention facilities).

Infrastructure Investigation:

1. **Electrical**
    a. Review of the available plan sets indicates that the electrical service supplying the Fairfield Community Center appears to originate from the electrical infrastructure located on the Fairfield Apartments parcel. This configuration should be field verified prior to final design.
    b. If confirmed, the proposed subdivision would create a cross-parcel electrical dependency, preventing the Fairfield Community Center from maintaining an independent electrical service. To allow each parcel to function independently following subdivision, it is recommended that the Fairfield Community Center receive a new independent electrical service from the public electrical distribution system. The final service location, transformer requirements, meter location, and service equipment should be coordinated with the local electrical utility provider during the design phase.
2. **Water**
    a. Based on available meeting notes, the existing domestic water service enters the Fairfield Community Center before supplying the Fairfield Apartments. Available utility exhibits do not clearly identify the domestic water service serving the apartment building; therefore, the existing configuration should be verified prior to subdivision.
    b. Assuming the existing domestic water service is shared between both facilities, the proposed subdivision would require the Fairfield Apartments to receive an independent domestic water service. It is anticipated that this improvement would consist of a new water service connection to the public water main, including new service tap, curb stop, and associated appurtenances. Individual fire service lines will be needed to each apartment building with domestic lines branching off of each to fire service line. No major modifications to the existing public water main would be needed.
3. **Sanitary Sewer**
    a. Available utility plans and record drawings show that the existing public sanitary sewer main is located in the 15’ public utility easement running east to west through the center of the existing property. Existing utility plans clearly identify the sanitary sewer servicing the Fairfield Community Center; however, the sanitary sewer lateral serving the Fairfield Apartments is not shown on the available exhibits.
    b. It is anticipated that each facility maintains an independent sanitary sewer service connection to the public sanitary sewer main. If this configuration is confirmed through field verification, no sanitary sewer modifications would be required as part of the proposed subdivision. However, because the apartments sanitary sewer service could not be verified

from the available documentation, the existing service configuration should be confirmed prior to final design to ensure the facilities have separate taps into the existing main.

4. **Gas**
    a. Available utility plans and record drawings indicate that the Fairfield Community Center and Fairfield Apartments are served by separate natural gas service lines connecting independently to the existing public gas main. No shared private natural gas infrastructure (other than the existing gas main located within the 15' public utility easement) was identified within the available documentation.
    b. The proposed subdivision is not anticipated to impact the existing natural gas service. No natural gas utility modifications are anticipated; however, the existing service locations should be field verified with gas company prior to final design.
5. **Communications**
    a. The provided utility plans identify an existing utility line labeled "TV" extending between the Fairfield Apartments and the Fairfield Community Center. This line is interpreted to represent existing cable television serving the Community Center from the apartment parcel. The existing service configuration should be verified prior to final design. If confirmed, the proposed subdivision would create a cross-parcel television utility dependency. To allow each parcel to function independently following subdivision, it is recommended that the Fairfield Community Center receive an independent "TV" service from the location communications provider.
    b. The existing telecom utility main is shown traversing through the 15' public utility easement and tying into an existing communications pedestal. The existing communications pedestal most likely represents a distribution point where the service lines split to the Fairfield Apartments and the Fairfield Community Center. No telecom improvements would likely be required due to both service lines leaving the existing pedestal independently within the utility easement, however this needs to be verified with the communications provider.
6. **Utility Easements**
    a. Existing utility infrastructure serving the Fairfield Community Center and Fairfield Apartments is located within a combination of public right-of-ways, dedicated utility easements, and private property. Utility infrastructure serving one parcel through the other is to propose an individual separate tap / service into the existing public main. Through the proposed improvements of individual service lines, additional utility easements are not needed. The existing 15' public utility easement located between the Fairfield Community Center and Fairfield Apartments it to remain in place.
7. **Mechanical**
    a. The Fairfield Center and Fairfield Apartments each have separate and independent mechanical systems.

Drainage Investigation:

1. An evaluation of the existing drainage conditions was completed using available record drawings, aerial imagery, topographic information, and field observations. The site generally falls from the north and northeast toward the south and southwest portions of the property. Based on the available information, the Fairfield Community Center and Fairfield Apartments do not utilize completely independent stormwater systems, but rather function as a single integrated drainage network

consisting of surface grading, curb and gutter, concrete valley pans, drainage inlets, underground storm sewer infrastructure, and open drainage swales.

2. The northeast parking area generally drains internally through surface grading before discharging into an existing major drainage channel located along the east side of the site. Surface slopes within this area generally range from approximatelyimately 0.8% to 3.5% conveyed towards the center and east side of parking lot 1. Parking Lot 2 similarly drains internally, with runoff conveyed toward the centerline of the parking area before flowing west toward 3rd Street through a combination of grub and gutter, concrete valley pans, and surface grading. Surface slopes within this area generally range from approximatelyimately 2.5% to 3.5%, with cross slopes directed toward the centerline of the parking area around 0.5% to 2.5%. Parking Lot 3 generally sheet flows toward the southwest portion of the site where runoff enters an existing drainage pipe near the intersection of Highway 13 and 3rd Street. While portions of the underground drainage system were identified during this investigation, the complete storm sewer layout and ultimate discharge locations could not be verified using the available record information. Existing landscape areas and sidewalks within the center area of the apartments slope towards the northern edge of the southeast apartment building. It is unclear how water escapes the lower elevation areas north of the southeast apartment building.
3. Based on the available information, the existing drainage system appears to convey the stormwater without providing any water quality treatment or water quantity storage pending field verification of storm infrastructure north of the southeast apartment building). However, portions of the drainage system serving runoff from both proposed parcels through overland flow paths occur in proximity to the proposed subdivision boundary. As a result, the final subdivision design should preserve existing drainage conveyance patterns and provide any necessary drainage easements or maintenance agreements required to maintain the operation of shared drainage facilities.

SECTION 5:

SEPARATION FEASIBILITY AND ASSET DISPOSITION CONSIDERATIONS

Please see the following summary of considerations based on findings detailed in this report. It is understood Rio Blanco County is considering divesting and retaining either the north or south parcel as categorized below.

RETAIN THE FAIRFIELD APARTMENTS AND DIVEST THE FAIRFIELD CENTER

1. As a landlord for a multi-family complex, Rio Blanco retains liability specific to this project type. This will necessitate eventual life safety and ADA specific improvements as outlined in this report.
2. Due to the age of the complex, building enclosure, electrical and other miscellaneous upgrades will require a sizeable capital investment.
3. The Fairfield Center currently provides a common gathering space for the Senior residents of the Fairfield Apartments. Ownership change of the Fairfield Center would likely alter this arrangement unless an agreement is established with the new owner of the Fairfield Center.
4. The Fairfield Center houses the County Public Health and Human Services Department as well as community assembly spaces. These spaces would need to be relocated to another facility withing the County.
5. This project may seek funding through U.S. Department of Housing and Urban Development, specifically Housing for Seniors (Section 202). This funding will require compliance with HUD Section 504 of the Rehabilitation Act of 1973 and The Fair Housing Act requirements.
6. As many governments grow, they often necessitate employee housing. This could serve as a potential future use for the Fairfield Apartments.
7. Should the County wish to continue providing Senior housing at this location, retaining the Fairfield Center will ensure this service is not discontinued by a future owner.

