

Willington Municipal Facilities Study



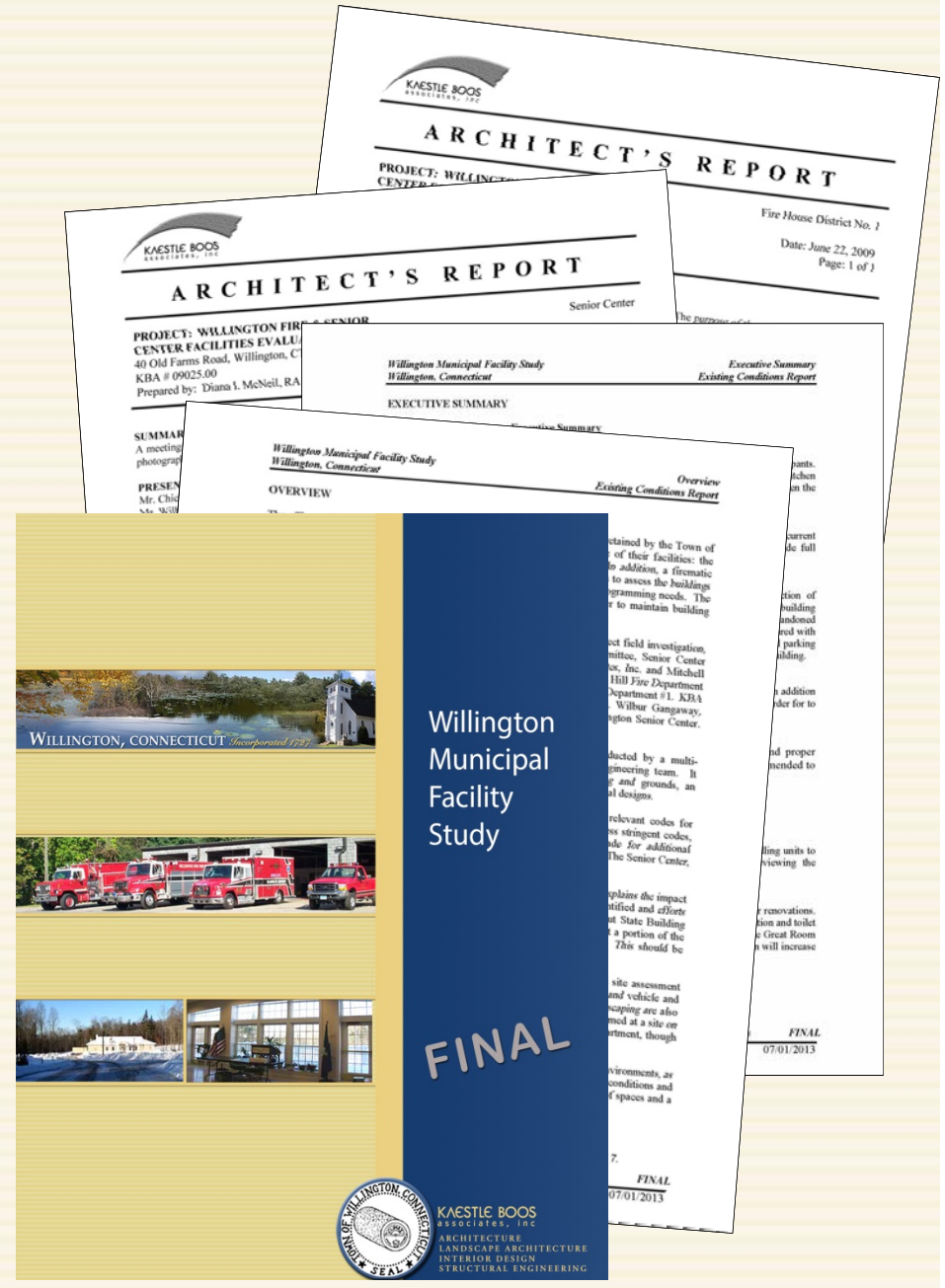
WILLINGTON, CT
DECEMBER 3, 2013



Willington Municipal Facilities Study

In 2009, Kaestle Boos Associates reviewed existing conditions of the following facilities:

