




Facilities Condition Assessment

AUDIT FINDINGS AND COMMENTS

PROJECT NUMBER		CLIENT		CAMPUS	CONTACT	PHONE	FAX	EMAIL	
429717.01.FS.00		Menlo Park Fire District		Menlo Park Fire District	Greg Auger	925.998.1828		grega@menlofire.org	
BUILDING NAME		BUILDING ID	BUILDING ADDRESS		SQUARE FEET	COMISSIONED	BUILDING TYPE	INSPC DATE	AUDITOR
Station #2		#2	2290 University Avenue		4,900	1956	Fire Station	2/29/2012	RH

BUILDING CONDITION DATA		BUILDING DESCRIPTION	
GENERAL CONDITION	Fair	 <p>Constructed in 1956, three engine, 4900 square foot, single story brick and wood frame construction. A seismic retrofit was performed in 1996. Slab floor throughout. Flat roof structure. Roofing is tar and gravel. Wood equipment screen is deteriorating. Windows are OEM operable single pane. Wood exterior doors. Three rollup 12'x14' truck doors with operators. Single 4 ton gas pack package unit with external ducting on the roof. Residential electrical service. This facility is only in Fair shape and is obsolete by today's standards. It is scheduled for replacement in 2013.</p>	
YEAR BUILT	1956		
CURRENT AGE	56		
CONDITION AGE (YEARS)	62		
LIFE EXPECTANCY (YEARS)	35		
REMAINING LIFE (YEARS)	-27		