RETAIN THE FAIRFIELD CENTER AND DIVEST THE FAIRFIELD APARTMENTS

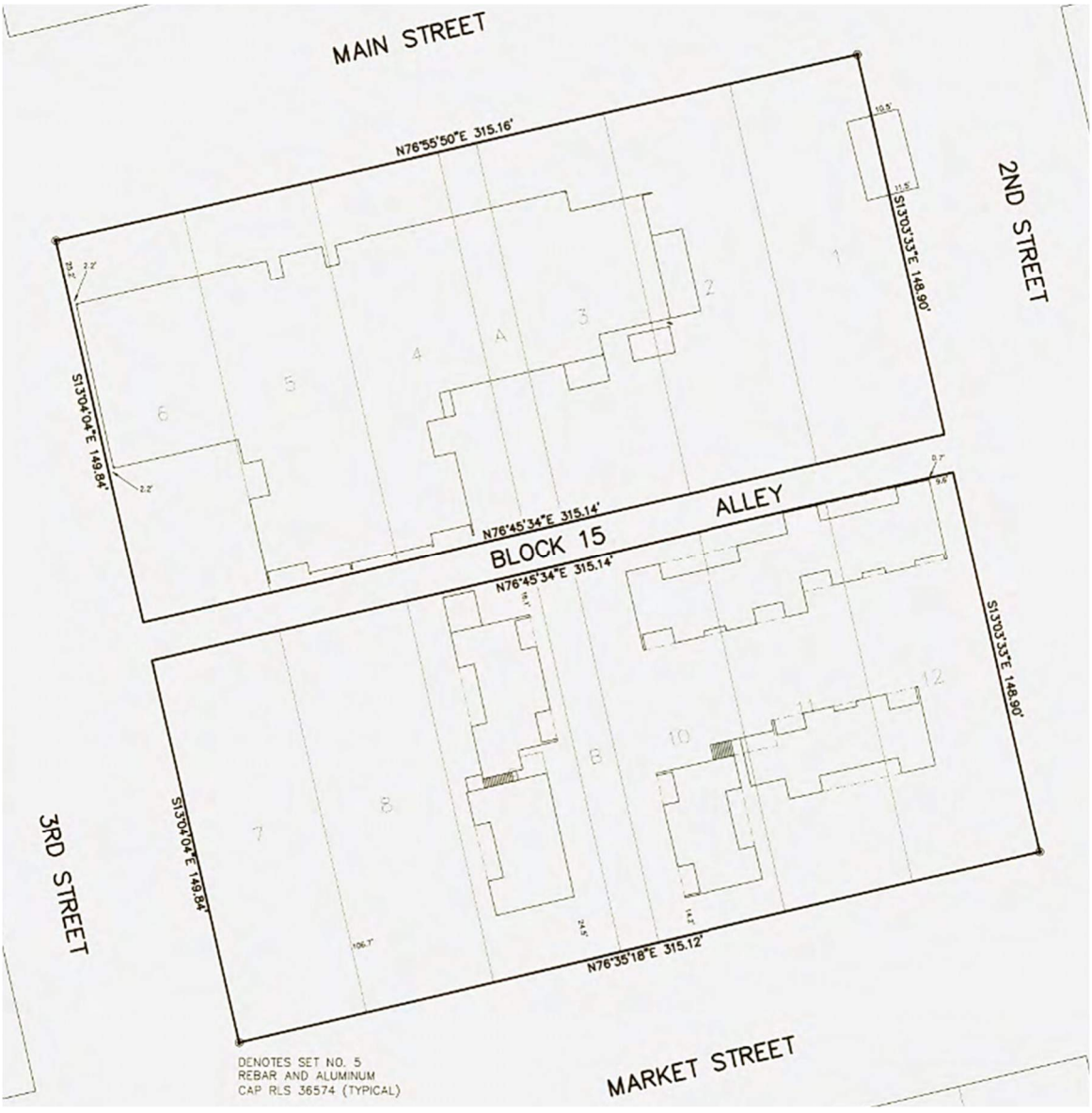
1. Divesting the Fairfield Apartments may create a scenario in which a future owner would discontinue providing Senior Housing to serve the community.
2. The Fairfield Apartments would no longer be a long-term source of revenue for Rio Blanco County.
3. This arrangement would relieve Rio Blanco County from management of and improvements to the Fairfield Apartments.
4. The facility improvements to the Fairfield Center will likely be less disruptive to users compared to the Apartments. This is due to the nature of the recommended improvements and available space within the Fairfield Center. Shutting down the Fairfield Center for a limited timeframe during improvements would not displace any renters at the Fairfield Apartments.
5. Anticipating inevitable growth of Rio Blanco County agencies and required public functions, the Fairfield Center allows for a centralized location to accommodate this growth.
6. The building is designed to allow future flexibility of spaces and uses. It is also believed to be structurally sound, which should accommodate the County's uses for many years.

LEGAL, ZONING AND REGULATORY CONSIDERATIONS

Please see the following summary of considerations based on findings detailed in this report. It is understood Rio Blanco County is considering divesting and retaining either the north or south parcel as categorized below. As of 2026, HC zones allow multi-family uses and therefore the Fairfield Apartments are now compliant with this zone. Please note the HC zone dimensional requirements indicated below are based on requirements currently available online. The multi-family dimensional requirements were not available at the time of this report.

Based on discussions with the Town of Meeker Community Development Department, the current Plat below clearly identifies the two parcels under consideration. Therefore, no additional Planning review is anticipated should Rio Blanco County decide to divest either. The assumed existing utility easement at the Block 15 Alley will need to be verified an remain in place. Additionally, there will be an administrative procedure to address the southern parcel to Market Street.

PROPERTY BOUNDARIES AS DEFINED BY 2014 JSC, INC. IMPROVEMENT SURVEY PLAT



TOWN OF MEEKER ZONING REQUIREMENTS

Requirement	Fairfield Community Center	Fairfield Apartments
Land Use	Public/Civic Use	Multi-Family (Allowed in 2026)
Zoning District	Town Core (TC)	Highway Corridor (HC)
Minimum Lot Area	3,750 sq ft	3,750 sq ft
Minimum Lot Width	25 ft	25 ft
Front Setback	0 ft	15 ft
Side Setback	0 ft (abutting street), 5 ft (abutting alley)	5 ft, 5 ft (abutting street), 5 ft (abutting alley)
Rear Setback	5 ft	10 ft, 5 ft (abutting alley)
Maximum Lot Coverage	75%	80%

Parking	1 space/350 sq ft customer floor area (14,688 st ft --- 42 spaces required)	2 spaces/unit (52 required)
ADA Parking	2 spaces (1 van accessible)	3 spaces (1 van accessible)

Per available information, both proposed parcels appear capable of complying with the dimensional requirements of the applicable zoning districts. No significant zoning deficiencies associated with lot size, lot width, setbacks, or lot coverage were identified during this investigation.

While the proposed parcels generally appear to comply with applicable zoning requirements, additional improvements may be necessary to address parking and accessibility requirements identified earlier in the report. Proposed zoning conditions such as lot coverage, lot widths and parking are displayed below.

PROPOSED SUBDIVISION

Proposed Conditions	Fairfield Community Center	Fairfield Apartments
Land Use	Public/Civic Use	Multi-Family (Allowed in 2026)
Zoning District	Town Core (TC)	Highway Corridor (HC)
Lot Area (Approximately)	49,770 sq ft	49,770 sq ft
Lot Width	315 ft	315 ft

Front Setback	0 ft	15 ft
Side Setback	0 ft (abutting street), 5 ft (abutting alley)	10 ft
Rear Setback	5 ft	10 ft
Lot Coverage	37%	22%
Parking	25 on-street / 15 off-street (currently 22 on-street / 2 off-street)	10 on-street / 44 off-street (currently 10 on-street / 44 off-street)
ADA Parking	1 typical / 1 van accessible	2 typical / 1 van accessible
ADA Accessible Routes	Unsure	Yes

UTILITY SEPARATION IMPLICATIONS

1. Electrical
    a. To allow each parcel to function independently following subdivision, it is recommended that the Fairfield Community Center receive a new independent electrical service from the public electrical distribution system. The final service location, transformer requirements, meter location, and service equipment should be coordinated with the local electrical utility provider during the design phase.
2. Water
    a. Assuming the existing domestic water service is shared between both facilities, the proposed subdivision would require the Fairfield Apartments to receive an independent domestic water service. It is anticipated that this improvement would consist of a new water service connection to the public water main, including new service tap, curb stop, and associated appurtenances. Individual fire service lines will be needed to each apartment building with domestic lines branching off of each to fire service line. No major modifications to the existing public water main would be needed.
3. Sanitary Sewer
    a. It is anticipated that each facility maintains an independent sanitary sewer service connection to the public sanitary sewer main. If this configuration is confirmed through field verification, no sanitary sewer modifications would be required as part of the proposed subdivision. However, because the apartments' sanitary sewer service could not be verified from the available documentation, the existing service configuration should be confirmed prior to final design to ensure the facilities have separate taps into the existing main.
4. Gas
    a. The proposed subdivision is not anticipated to impact the existing natural gas service. No natural gas utility modifications are anticipated; however, the existing service locations should be field verified with gas company prior to final design.

5. Communications
    a. To allow each parcel to function independently following subdivision, it is recommended that the Fairfield Community Center receive an independent "TV" service from the location communications provider.
    b. No telecom improvements would likely be required due to both service lines leaving the existing pedestal independently within the utility easement, however this needs to be verified with the communications provider.
6. Utility Easements
    a. Through the proposed improvements of individual service lines, additional utility easements are not needed. The existing 15' public utility easement located between the Fairfield Community Center and Fairfield Apartments it to remain in place.
7. Drainage Investigation
    a. Portions of the drainage system serving runoff from both proposed parcels through overland flow paths occur in proximity to the proposed subdivision boundary. As a result, the final subdivision design should preserve existing drainage conveyance patterns and provide any necessary drainage easements or maintenance agreements required to maintain the operation of shared drainage facilities.

Shared Systems - ADA Accessibility and Parking Investigation:

1. A proposed parking easement within Parking Lot 1 would be necessary to maintain it as a shared lot.
2. Please see individual ADA / Parking summaries per facility in Sections 2 and 3.

Conclusion

1. Certain site improvements and coordination with utility providers and the Town of Meeker will be required during final design and subdivision review to ensure all constraints are being met. The proposed lot split appears feasible with additions of proposed parking and utility service connection while maintaining compliance with appliable development standards.