- ❖ Willington Senior Center
- ❖ Fire Department #1 (Station 13)
- ❖ Willington Hill Fire Department



KAESTLE BOOS
associates, inc.
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
STRUCTURAL ENGINEERING

Willington Senior Center



FINDINGS: Willington Senior Center

- ❖ Repair fitting at kitchen sink and provide grease interceptor
- ❖ Handicapped accessibility lacking at sinks and cabinets
- ❖ Seating is limited for large functions
- ❖ Storage is limited



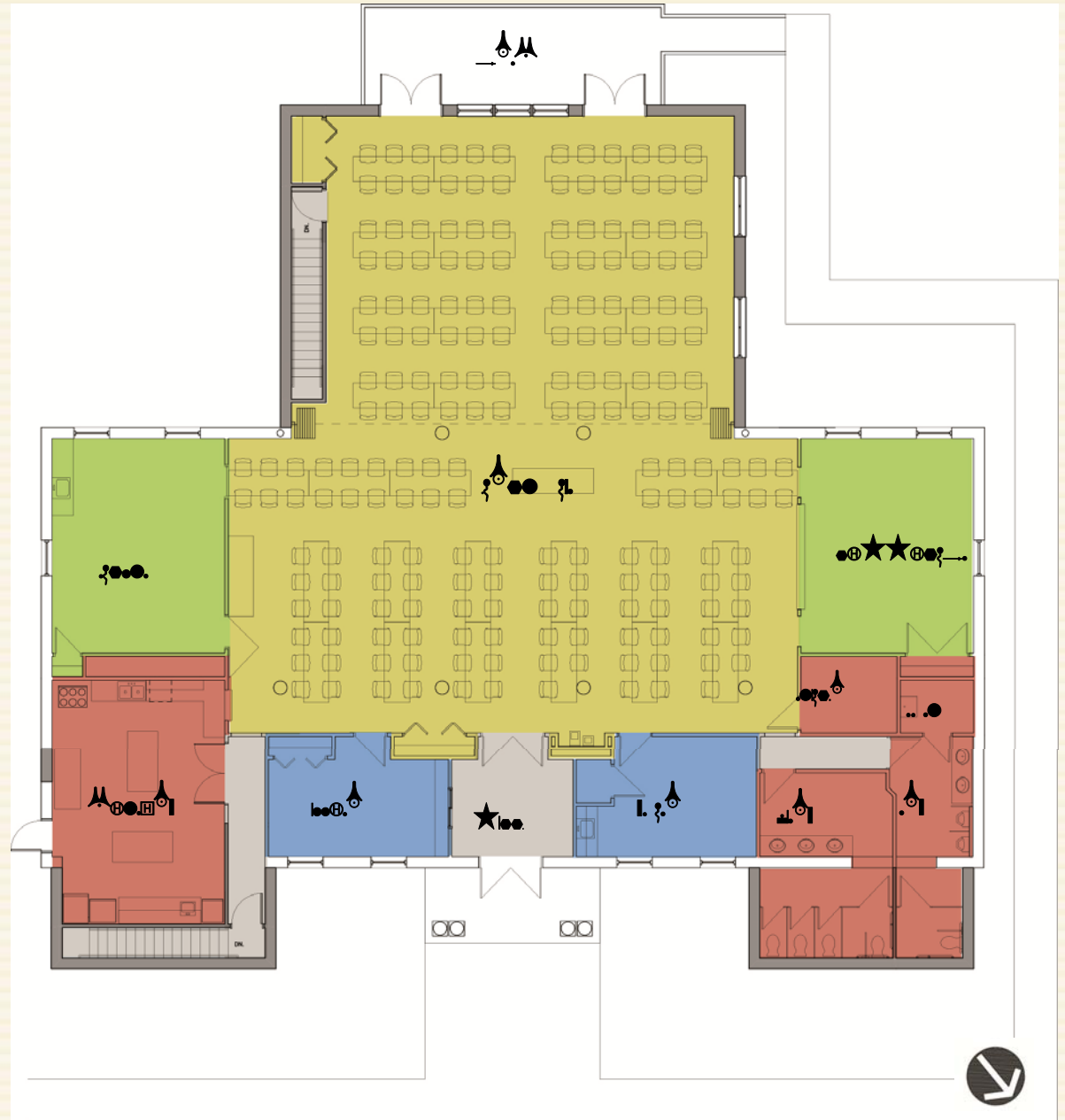
Wilmington Senior Center



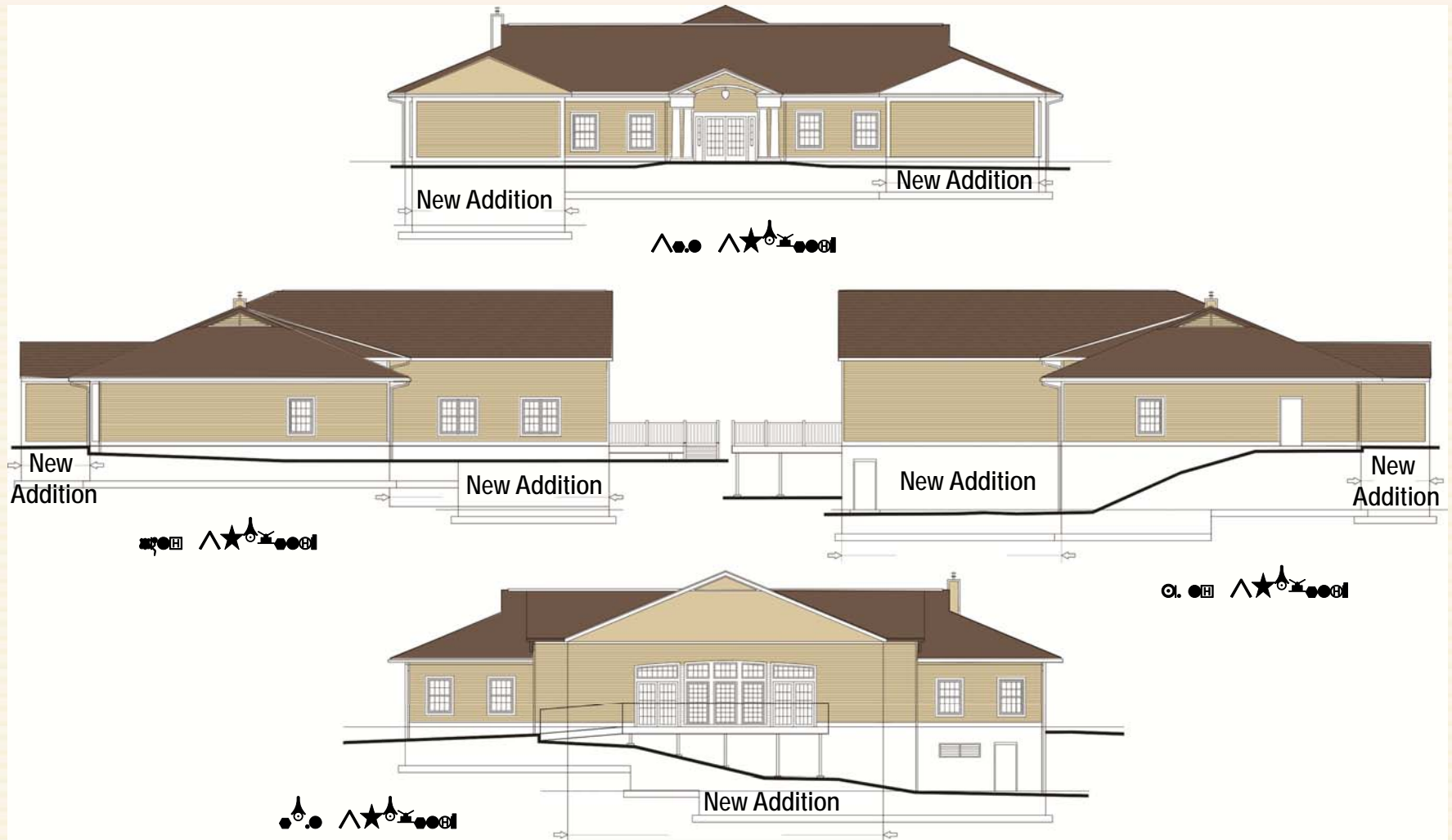
Senior Center

- Great Room
- Recreation
- Support
- Administration

Additions Main Level = 1,916 sf