PRIORITIZATION									
CATEGORY / SYSTEM	CODE	FLR	OPS. Pri.	Bus. Risk	Failure Stat.	TCO	PIC	COMMENT	ACTION
Safety & Compliance									
ADA	01.02.02	1	2	3	3			The building and restroom are wheelchair accessible. The restroom is partially compliant.	No action at this time.
HAZMAT	01.03.03	1	4	4	5			Fuel for the emergency generator should be stored in a flammable storage cabinet.	Move fuel to flammable storage locker.
Safety Related	01.05.06	1	4	4	5		2-102	Emergency light in residence hallway is open and wiring exposed.	Replace cover.
Building Envelope									
Structure	02.01.04	1						Constructed of clay fired brick. Pointing is ok. The facility was seismically upgraded in 1996. Floor is concrete slab throughout. Flat roof over the residence is constructed of cut in rafters. Gable roof construction is glu-lam beam in the apparatus room. Both areas have T & G sheathing. Fascia and flashings are sound.	No issues observed.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Building Envelope									
Roof	02.02.01	R	3	3	3		2-085-088	Roof is flat tar and gravel and appears to be sound. No leaks were observed or reported. Uncertain when it was installed. Flat roofing (1/4" per foot slope) has a nominal life expectancy of 20 years.	No issues noted.
Doors	02.04.01	1	2	3	5		2-067,073,084	Exterior man doors are solid core wood. Several are delaminating from water damage and need to be replaced.	Replace 1ea 36"x80", 1ea 30"x80', 1ea 36"x80" w/ 2'x3' lite doors & jambs with steel units.
Doors	02.04.06	1	3	2	3		2-080	There are three 12'x14' motor operated rollup doors. These doors operated as designed. Safeties functioned as intended.	No problems noted.
Glazing	02.05.01	1	2	3	4		2-063-066	Windows are OEM single glaze, mill finish aluminum units. They should be replaced with dual glazed, low E units.	Replace 5ea 16"x72", 2ea 36"x36", 3ea 36"x60", 1ea 48"x72" windows with dual glazed, low E units. Includes caulking.
Glazing	02.05.04	R	2	2	4			The 2'x2' skylight appears to be recently replaced. No leaks reported.	No issues to report.
Finishes & Coatings	02.07.01	1	2	2	4			Fascia, equipment screen and doors need to be re-painted.	Repaint approximately 300 square feet of 2x10 fascia, 700 square feet of roof top equipment screen (both sides) and 6ea man doors (approx 120 square feet).
Finishes & Coatings	02.07.03	1	2	2	4			Caulking around doors and windows has broken down an should be replaced.	Replace approximately 350 lineal feet of caulking.
Interior Shell & Finish									
Flooring	03.05.15	1	1	1	3			Flooring consists of three types; carpet, ceramic tile and concrete. Tile and concrete OK. Carpet shows ware but is serviceable. It should be considered for replacement in 3-5 years.	Replace approximately 50 square yards of glue down roll carpet.
Finishes & Coatings	03.07.02	1						Painted surfaces show some ware and tare.	Paint touch up as needed.
General	03.09.01	1	2	2	3			Walls, doors and ceilings are lath and plaster or gypsum board and minor amount of ware and tare. Some touch up is appropriate.	Minor touch up as needed.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Mechanical									
HVAC	06.01.26	R	2	2	4		2-090,091	There is a single, 4 ton gas pack package unit on the roof. It was installed in 1995 and has exceeded its nominal life expectancy. It should be considered for replacement.	Replace 4 ton gas pack with current and efficient technology
HVAC	06.01.26	R	2	2	4		2-090,091	There is a single, 4 ton gas pack package unit on the roof. It was installed in 1995 and has exceeded its nominal life expectancy. It should be considered for replacement.	Replace 4 ton gas pack with current and efficient technology
Electrical									
Power	07.01.06	1					2-061	200A, 120/240v, 1Ph residential service serves the facility. No issues were noted with this system.	It is recommended that electrical panels be cleaned and connections scanned and torqued every three to five years. No other issues noted.
Power	07.01.07	1	4	3	4			Power distribution is through a 40 circuit sub panel. This panel likely dates to original construction. Breakers and parts for this panel may be difficult to find. Consider replacing it with current technology. Panel schedule is not current.	Replace sub panel. Update panel schedule. No other issues noted.
Power	07.01.07	1	4	4	3		2-121	There is an 8 circuit, 100A, 120/240v, 1Ph sub panel and manual SPDT switch that serves as load distribution and transfer switch for emergency power. Generator connection point is below the switch.	It is recommended that electrical panels be cleaned and connections scanned and torqued every three to five years. No other issues noted.
Lighting	07.03.02	EXT	3	2	2			Exterior light consists of 6ea HPS fixtures. They functioned as designed. Consider replacing them with compact fluorescent units to take advantage of energy savings.	Replace 6ea HPS fixtures with compact fluorescent. No other issues noted.
Lighting	07.03.03	1	3	2	3		2-102	Lighting is primarily by T8 and compact fluorescent. The emergency light in the residence hallway needs to have it's cover replaced to cover exposed wiring. Safety.	Replace cover on emergency light. No other issues noted with lighting.

PRIORITIZATION									
CATEGORY / SYSTEM	CODE	FLR	OPS Pri.	Bus. Risk	Failure Stat.	TCO	PIC	COMMENT	ACTION
Electrical									
Generation	07.04.01	EXT	4	4	3		2-071,072	A portable, 5Kw gasoline generator serves as emergency backup power in an outage. Unit appears to be only a few years old. No records of service or exercising frequency were available. Service connection, distribution sub panel and manual transfer switch are located in the apparatus room.	Insure maintenance and exercising of the unit is documented. No other issues noted or reported.
Plumbing									
General Insp.	08.08.01	1	3	2	3			It is suspected that there is still 60 year old piping in the building. Currently, flow to all faucets appears acceptable. Valves and fixtures ok. All drains ran clear.	No immediate concerns with this system.
Fire Life Safety									
Detection	09.01.05	1	4	4	4			There is no formal fire detection system in the building. There are discrete smoke alarms (some inoperative) in the residence areas.	Insure existing smoke alarms function as designed.
Protection	09.02.03	1	4	3	2			Fire extinguishers inspections are current. Due again in May 2012.	No issues noted.
Protection	09.02.10	1	3	3	5			There is no sprinkler system in this building.	Nothing to report