SECTION 6:

CAPITAL IMPROVEMENT SUMMARY TABLES

The following estimated costs are general in nature and based on professional experience for **hard costs only.** These estimates **do not assume soft costs such as Architect and Engineering fees, permitting, construction or design contingencies, unforeseen market changes or unknown hidden conditions**. Architect and Engineering fee percentages can be inversely proportional to the scale of construction. For example, a smaller scope often requires the same administrative and production efforts as a larger scope, therefore the percentage of cost of construction for A/E fees may decrease as the overall construction scope and cost increases.

Examples of soft or additional costs not included in the estimate below:

Architect and Engineering Fees = 10% to 15% of hard costs
Construction Contingency = 10% to 15% of hard costs
Permitting, Escalation, Temporary Operations, Restoration, Concealed Conditions = 8% to 20%+ of hard costs

FAIRFIELD CENTER ASSESSMENT

CATEGORY	RECOMMENDED IMPROVEMENTS	NEEDS CATEGORY					ESTIMATED COSTS	CONSIDERATIONS
		IMMEDIATE (0-2 YEARS)	SHORT TERM (3-5 YEARS)	LONG TERM (6-15 YEARS)	FUTURE	CURRENT CODE ITEM		
STRUCTURAL								
	AS NEEDED ROOF SHEATHING REPLACEMENT		X				$20,000 - $30,000	AT TIME OF ROOF REPLACEMENT
	AS NEEDED SOFFITS WITH SUBSTRUCTURE REPLACEMENT		X				$20,000 - $30,000	
	REPAIR CRACKED CONCRETE AT METAL DECK		X				$10,000 - $20,000	
BUILDING ENCLOSURE								
	LOW SLOPE ROOF REPLACEMENT	X					$225,000 - $300,000	REPLACEMENT CAN POTENTIALLY BE EXTENDED TO 4 YEARS. ~6,500 SF
	ASPHALT SHINGLES REPLACEMENT	X					$175,000 - $225,000	~13,000 SF
	NEW WALL CLADDING AND WRB		X				$60,000 - $100,000	REPLACEMENT CAN POTENTIALLY BE EXTENDED TO 7 YEARS
	SEALANTS AT WINDOWS AND TRANSITIONS		X				$20,000 - $25,000	

MECHANICAL SYSTEMS								
	REPLACE HEALTH DEPARTMENT FOUR FURNACE SPLIT SYSTEM CONDENSING UNITS		X				$80,000	
	REPLACE 8-1/2 TON UNITS SERVING EVENT SPACE		X				$85,000	
	PROVIDE NEW EQUIPMENT FOR SENIOR CENTER	X					$75,000	
	REPURPOSE OR ELIMINATE LOBBY FURNACE			X			$15,000	
	REPLACE DUCTWORK WHEN/IF HVAC SYSTEMS ARE REPLACED				X		$25,000	ONLY REQUIRED AS COMPONENT OF FUTURE HVAC IMPROVEMENTS
	FUTURE INCREASED EFFICIENCY HVAC SYSTEM			X			$25 - $40 PER SF	
	KITCHEN MAKE UP AIR				X		$50,000	SUBCOMPONENT OF FUTURE KITCHEN IMPROVEMENTS
PLUMBING SYSTEMS								
	REPLACE CAST IRON WASTE LINES	X					$50,000	
	BUILDING GAS WATER HEATER AND RESTROOM ELECTRIC WATER HEATER REPLACEMENT		X				$40,000	
	REPLACE ALL PLUMBING FIXTURES FOR IMPROVED EFFICIENCY			X			$100,000	
ELECTRICAL SYSTEMS								
	REPLACE / UPGRADE ELECTRICAL PANELS			X			$80,000	
	SERVICE UPGRADE FOR FUTURE ADDTIONS				X		$100,000	
	UPGRADE LIGHTING TO LED		X				$90,000	

	SEPARATE SERVICE FOR FAIRFIELD COMMUNITY CENTER				X		$75,000	RECOMMENDED WITH LOT SUBDIVISION. TIE-IN LOCATION AND COST TO BE VERIFIED WITH ELECTRICAL COMPANY.
FIRE / LIFE SAFETY SYSTEMS								
	PROVIDE FIRE PROTECTION AND FIRE ALARM SYSTEM FOR ENTIRE BUILDING					X	$250,000 - $325,000	
	ANNUAL TESTING FOR ALL SYSTEMS AND SIGNAGE FOR EXTINGUISHERS					X	$1,500 - $3,000	
ACCESSIBILTY / ADA								
	BARRIER HIGH PRIORITY PER ACI REPORT	X					$33,750 - $52,350	
	BARRIER IMPORTANT PRIORITY PER ACI REPORT		X				$89,700 - $121,950	
	BARRIER LOW PRIORITY PER ACI REPORT			X			$5,500 - $7,750	
SITE / CIVIL ELEMENTS								
	RELOCATE TWO ADA SPACES TO EASTERN SIDE OF COMMUNITY CENTER					X	$3,400 - $4,000	NEEDS APPRORIATE ACCESSIBILITY ROUTE - EAST SIDE OF BUILDING LOOKS TO HAVE APPROPRAITE GRADES (NEED TO VERIFY WITH A DETAILED SURVEY) REMOVE EX ADA MARKINGS : $200 EACH NEW ADA MARKINGS + STRIPED ISLE + ADA SIGN & POST : $3,000

	PROVIDE 18 ADDITIONAL PARKING SPACES REQUIRED PER MEEKER CODE					X	$30,000 - $35,000	MAY BE OPTION TO UTILIZE STREET PARKING - 3 ADDITIONAL STREET SPACES COULD BE ADDED ALONG MAIN STREET IF DRIVEWAY APRON IS REMOVED AND TYPE 2 C&G IS ADDED (APPROXIMATELY. 25 LF). ADDITIONAL 15 PARKING SPACES TO BE ADDED INTO PARKING LOT 1 (FEASIBLE). WATERBORNE TRAFFIC PAINT : $1.50 PER LF LAYOUT / MOBILIZATION : est. $2,500 CURB & GUTTER TYPE 2 : $140 PER LF REMOVAL OF EX. DRIVEWAY APRON : $2,400 NEW SW BEHIND CURB / FINE GRADE (APPROXIMATELY 25 LF) : $2,800
	NEW COMMUNICATIONS SERVICE LINE				X			RECOMMENDED WITH LOT SUBDIVISION. TIE-IN LOCATION AND COST TO BE VERIFIED WITH SERVICE PROVIDER. WIRELESS OPTIONS ARE AVAILABLE.

FAIRFIELD CENTER PROPOSED IMPROVEMENTS ESTIMATED COST SUMMARY

Immediate Needs = $558,750 - $702,350

Short Term Needs = $514,700 - $621,950

Long Term Needs = $200,500 - $202,750

Future Improvements = $250,000

Current Code Items = $284,900 - $367,000

FAIRFIELD APARTMENTS ASSESSMENT

CATEGORY	RECOMMENDED IMPROVEMENTS	NEEDS CATEGORY					ESTIMATED COSTS	CONSIDERATIONS
		IMMEDIATE (0-2 YEARS)	SHORT TERM (3-5 YEARS)	LONG TERM (6-15 YEARS)	FUTURE	CURRENT CODE ITEM		
STRUCTURAL								
	MONITOR FOUNDATION MOVEMENT	X						
BUILDING ENCLOSURE								
	ASPHALT SHINGLES REPLACEMENT	X					$165,000 - $255,000	13,000 SF
	NEW WALL CLADDING, WRB AND WINDOWS		X				$600,000 - $900,000	~69 WINDOWS, ~15,000 SF WALL AREA
MECHANICAL SYSTEMS								
	REPLACE TWO AGING BOILERS		X				$75,000	
	ADD EXHAUST FANS TO ALL RESTROOMS		X				$48,000	
	REPLACE ALL BASEBOARD HEATERS	X					$84,000	
	REPLACE HEATING CONTROLS	X					$36,000	
PLUMBING SYSTEMS								
	REPLACE CAST IRON WASTE LINES	X					$50,000	
	ADD DOMESTIC WATER INSULATION IN MECH ROOMS		X				$30,000	
	REPLACE WATER HEATING SYSTEMS		X				$50,000	
	REPLACE ALL PLUMBING FIXTURES FOR IMPROVED EFFICIENCY			X			$30,000	