Additions Lower Level = 1,414 sf
Renovation at Main Level = 205 sf
Existing Main Level = 4,075 sf
Existing Lower Level = 830 sf
New 10'x30' deck
Building Total = 8,235 sf



Wilmington Senior Center



RECOMMENDATIONS: Willington Senior Center

- Provide automatic sprinkler protection for the entire facility
- Repair fitting at kitchen sink and provide grease interceptor
- Alter sinks and cabinets to provide handicapped accessibility
- Expand Great Room for additional seating
- Expand and alter restrooms, replace fixtures to conserve water
- Expand Kitchen
- Provide additional storage space at lower level
- Upgrade air handling units to increase efficiency
- Provide additional Parking
- Upgrade septic system
- Restripe handicapped parking spaces and install bollards



COST: Range \$941,000 - \$1,003,100

Fire Department #1 (Station 13)



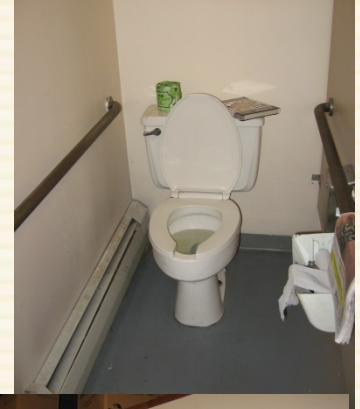
FINDINGS: Fire Department #1 (Station 13)

- ❖ Kitchen lacks exhaust hood, make up air, and fire suppression system
- ❖ Kitchen lacks grease interceptor
- ❖ Plumbing fixtures are not water-conserving type
- ❖ Pipe insulation is lacking
- ❖ Backflow preventers and air gap fittings are missing
- ❖ Finned-tube radiation is in poor condition
- ❖ Exhaust fans are in poor condition
- ❖ Air conditioning is in poor condition
- ❖ Electrical service is in poor condition

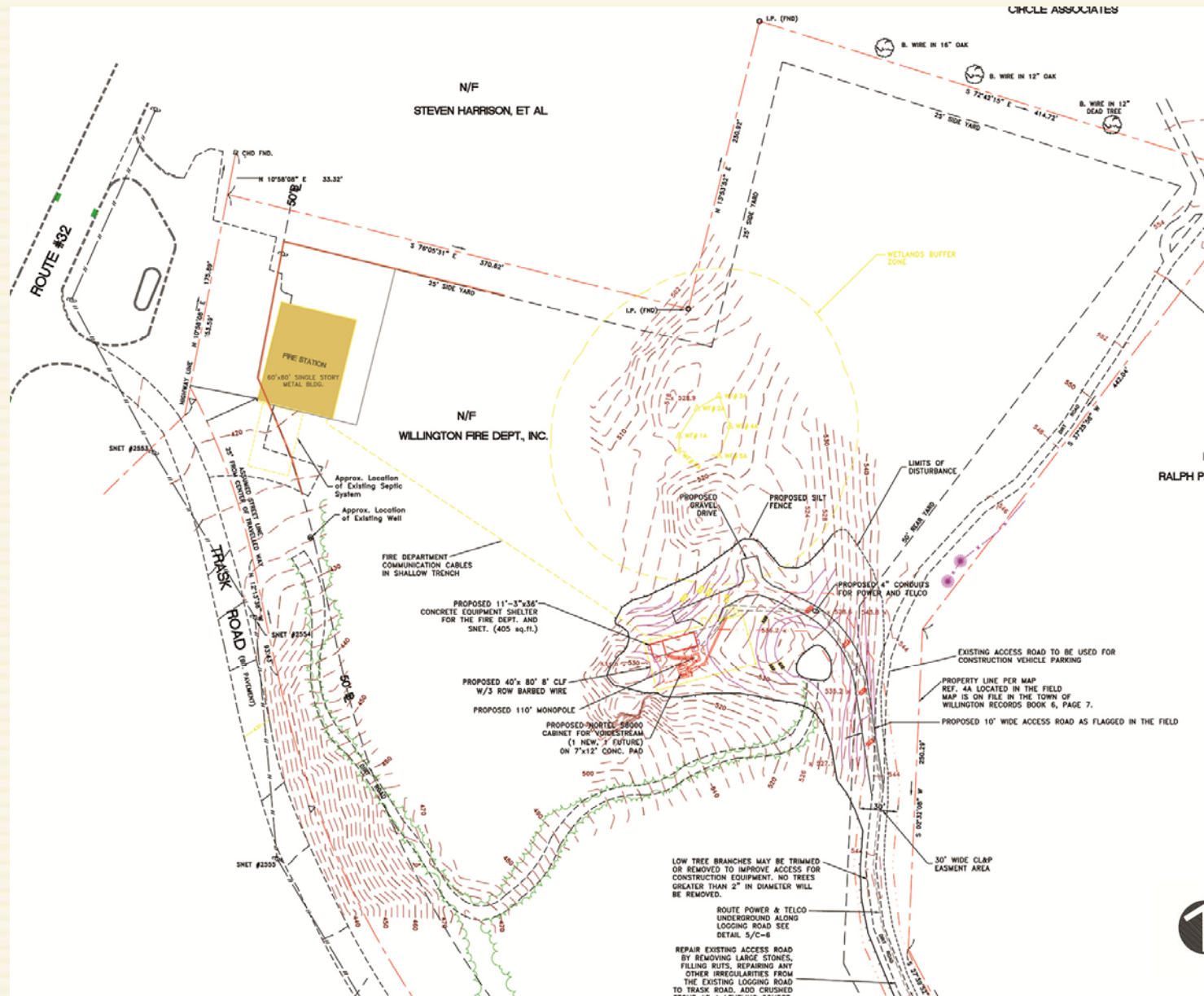


FINDINGS: Fire Department #1 (Station 13)