ELECTRICAL SYSTEMS								
	MOVE DISCONNECTS FOR CODE COMPLIANCE					X	$150,000	
	ADD ELECTRICAL PANEL TO EACH APARTMENT					X	$300,000	
	UPGRADE LIGHTING TO LED		X				$90,000	
	SEPARATE SERVICE FOR FAIRFIELD APARTMENTS				X		$75,000	RECOMMENDED WITH LOT SUBDIVISION. TIE-IN LOCATION AND COST TO BE VERIFIED WITH ELECTRICAL COMPANY.
FIRE / LIFE SAFETY SYSTEMS								
	PROVIDE FIRE PROTECTION AND FIRE ALARM SYSTEM FOR EACH BUILDING					X	$100,000 - $150,000	
	PROVIDE CO DETECTORS IN EACH MECHANICAL ROOM	X					$6,000 - $10,000	
ACCESSIBILTY / ADA							PER UNIT	
	BARRIER HIGH PRIORITY PER ACI REPORT	X					$135,800 - $191,100	
	BARRIER IMPORTANT PRIORITY PER ACI REPORT		X				$38,600 - $52,950	
SITE / CIVIL ELEMENTS								
	NEW 2" DOMESTIC WATER SERVICE				X		$30,000 - $40,000	RECOMMENDED WITH LOT SUBDIVISION. APPROXIMATELYIMATELY 250 LF (USING SCALED PDF MEASUREMENTS). 2" HDPE DOMESTIC WATER SERVICE: $90 PER LF

	NEW 6" FIRE SERVICE				X		$50,000 - $100,000	APPROXIMATELYIMATELY 250 LF OF 6" FIRE SERVICE (USING SCALED PDF MEASUREMENTS). 6" PVC C900 DR18: $100 PER LF EACH SERVICE REQUIRES INDIVIDUAL GATE VALVE (6" GATE VALVE: $2,000 EACH) + INDIVUDAL TEE'S FOR EACH SERVICE (6INX6INX2IN TEE: $1,500 EACH) + INDIVIDUAL TAPS INTO MAIN LINE
	ADD TWO ADA PARKING SPACES					X	$5,000 - $10,000	NEEDS APPROPRIATE ACCESIBILITY PATHS. NEW ADA MARKINGS + STRIPED SIDE + ADA SIGN & POST: $3,000

FAIRFIELD APARTMENTS PROPOSED IMPROVEMENTS ESTIMATED COST SUMMARY

Immediate Needs = $476,800 - $626,100

Short Term Needs = $831,600 - $1,245,950

Long Term Needs = $30,000

Future Improvements = $155,000 - $215,000

Current Code Items = $550,000 - $610,000

SECTION 7:

RISK AND DECISION SUPPORT NARRATIVE

OPTIONS FOR CONSIDERATION BY RIO BLANCO COUNTY

1) Retain both the Fairfield Center and Fairfield Apartments
2) Retain the Fairfield Apartments and Divest the Fairfield Center
3) Retain the Fairfield Center and Divest the Fairfield Apartments
4) Divest both the Fairfield Center and Fairfield Apartments

OPTION 1 – RETAIN BOTH THE FAIRFIELD CENTER AND FAIRFIELD APARTMENTS

Risks

1) Given the age of the buildings in the Rio Blanco County Fairfield complex, extensive capital improvements will be required for continued operation of these facilities. Needs range from MEP upgrades to fire suppression, roofing, enclosure and accessibility.
2) Continuing to operate these facilities without life safety and accessibility updates as advised is exposing Rio Blanco County to possible liability and occupants to potential hazards.

Benefits

1) The Fairfield Center and Apartments currently work in tandem to benefit the occupants and community. The Senior residents in the Apartments have access to a multi-use space within the Center. This relationship creates a dynamic, symbiotic relationship between all buildings on the site.
2) The divestment options require utility capital improvements including new water lines to the Apartments and a new electric service to the Fairfield Center. Retaining both facilities would alleviate some of this cost.

Process

1) Ongoing maintenance and required improvements for both facilities as outlined in this report.

Estimated Long Term Cost

1) $3,447,250 to $4,406,100 for **hard costs** ranging from short term to long term, including code required improvements.

OPTION 2 – RETAIN THE FAIRFIELD APARTMENTS AND DIVEST THE FAIRFIELD CENTER

Risks

1) As a landlord for a multi-family complex, Rio Blanco retains liability specific to this project type. This will necessitate eventual life safety and ADA specific improvements as outlined in this report.
2) Due to the age of the complex, building enclosure, electrical and other miscellaneous upgrades will require a sizeable capital investment.
3) The Fairfield Center currently provides a common gathering space for the Senior residents of the Fairfield Apartments. Ownership change of the Fairfield Center would likely alter this arrangement unless an agreement is established with the new owner of the Fairfield Center.

4) The Fairfield Center houses the County Public Health and Human Services Department as well as community assembly spaces. These spaces would need to be relocated to another facility withing the County.
5) This project may seek funding through U.S. Department of Housing and Urban Development, specifically Housing for Seniors (Section 202). This funding will require compliance with HUD Section 504 of the Rehabilitation Act of 1973 and The Fair Housing Act requirements.

Benefits

1) As many governments grow, they often necessitate employee housing. This could serve as a potential future use for the Fairfield Apartments.
2) Should the County wish to continue providing Senior housing at this location, retaining the Fairfield Center will ensure this service is not discontinued by a future owner.

Process

1) Confirm or modify utility easement as required.
2) Unless a parking variance can be obtained from the Town of Meeker, a shared parking easement may be necessary to achieve required parking counts.
3) Install infrastructure improvements as detailed in this report, including new electrical service to the Fairfield Center and domestic water service to the Fairfield Apartments. Right of Way permitting may be required (Estimated 2-6 months depending on equipment and Contractor availability)
4) Fairfield Center Real estate transaction and preparation.
5) Relocation of existing County entities utilizing the Fairfield Center.

Estimated Cost

1) $1,888,400 to $2,512,050 for **hard costs** of ongoing maintenance ranging from short term to long term, including code required improvements.
2) $330,000 to $390,000 hard costs for **infrastructure improvements** to facilitate lot split.

OPTION 3 – RETAIN THE FAIRFIELD CENTER AND DIVEST THE FAIRFIELD APARTMENTS

Risks

1) Divesting the Fairfield Apartments may create a scenario in which a future owner would discontinue providing Senior Housing to serve the community.
2) The Fairfield Apartments would no longer be a long-term source of revenue for Rio Blanco County.

Benefits

1) This arrangement would relieve Rio Blanco County from management of and improvements to the Fairfield Apartments.
2) The facility improvements to the Fairfield Center will likely be less disruptive to users compared to the Apartments. This is due to the nature of the recommended improvements and available space within the Fairfield Center. Shutting down the Fairfield Center for a limited timeframe during improvements would not displace any renters at the Fairfield Apartments.

3) Anticipating inevitable growth of Rio Blanco County agencies and required public functions, the Fairfield Center allows for a centralized location to accommodate this growth.
3) The building is designed to allow future flexibility of spaces and uses. It is also believed to be structurally sound, which should accommodate the County's uses for many years.

Process

6) Confirm or modify utility easement as required.
7) Unless a parking variance can be obtained from the Town of Meeker, a shared parking easement may be necessary to achieve required parking counts.
8) Install infrastructure improvements as detailed in this report, including new electrical service to the Fairfield Center and domestic water service to the Fairfield Apartments. Right of Way permitting may be required (Estimated 2-6 months depending on equipment and Contractor availability)
9) Fairfield Apartments Real estate transaction and preparation, including notification to tenants.

Estimated Cost

1) $1,558,850 to $1,894,050 for **hard costs** of ongoing maintenance ranging from short term to long term, including code required improvements.
2) $330,000 to $390,000 hard costs for **infrastructure improvements** to facilitate lot split.

OPTION 4 – DIVEST BOTH THE FAIRFIELD CENTER AND FAIRFIELD APARTMENTS

Risks

1) Divesting the entire property would require the County Public Health and Human Services Department, as well as other public community functions to be relocated elsewhere within the County.
2) The Fairfield Complex is a centrally located material asset for Rio Blanco County. It is also a potential long-term revenue source. Divesting the property would eliminate this benefit.

Benefits

1) As this assessment demonstrates, a number of capital improvements will be required in the coming years throughout the entire complex. The County may choose to forgo these improvements and reconfigure the existing County functions into other properties or a new facility.

Process

1) Real estate transaction and preparation, including notification to tenants.
2) Relocation of existing County entities utilizing the Fairfield Center.

Estimated Cost

1) Minimal costs are anticipated beyond real estate transaction preparation and facilitation.

RECOMMENDATIONS AND CONCLUSION

As demonstrated above, each option has risks and benefits Rio Blanco County will need to weigh. From a maintenance and management perspective, older multi-family structures are generally given to higher levels of risk and ongoing expense. On the other hand, structures such as the Fairfield Center are built with the intent of long-term Civic use. Our team therefore advises the County to carefully consider the option of retaining the Fairfield Center and divesting the Fairfield Apartments. Please keep in mind this option will still require the infrastructure improvements outlined in this report, including new water service to the Apartments and new electrical service to the Fairfield Center. The new electric service to the Fairfield Center will facilitate the capability for building wide improvements to ensure continued and effective service to the community.

The Architect and Engineering team appreciate Rio Blanco County's consideration and review of items included in this report. Our team hopes this will be helpful to provide an educated and informed decision regarding these important County assets.