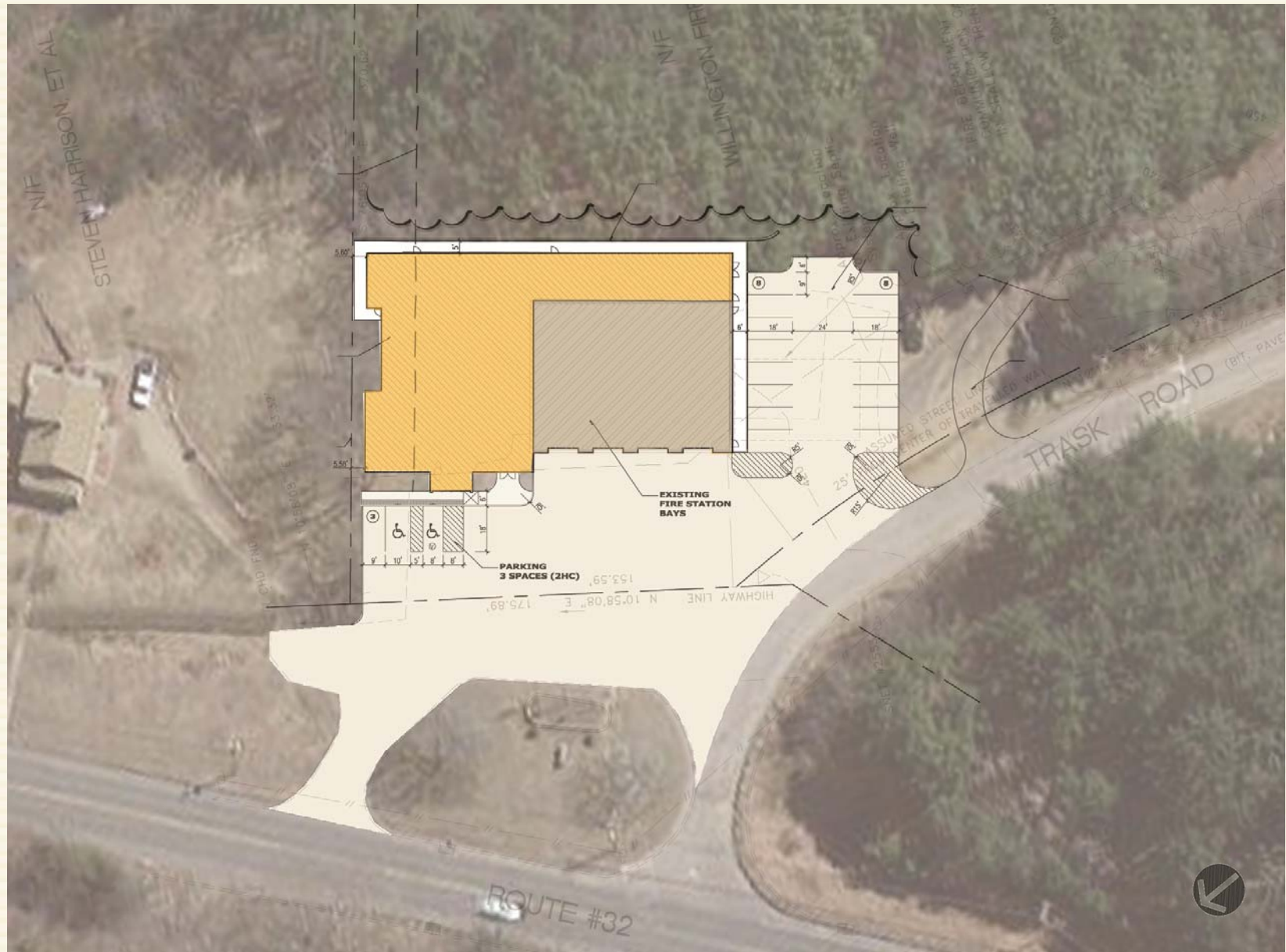
- ❖ Internal communication panel is in poor condition
- ❖ Lighting, emergency lighting, and exit signs are in poor condition
- ❖ Doors and windows are not energy efficient
- ❖ Handicapped accessibility is lacking at doors, plumbing fixtures, counters, locker rooms, signage, and parking spaces
- ❖ Additional space is needed for apparatus bays, day room, lockers, bunks, training, and support spaces