Sincerely,

David Rosenfeld, RA, LEED AP
Rosenfeld Design, LLC
81 Crescent Place
Glenwood Springs, CO 81601
Phone: 719.439.3335
Email: david@rosenfeld-design.com
Website: rosenfeld-design.com



SECTION 8:

INDEX OF REFERENCED REPORTS WITH PHOTOGRAPHIC DOCUMENTATION

INDEX OF REFERENCED REPORTS

*Full consultant reports can be accessed through the hyperlinks provided below

ADA / ACCESSIBILITY

CIVIL

BUILDING ENVELOPE

FIRE AND LIFE SAFETY

MECHANICAL, ELECTRICAL AND PLUMBING

STRUCTURAL

TITLE REPORT

2014 JSC, INC. IMPROVEMENT SURVEY PLAT

FAIRFIELD APARTMENTS

DETAILED BUILDING CODE ANALYSIS

DESCRIPTION OF PROJECT:

Existing buildings comprised of three multifamily buildings of 8 units each. Construction typical of wood framed walls and roofs over concrete foundations.

AUTHORITIES HAVING JURISDICTION:

Permitting - Rio Blanco County
Land Use / Zoning – Town of Meeker

TOWN OF MEEKER ZONE DISTRICTS:

HC – Highway Corridor (south, Apartment half of site)
TC – Town Core (north, Center half of site)

LOT AREA:

3.2 Acres

EXISTING BUILDING AREA:

17,028 SF (based on "Heated Area" from RBC Assessor Data)

EXISTING BUILDING STORIES:

2-stories above grade

BUILDING INFORMATION:

- The overall site is approximatelyimately 3.2 acres and is composed of a standalone community center (health center, offices, kitchen, activity room, community hall, and maintenance shop) and six (6) two-story independent apartment buildings (four apartments within each building, two on each level) with each two buildings connected by a common breezeway and roof.
- The Apartment Buildings are each classified as Group R-2 (occupancies of two or more dwelling units where the occupants are primarily permanent in nature), with some incidental Group S-2 (low hazard), storage. The buildings are of combustible construction (wood frame).
- Each apartment building is provided with a dedicated mechanical equipment room containing a 399 Btu, gas-fired boiler. Vent piping from each boiler unit is PVC and routed through a 12-inch diameter metal flue to the roof.

CODE JURISDICTION:

2006 International Building Code (IBC)
2006 International Residential Code (IRC)
2006 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)

2021 International Fuel Gas Code (IFGC)
2006 International Energy Conservation Code (IECC)
2006 International Fire Code (IFC)
ICC/ANSI A117.1, 2003
Rio Blanco County Land Use Code, Currant Adopted Version

Climate Zone-6
Wind design 90 mph (3 sec) Exposure B or C
Seismic Design Category - TBD per site
Weathering probability for concrete - Severe
Ice barrier underlayment required
Floodplain (Section 245 RBC Land Use Resolution)

OCCUPANCY:

Mixed-Use:
Group R-2 -Residential (Apartment Houses – occupancies of two or more dwelling units where the occupants are primarily permanent in nature)
Group S-2 – Storage Room
Incidental Use – Mechanical Rooms

OCCUPANCY SEPARATION (TABLE 508.3.3):

Mixed-Use (NS - Not Sprinkled):	
Group R - to - Group R:	No separation*
Group R-to-Incidental Use:	
Mechanical Room with Boiler:	1-hour
Storage over 100 SF:	1-hour
*Walls separating dwelling units in same building: (Sections 419.2, 708.1 and 708.3	1-hour
*Floor Assemblies separating dwelling units in same building: (Section 711.3)	1-hour

FIRE RESISTANCE RATING REQUIREMENTS:

(For V-B Construction) (IBC TABLE 601 & 602)
Structural Frame: 0 HRS
Bearing Walls, Exterior */**: 0 HRS
Bearing Walls, Interior: 0 HRS
Non-Bearing Walls, Exterior */**: 0 HRS
*1 HR if < 10 FT. Fire Separation Distance (IBC Table 602)
**1 HR if < 5 FT. Fire Separation Distance (IBC Table 602)
Non-Bearing Walls, Interior: 0 HRS
Floor Construction: 0 HRS
Roof Construction: 0 HRS

OCCUPANT LOADS (S.F. PER OCCUPANT PER TABLE 1004.1.1):

Accessory Storage Areas, Mechanical Equipment Room	300 Gross
Residential	200 Gross

CONSTRUCTION TYPE:

Construction Typical of Type V-B – Unprotected per Section 602.5

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 704.8):

North Side – Unlimited Unprotected Openings*
South Side – Unlimited Unprotected Openings*
East Side – Unlimited Unprotected Openings*
West Side – Unlimited Unprotected Openings*
* Buildings whose exterior bearing wall, exterior nonbearing wall and exterior structural frame are not required to be fire resistive by Table 601 or 602 shall be permitted to have unprotected openings.

AUTOMATIC SPRINKLER SYSTEM (SECTION 903):

- Required for new structures.
- Not required for existing structure.
- Currently, automatic fire sprinklers are not provided for any of the apartment buildings.
- 5-lb. ABC fire extinguishers are located within the kitchen areas of each apartment.
- 10-lb ABC fire extinguishers are located within each mechanical equipment (boiler) room in each apartment building.

STANDPIPES (SECTION 905):

- Not required for new structures.
- Not required for existing structure.
- Currently, none provided at existing structures.

ALARM & DETECTION SYSTEM (SECTION 907.2.9):

- A manual fire alarm system is not required (Section 907.2.9)
- Single- or Multiple-station smoke alarms are required at the following locations (Section 907.2.10.1.2):
    - On the ceiling or wall outside each separate sleeping area in the immediate vicinity of bedrooms
    - In each room used for sleeping purposes
    - In each story within a dwelling unit, excluding crawl spaces and attics
- In new construction, required smoke alarms shall receive their primary power from the building wiring and have battery backup (Section 907.2.10.2)

EXIT TRAVEL DISTANCE (TABLE 1016.1):

For Group R Occupancies: 200 ft.*
*Without Sprinkler System, IBC Table 1016.1

MINIMUM NUMBER OF EXITS (TABLE 1019.1) :

Occupant Load of 1-500:	2 Exits
Occupant Load of 501-1,000:	3 Exits
Occupant Load of More than 1,000:	4 Exits

* Except as modified by Sections 1015.1 or 1019.2

SPACES WITH ONE MEANS OF EGRESS (TABLE 1015.1) :

For Group R Occupancy: 10 Occupants Max.

BUILDINGS WITH ONE EXIT AND COMMON PATH OF TRAVEL DISTANCE (TABLE 1019.2):

For Group R Occupancy: 2-Story, 4 Dwelling Units, and 50 ft.

COMMON PATH OF EGRESS TRAVEL (SECTION 1014.3):

For Groups R and S Occupancies: 75 ft. max.*

SOUND TRANSMISSION (SECTION 1207):

For air-borne sound, walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50. Penetrations must be treated to maintain the required ratings. (Section 1207.2)

For structure-borne sound, floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact isolation class (IIC) rating of not less than 50.

BUILDING HEIGHT AND AREA:

Per Town of Meeker Land Use Code Section 18.1.10 – Highway Corridor (HC):

Allowable Building Overall Height - Commercial | Public or Civic:

35 Feet for Primary Building
35 ft. for Accessory Building

Building Separation – 10 ft.

Allowable Floor Area:

Buildings containing more than 10,000 SF of ground floor area shall require a Conditional Building Permit

Per 2006 International Building Code:

Allowable stories and tabular areas by use: (Table 503)

R-2: (2) Two Stories Above Grade Plane, 7,000 SF Per Story.

Allowable Height Increases: (Section 504)

Automatic Sprinkler System: (Section 504.2)

Height: Increase (1) One Story and 20 Ft.

Height Increase for R-2 Occupancy:

Non-Sprinkled = No Increase in Height = 2 Stories ALLOWABLE

Allowable Area Modifications (Section 506):

$A_a = \{ A_t + [A_t \times I_f] + [A_t \times I_s] \}$

A_a = Allowable area per story (SF)

A_t = Tabular area per story per Table 503

I_f = Area Increase due to frontage per Section 506.2

I_s = Area increase factor due to sprinkler protection per Section 506.3

Frontage Increase:

$I_f = [F / P – 0.25] W / 30$

F = 937 ft. [perimeter of buildings open to public way of at least 20 ft]

P = 937 ft. [perimeter of entire building]

W = > 30 ft. [width of public way]

Or 30' max. (per 506.2.1)

$I_f = [937 / 937 – 0.25] 30 / 30$

$I_f = [1 - 0.25] 1$

$I_f = [0.75] 1$

$I_f = 0.75$, or 75% Increase

Automatic Sprinkler System Increase:

For buildings equipped throughout with an approved automatic sprinkler system per 903.3.1.2, the allowable area is permitted to be increased 200% for buildings with more than one story above grade plane (Is = 2.0)

* Existing building is not sprinkled throughout per Section 903.3.1.2, therefore increase is not applicable.

Area Increase for R-2 Occupancy:

$A_a = \{ A_t + [A_t \times I_f] + [A_t \times I_s] \}$

$A_a = \{7,000 + [7,000 \times 0.75] + [7,000 \times 0]\}$

$A_a = \{7,000 + 5,250 + 0\} = 12,250$ S.F. per story ALLOWABLE

BUILDINGS	GROUP	ACTUAL AREA	ALLOWABLE	MULTIPLIER	ALLOWED	RATIO	SF/PERSON	PERSONS
Apartment First Floor	R-2	8,514	7,000	0.75	12,250 (a)	0.5	200	61
Apartment Second Floor	R-2	8,514	7,000	0.75	12,250 (a)	0.5	200	61
					24,500	1		122
Footnotes: a. Inclusive of Accessory & Incidental Areas b. Based on RBC Assessor values for the existing property					Note: Current areas of building permitted without sprinkler increase.			

ACCESSIBILITY (CHAPTER 11):

New work to be in compliance with Chapter 11 & ICC A117.1 (Sections 1101.1 and 1101.2)
Existing buildings shall comply with Section 3409 (Section 1103.2.2)

Accessible Route (Section 1104)

- An accessible route shall be provided from public transportation stop, accessible parking, and public streets and sidewalks to the accessible entrance(s) served
  - Exception if the only means of access is a vehicular way without pedestrian access
- At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site
  - Exception if the only means of access is a vehicular way without pedestrian access
- For multilevel buildings, at least one accessible route shall connect each accessible level
- Accessible routes shall coincide with the general circulation path

Parking (Section 1106)

- Two percent, but not less than one, of each type of parking space provided where Accessible, Type A, or Type B dwelling units, shall be accessible
- For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space
- Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance

Dwelling Units (Section 1107.6.2)

- In Group R-2 occupancies containing more than 20 dwelling units, at least 2 percent but not less than one of the units shall be a Type A units.
- Where there are four or more dwelling units intended to be occupied as a residence in a single structure, every dwelling unit shall be a Type B unit

2003 ANSI A117.1

- Type A unit requirements (Section 1003)
  - Primary entrance and all other doorways intended for user passage, shall be accessible in compliance with Section 404, including 32” minimum in width, have required maneuvering clearances on both sides of the door, and be on an accessible route

        - Exception: Exterior sliding doors are permitted to have a ¾" max. raised threshold with bevels on each side.
    - At least one accessible route shall connect all spaces and elements within the unit
    - All rooms served by an accessible route shall provide a turning space per Section 304
    - Laundry equipment shall comply with Section 611
    - Toilet and Bathing Facilities:
        - At least one toilet and bathing facility shall comply with Section 1003.11. Accessible toilet and bathing fixtures shall be in a single area.
        - Doors shall not swing into the clear floor space for any fixture unless a clear floor space is provide beyond the arc of the door swing
        - Clear floor spaces may overlap
        - Reinforcement shall be provided for the future installation of grab bars and shower seats
        - Lavatory shall comply with Section 606, and cabinetry is permitted provided that it can be removed with removal of lavatory, the floor finish extends under the lavatory, the walls behind the lavatory are finished.
        - Mirrors shall have the bottom of the reflected surface no higher than 40" max. above finished floor
        - Water closets shall be positioned with a wall to the rear and one side and between 16" and 18" from the sidewall
        - Toilet clearance shall have 60" from sidewall and 56" from rear wall. The water closet clearance may overlap the lavatory provided that the clearance is 66" from the rear wall and the toilet is 18 minimum from the lavatory.
        - Toilet seat must be between 15" and 19"
        - Flush controls must be on open side of toilet
        - Bath tubs: clear floor space required for full length of tub and for 30" deep; reinforcement for future grab bars is required; have controls o nan end wall hallway between tub centerline and open side of tub; and a hand shower is required.
    - Kitchens shall have 40" minimum between opposing cabinets/counter tops/appliances; 60" clear width in U-shaped kitchen, have at least one section of counter that is 30" min. long and 34" max in height; 34" max. sink height with clear floor space with knee and toe clearance; faucet per Section 309; clear floor space for parallel approach to cabinets; clear floors spaces at appliances
- Type B unit requirements (Section 1004)
    - The primary entrance shall be accessible and on an accessible route from public and common areas.
    - The primary entrance door shall comply with Section 404. Maneuvering clearances are not required on the unit side of the entrance.
    - Doors within the unit shall comply with Section 1004.5.2 and have a clear opening of 31-3/4" minimum.
    - Door thresholds and changes in level shall comply with Section 303

- At least one accessible route shall connect all spaces and elements that are a part of the unit
- Where an exterior deck, patio or balcony surface materials are impervious, the finished impervious surface shall be 4" max. below the floor level of the adjacent interior spaces of the unit.
- Laundry equipment shall have a clear floor space positioned for parallel approach and centered on the appliance
- Toilet and Bathing Facilities:
    - Doors shall not swing into the clear floor space for any fixture unless a clear floor space is provide beyond the arc of the door swing
    - Clear floor spaces may overlap
    - Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathtubs and showers
    - Option A:
        - Each fixture shall comply
        - Lavatory shall be maximum of 34" above the floor, and have a clear floor space positioned for parallel approach and centered on the lavatory
    - Water closets shall be positioned with a wall to the rear and 18" from the sidewall, lavatory or bathtub on the opposite side of approach, and 15" minimum on the other side.
    - Toilet clearance shall have 60" from sidewall and 56" from rear wall. The water closet clearance may overlap the lavatory provided that the clearance is 66" minimum from the rear wall for forward approach and 56" minimum for parallel approach, and the toilet is 30" minimum from the lavatory centerline.
    - Toilet seat must be between 15" and 19"
    - Flush controls must be on open side of toilet
    - Bathtubs require a clear floor space of 60" minimum in length from control end of the bathtub and 30" wide for parallel approach. A lavatory at the control end of the tub may encroach into the clearance if the clearance remains 48" minimum in legth. For a forward approach, the clear floor space is required to be 60" long and 48" wide. A toilet may encroach into the clearance at the control end of the tub.
    - Option B:
        - One of each type of fixture shall be in a single toilet/bathing area.
        - Lavatory shall be maximum of 34" above the floor, and have a clear floor space positioned for parallel approach and centered on the lavatory
    - Water closets shall be positioned with a wall to the rear and one side and between 16" and 18" from the sidewall
    - Toilet clearance shall have 60" from sidewall and 56" from rear wall. The water closet clearance may overlap the lavatory provided that the clearance is 66" from the rear wall and the toilet is 18 minimum from the lavatory.

- Toilet seat must be between 15” and 19”
- Flush controls must be on open side of toilet
- Bathtubs require a clear floor space of 48” minimum in length of tub from control end of the bathtub and 30” minimum wide.
- Water closets shall be positioned with a wall to the rear and one side and between 16” and 18” from the sidewall
- Toilet clearance shall have 60” from sidewall and 56” from rear wall. The water closet clearance may overlap the lavatory provided that the clearance is 66” from the rear wall and the toilet is 18 minimum from the lavatory.
- Toilet seat must be between 15” and 19”
- Flush controls must be on open side of toilet
- Bath tubs: clear floor space for 48” minimum in length of tub from control end of the bathtub and for 30” deep.

- Kitchens shall have 40” minimum between opposing cabinets/counter tops/appliances; 60” clear width in U-shaped kitchen; sink with clear floor space for parallel approach; clear floor space for parallel or forward approach to appliances

ACCESSIBILITY FOR EXISTING BUILDINGS (SECTION 3409):

a. An alteration of an existing element, space of area of a building or facility shall not impose a requirement for greater accessibility than that which would be required for new construction.
b. Alterations shall not reduce or have the effect of reducing accessibility of a building, portion of a building or facility.

ALTERATIONS (SECTIONS 3409.6 and 3409.7):

- A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 and ICC A117.1, unless technically infeasible.
- Accessible means of egress required by Chapter 10 are not required to be provided in existing buildings and facilities.
- Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include facilities or drinking fountains serving the area of primary function.
  - Costs of providing the accessible route are not required to exceed 10 percent of the costs of the alteration affecting the area of primary function
  - This provision does not apply to alterations limited solely to windows, hardware, operation controls, electrical outlets, signs, mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
  - This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.