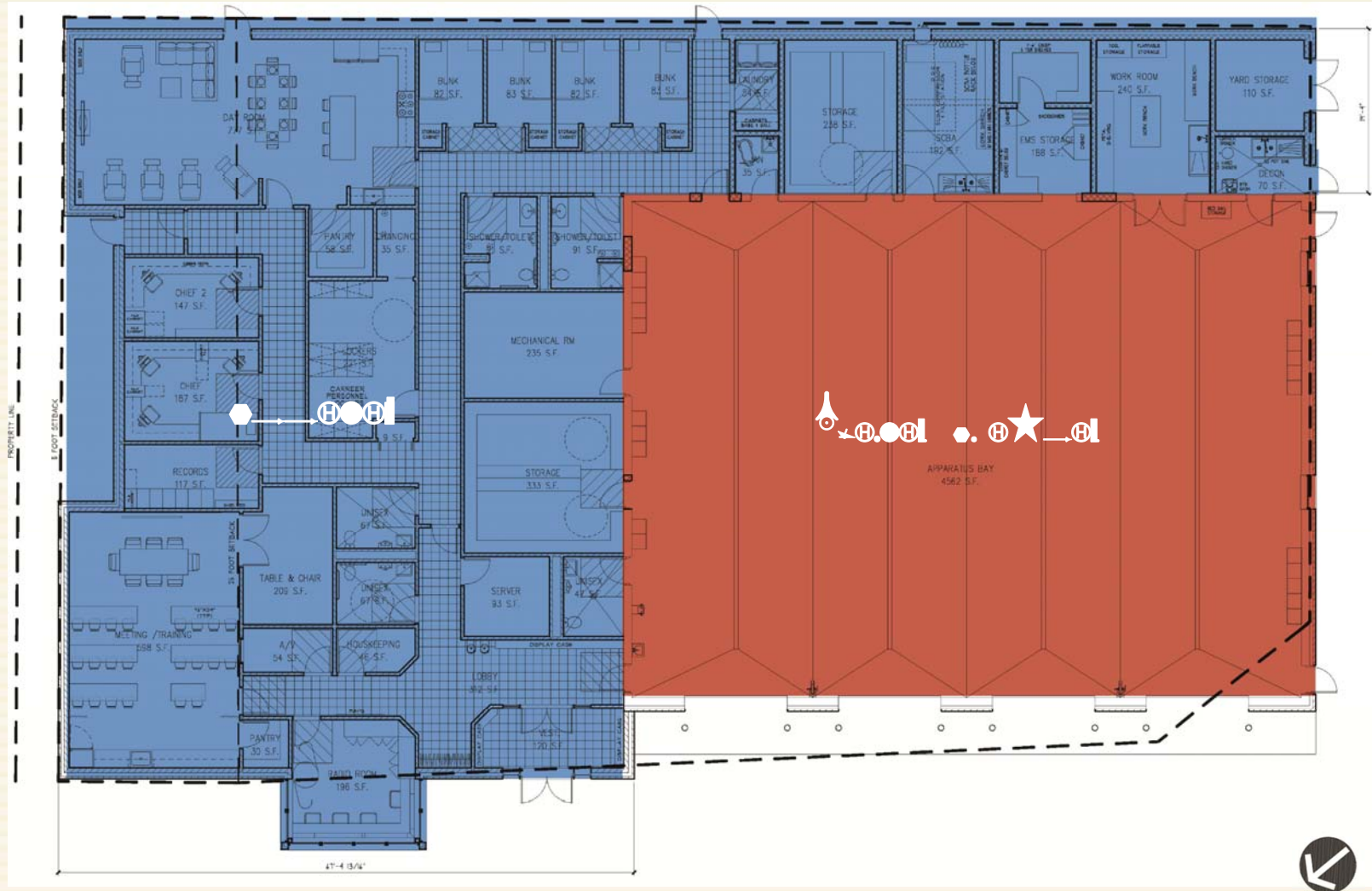
Fire Department #1 (Station 13)



Fire Department #1 (Station 13)