SCOPING (SECTION 3409.8):

- Accessible entrances shall be provided in accordance with Section 1105. (Section 3409.8.1) Excepted if an accessible entrance already exists.
- Toilet rooms: Where it is technically infeasible to alter existing toilet facilities to be accessible, an accessible unisex toilet is permitted on the same floor and area of the building. (Section 3409.8.9)
- Thresholds: Maximum height of thresholds at doorways shall be ¾-inch and have beveled edges on each side. (Section 3409.8.12)

PLUMBING (IBC CHAPTER 29 / IPC CHAPTER 4):

Minimum Plumbing Fixtures (Table 2902.1 / Table 403.1)

SPACE	OCC. GROUP	OCC. DESC.	WATER CLOSETS	LAVATORIES SF/PERSON	BATHTUBS / SHOWERS	OTHER
Apartment (24)	R-2	Residential	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units

Existing Plumbing Fixtures Identified:

Twenty-four (24) Apartment Units:

- (1) kitchen sink per unit
- (1) dishwasher per unit
- (1) lavatory per unit
- (1) toilet per unit
- (1) shower per unit

Three (3) Laundry Rooms:

- One (1) Laundry Room per building with (2) washers per Laundry Room, and (1) utility/service sink per Laundry Room

FAIRFIELD CENTER

DETAILED BUILDING CODE ANALYSIS

DESCRIPTION OF PROJECT:

Existing building comprised of tilt-up concrete panels over both slab on grade and basement with cast in place concrete walls. Main level floor is slab on grade and composite slab deck. Interior walls are wood framed. Roof is wood framed.

AUTHORITIES HAVING JURISDICTION:

Permitting - Rio Blanco County
Land Use / Zoning – Town of Meeker

TOWN OF MEEKER ZONE DISTRICTS:

HC – Highway Corridor (south, Apartment half of site)
TC – Town Core (north, Center half of site)

LOT AREA:

3.2 Acres

EXISTING BUILDING AREA:

17,670 SF

EXISTING BUILDING HEIGHT / STORIES:

31 ft. / 1-story above grade

BUILDING INFORMATION:

- The overall site is approximatelyimately 3.2 acres and is composed of a standalone community center (health center, offices, kitchen, activity room, community hall, and maintenance shop) and six (6) two-story independent apartment buildings (four apartments within each building, two on each level).
- The Community Center is classified as mixed use of Group A-2 and A-3, assembly and Group B, business, with some incidental Group S-2, storage.

CODE JURISDICTION:

2006 International Building Code (IBC)
2006 International Residential Code (IRC)
2006 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)
2021 International Fuel Gas Code (IFGC)
2006 International Energy Conservation Code (IECC)
2006 International Fire Code (IFC)

ICC/ANSI A117.1, 2003
Rio Blanco County Land Use Code, Currant Adopted Version

Climate Zone-6
Wind design 90 mph (3 sec) Exposure B or C
Seismic Design Category - TBD per site
Weathering probability for concrete - Severe
Ice barrier underlayment required
Floodplain (Section 245 RBC Land Use Resolution)

OCCUPANCY:

Mixed-Use:
Group A-2 - Assembly (Community Hall)
Group A-3 - Assembly (Activity Room, Main Lobby, and Kitchen)
Group B - Business (County Offices and Building Offices)
Group S-2 – Storage Room

OCCUPANCY SEPARATION (TABLE 508.3.3):

Mixed-Use (NS - Not Sprinkled):

Group A - to - Group A:	No separation
Group B - to - Group B:	No separation
Group S-2 – to – Group S-2:	No separation
Group A - to - Group B:	2-hours
Group A - to - Group S-2:	1-hour
Group B – to – Group S-2:	Occupancy separation need not be provided for storage areas within Group B if the area is less than 10-percent of the floor area, or the area is less than 1,000 SF.

OCCUPANT LOADS (S.F. PER OCCUPANT PER TABLE 1004.1.1):

Accessory Storage Areas, Mechanical Equipment Room	300 Gross
Assembly (Chairs Only – not fixed)	7 Net
Assembly (Standing Space)	5 Net
Assembly (Unconcentrated)	15 Net
Kitchens, Commercial	200 Gross
Business Areas	100 Gross

CONSTRUCTION TYPE:

Construction Typical of Type V-B – Unprotected per Section 602.5

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 704.8):

North Side – Unlimited Unprotected Openings*
South Side – Unlimited Unprotected Openings*
East Side – Unlimited Unprotected Openings*

West Side – Unlimited Unprotected Openings*
* Buildings whose exterior bearing wall, exterior nonbearing wall and exterior structural frame are not required to be fire resistive by Table 601 or 602 shall be permitted to have unprotected openings.

AUTOMATIC SPRINKLER SYSTEM (SECTION 903):

- Required for new structures.
- Not required for existing structure.
- Currently, none provided at grade of existing structure.
- Automatic fire sprinklers are provided within the basement level of the building only. This system was installed as a pipe schedule system in the 1970's at the time of original construction.
- Additional fire protection is provided in the form of hand-held fire extinguishers (ABC type, typically 10-lb canisters within entirety of building, and Type K extinguisher in kitchen), a fire alarm system within the H&HS offices, and a wet-chemical suppression system for the fryer in the kitchen area.

STANDPIPES (SECTION 905):

- Required for new structures.
- Not required for existing structure.
- Currently, none provided at grade of existing structure.

ALARM & DETECTION SYSTEM (SECTION 907.2.2):

Required for new construction with occupancy greater than 500

FIRE RESISTANCE RATING REQUIREMENTS:

(For V-B Construction) (IBC TABLE 601 & 602)
Structural Frame: 0 HRS
Bearing Walls, Exterior */**: 0 HRS
Bearing Walls, Interior: 0 HRS
Non-Bearing Walls, Exterior */**: 0 HRS
*1 HR if < 10 FT. Fire Separation Distance (IBC Table 602)
**1 HR if < 5 FT. Fire Separation Distance (IBC Table 602)
Non-Bearing Walls, Interior: 0 HRS
Floor Construction: 0 HRS
Roof Construction: 0 HRS

EXIT TRAVEL DISTANCE (TABLE 1016.1):

For Groups A and B Occupancies: 200 ft.*
For Group S-2 Occupancy: 300 ft.*
*Without Sprinkler System, IBC Table 1016.1

MINIMUM NUMBER OF EXITS (TABLE 1019.1) :

Occupant Load of 1-500: 2 Exits

Occupant Load of 501-1,000: 3 Exits
Occupant Load of More than 1,000: 4 Exits
* Except as modified by Sections 1015.1 or 1019.2

SPACES WITH ONE MEANS OF EGRESS (TABLE 1015.1) :

For Groups A and B Occupancies: 49 Occupants Max.
For Group S Occupancy: 29 Occupants Max.

BUILDINGS WITH ONE EXIT AND COMMON PATH OF TRAVEL DISTANCE (TABLE 1019.2):

For Groups A and B Occupancies: 1-Story, 49 Occupants, and 75 ft.
For Group B Occupancy: 2-Story, 30 Occupants, and 75 ft.
For Group S Occupancy: 1-Story, 29 Occupants, and 100 ft.
2-Story, 30 Occupants, and 75 ft.

COMMON PATH OF EGRESS TRAVEL (SECTION 1014.3):

For Groups A, B and S-2 Occupancies: 75 ft. max.*
*For Group B Occupancy: 100 ft. max. if occupant load < 30
*For Group S-2 Occupancy: 100 ft. max. if occupant load < 30

BUILDING HEIGHT AND AREA:

Per Town of Meeker Land Use Code Section 18.1.9 – Town Core (TC):

Allowable Building Overall Height - Commercial | Public or Civic:

35 ft. for Primary Building

Allowable Floor Area:

Buildings containing more than 10,000 SF of ground floor area shall require a Conditional Building Permit

Per 2006 International Building Code:

Allowable stories and tabular areas by use: (Table 503)

A-2: (1) One Story Above Grade Plane, 6,000 SF Per Story.
A-3: (1) One Story Above Grade Plane, 6,000 SF Per Story.
B: (2) Two Stories Above Grade Plane, 9,000 SF Per Story.
S-2: (2) Stories Above Grade Plane, 13,500 SF Per Story

Allowable Height Increases: (Section 504)

Automatic Sprinkler System: (Section 504.2)
Height: Increase (1) One Story and 20 Ft.

Height Increase for A-2 Occupancy:
Non-Sprinkled = No Increase in Height = 1 Story ALLOWABLE

Allowable Area Modifications (Section 506):

$A_a = \{ A_t + [A_t \times I_f] + [A_t \times I_s] \}$

A_a = Allowable area per story (SF)

A_t = Tabular area per story per Table 503

I_f = Area Increase due to frontage per Section 506.2

I_s = Area increase factor due to sprinkler protection per Section 506.3

Frontage Increase:

$I_f = [F / P – 0.25] W / 30$

F = 720 ft. [perimeter of building open to public way of at least 20 ft]

P = 740 ft. [perimeter of entire building]

W = > 60 ft. [width of public way]

Or 30' max. (per 506.2.1)

$I_f = [720 / 740 – 0.25] 60 / 30$

$I_f = [0.97 - 0.25] 2$

$I_f = [0.72] 2$

$I_f = 1.44$, or 144% Increase

Automatic Sprinkler System Increase:

For buildings equipped throughout with an approved automatic sprinkler system per 903.3.1.1, the allowable area is permitted to be increased 300% for buildings with no more than one story above grade plane (Is = 3.0)

* Existing building is not sprinkled throughout per Section 903.3.1.1, therefore increase is not applicable.

Area Increase for A-2 and A-3 Occupancies:

$A_a = \{ A_t + [A_t \times I_f] + [A_t \times I_s] \}$

$A_a = \{6,000 + [6,000 \times 1.44] + [6,000 \times 0]\}$

$A_a = \{6,000 + 8,640 + 0\} = 14,640$ S.F. per story ALLOWABLE

Area Increase for B Occupancy:

$A_a = \{ A_t + [A_t \times I_f] + [A_t \times I_s] \}$

$A_a = \{9,000 + [9,000 \times 1.44] + [9,000 \times 0]\}$

$A_a = \{9,000 + 12,960 + 0\} = 21,960$ S.F. per story ALLOWABLE

Area Increase for S-2 Occupancy:

$A_a = \{ A_t + [A_t \times I_f] + [A_t \times I_s] \}$

$A_a = \{13,500 + [13,500 \times 1.44] + [13,500 \times 0]\}$

$A_a = \{13,500 + 19,440 + 0\} = 32,940$ S.F. per story ALLOWABLE

BUILDINGS WITH MULTIPLE OCCUPANCIES	OCC. GROUP	ACTUAL AREA	ALLOWABLE AREA	MULTIPLIER	ALLOWED	RATIO	SF PER PERSON	PERSONS
RBC H&HS Offices	B	4,000	9,000	1.44	21,960	0.18	100	40
Community Hall	A-2	5,000	6,000	1.44	14,640	0.34	7 (a)	714
Main Lobby	A-3	2,503	6,000	1.44	14,640	0.17	5 (b)	501
Activity Room	A-3	1,841	6,000	1.44	14,640	0.13	15 (c)	123
Bldg. Office	B	403	9,000	1.44	21,960	0.02	100	4
Kitchen	A-3	941	6,000	1.44	14,640	0.06	200	5
Storage	S-2	395	13,500	1.44	32,940	0.01	200	2
Circulation, Restrooms & Walls		2,587	13,500	1.44	32,940	0.08		
		17,670				0.99		1389
						0.99 < 1		

Footnotes:
a. Highest possible – Concentrated (chairs only – not fixed) – 7 net
b. Highest possible – Standing Space – 5 net
c. Tables and Chairs – 15 net

Note: Current areas of building permitted without sprinkler increase.

ACCESSIBILITY (CHAPTER 11):

New work to be in compliance with Chapter 11 and ICC A117.1 (Sections 1101.1 and 1101.2)
Existing buildings shall comply with Section 3409 (Section 1103.2.2)

Accessible Route (Section 1104)

- An accessible route shall be provided from public transportation stop, accessible parking, and public streets and sidewalks to the accessible entrance(s) served
  - Exception if the only means of access is a vehicular way without pedestrian access
- At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site
  - Exception if the only means of access is a vehicular way without pedestrian access
- When a building or portion of a building is required to be accessible, an accessible route shall be provided to each portion of the building, to accessible building entrances connecting to accessible pedestrian walkways, and the public way
- At employee work areas, common use circulation paths shall be accessible routes, unless excepted in Section 1104.3.1
- Accessible routes shall coincide with the general circulation path

Accessible Entrances (Section 1105)

- At least 60 percent of all public entrances shall be accessible

Parking (Section 1106)

- Where parking is provided, accessible parking spaces shall be provided
  - 1 to 25 spaces provided = 1 required accessible space
  - 26 to 50 spaces provided = 2 required accessible spaces
  - 51 to 75 spaces provided = 3 required accessible spaces
- For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space

- Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance

Toilet and Bathing Facilities (Section 1109.2)

- Toilet rooms shall be accessible.
- At least one of each type of fixtures, element, or control or dispenser in each accessible toilet room shall be accessible

Kitchens (Section 1109.4)

- Where kitchens are provided in accessible spaces or rooms, the shall be accessible per ICC A117.1

Drinking Fountains (Section 1109.5)

- Where drinking fountains are provided, no fewer than two drinking fountains shall be provided for a person in a wheelchair and for a standing person, except if a single fountain is provided that complies with the requirements for both

Coat Hooks and Shelves (Section 1109.8.3)

- Where coat hooks and shelves are provided in toilet rooms, toilet compartments, dressing rooms, at least one of each type shall be accessible

Controls, operating mechanisms and hardware (Section 1109.13)

- Controls, operating mechanisms and hardware intended for operation by the occupant, including switches for lighting, ventilation and electrical convenience outlets, in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible

Signage (Section 1110)

- Signage shall be required and identified by the International Symbol of Accessibility at accessible parking spaces, accessible entrances where not all entrances are accessible, Unisex toilet rooms, directional signage as required, egress doors, and others as indicated in the Section.

ACCESSIBILITY FOR EXISTING BUILDINGS (SECTION 3409):

- An alteration of an existing element, space of area of a building or facility shall not impose a requirement for greater accessibility than that which would be required for new construction.
- Alterations shall not reduce or have the effect of reducing accessibility of a building, portion of a building or facility.

ALTERATIONS (SECTIONS 3409.6 and 3409.7):

- A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 and ICC A117.1, unless technically infeasible.
- Accessible means of egress required by Chapter 10 are not required to be provided in existing buildings and facilities.
- Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include facilities or drinking fountains serving the area of primary function.
    - Costs of providing the accessible route are not required to exceed 10 percent of the costs of the alteration affecting the area of primary function

- This provision does not apply to alterations limited solely to windows, hardware, operation controls, electrical outlets, signs, mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
- This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.

SCOPING (SECTION 3409.8):

- Accessible entrances shall be provided in accordance with Section 1105. (Section 3409.8.1) Excepted if an accessible entrance already exists.
- Toilet rooms: Where it is technically infeasible to alter existing toilet facilities to be accessible, an accessible unisex toilet is permitted on the same floor an darea of the building. (Section 3409.8.9)
- Thresholds: Maximum height of thresholds at doorways shall be ¾-inch and have beveled edges on each side. (Section 3409.8.12)

PLUMBING (IBC CHAPTER 29 / IPC CHAPTER 4):

Minimum Plumbing Fixtures (Table 2902.1 / Table 403.1)

SPACE	OCC. GROUP	OCC. DESC.	PERSONS	WATER CLOSETS		LAVATORIES SF/PERSON		DRINKING FOUNTAINS	SERVICE SINK
				MALE	FEMALE	MALE	FEMALE		
RBC H&HS Offices	B	Business	40	1 per 25 = 1	1 per 25 = 1	1 per 40 = 1	1 per 40 = 1	1 per 100 = 1	1 Service Sink
Community Hall	A-2	Banquet Hall	714	1 per 75 = 5	1 per 75 = 5	1 per 200 = 2	1 per 200 = 2	1 per 500 = 2	1 Service Sink
Main Lobby	A-3	Auditorium without fixed seating	501	1 per 125 = 3	1 per 65 = 4	1 per 200 = 2	1 per 200 = 2	1 per 500 = 2	1 Service Sink
Activity Room	A-3	Auditorium without fixed seating	123	1 per 125 = 1	1 per 65 = 1	1 per 200 = 1	1 per 200 = 1	1 per 500 = 1	1 Service Sink
Bldg. Office	B	Business	4	1 per 25 = 1	1 per 25 = 1	1 per 40 = 1	1 per 40 = 1	1 per 100 = 1	1 Service Sink
Kitchen	A-3	Accessory Use	5	1 per 125 = 1	1 per 65 = 1	1 per 200 = 1	1 per 200 = 1	1 per 500 = 1	1 Service Sink
Storage	S-2	Accessory Use	2	1 per 100 = 1	1 per 100 = 1	1 per 100 = 1	1 per 100 = 1	1 per 1,000 = 1	1 Service Sink
Circulation, Restrooms & Walls									
TOTALS			1389	13	14	9	9	3 (b)	3 (a)

Footnotes:
a) 1 service sink per area served (RBC H&HS Offices, Community Hall, Activity Room & Main Lobby, and Kitchen)
b) Required drinking fountains were recalculated based on total occupancy using Assembly, reducing the total to three. Business occupancies may have the opportunity to provide water coolers within their spaces to satisfy the drinking fountain requirement.

Existing Plumbing Fixtures Identified:

RBC H&HS Offices:

- One (1) unisex restroom with (1) lavatory and (1) toilet off of the Exam Room
- One (1) sink in Exam Room
- One (1) Staff. Kitchenette with (1) sink
- One (1) Family Visit Kitchen with (1) sink and (1) dishwasher

Building Offices:

- One (1) sink
- One (1) water cooler

Remaining Building:

- One (1) Men's Restroom with (2) lavatories, (2) water closets, and (2) urinals
- One (1) Women's Restroom with (2) lavatories and (4) water closets
- One (2) drinking fountains

Commercial Kitchen off Community Room:

- (1) automatic dishwasher
- (1) 3-comparment sink
- (1) sink
- (1) hand sink

Serving Kitchenette in Activity Room:

- One (1) hand sink