Building Total = 12,230 sf



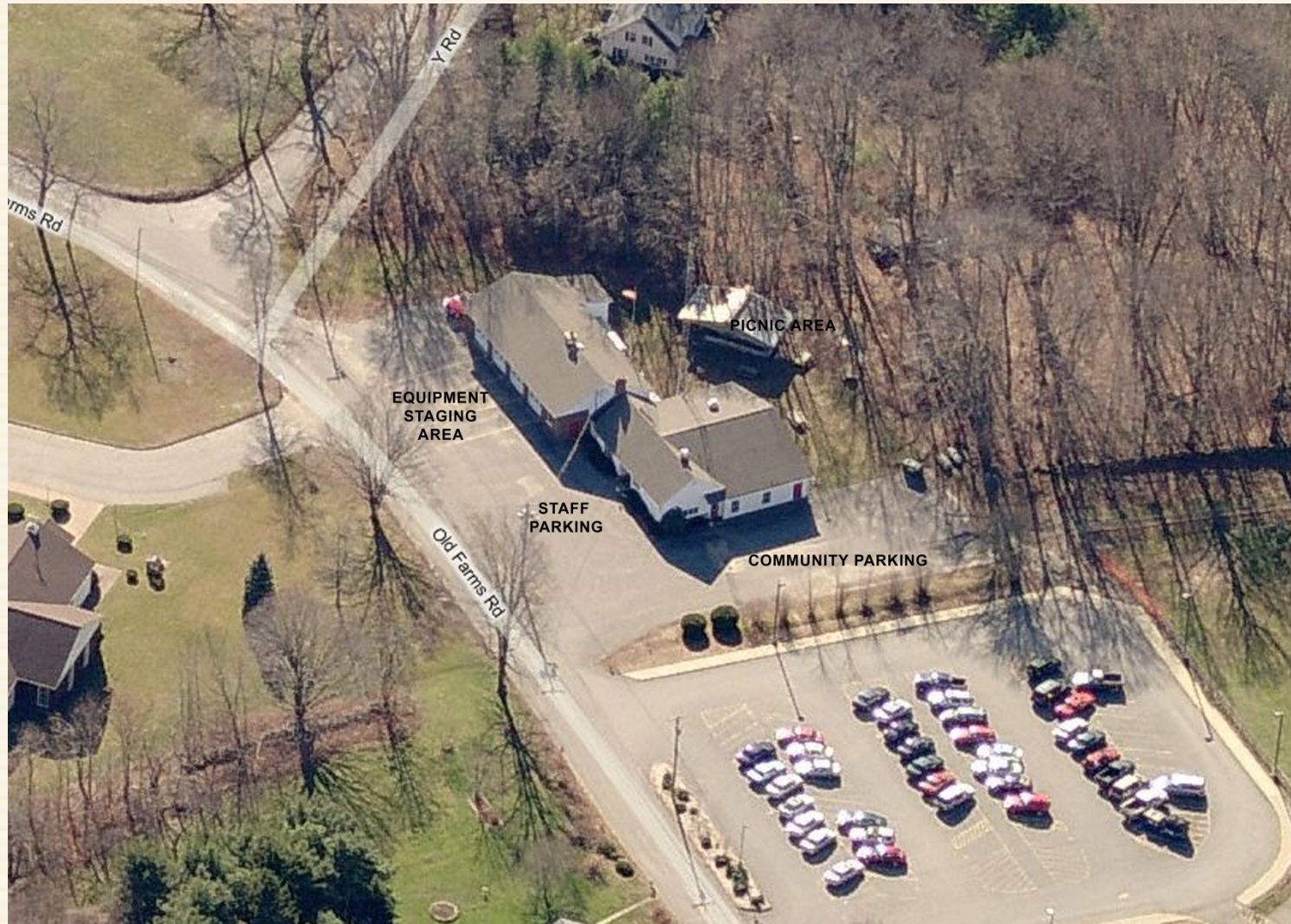
RECOMMENDATIONS: Fire Department #1 (Station 13)

- Construct an addition to meet programmatic needs
- Provide exhaust hood, make up air, and fire suppression system for kitchen
- Provide grease interceptor
- Alter toilet rooms to be accessible and provide water-conserving fixtures
- Provide backflow preventers and air gap fittings
- Replace air-conditioning equipment and finned-tube radiation
- Replace exhaust systems
- Replace electrical system
- Replace internal communication panel
- Provide new fire alarm system
- Upgrade lighting
- Replace emergency lighting and exit signs
- Replace doors and windows
- Alter doors, toilet rooms, counters, locker rooms, and parking to provide handicapped accessibility
- Provide room identification signage

COST: Range \$3,425,000 - \$3,670,000



Willington Hill Fire Department



FINDINGS: Willington Hill Fire Department

- ❖ Parking spaces are not defined
- ❖ Pavement is in disrepair
- ❖ Outdoor storage is needed
- ❖ Roof has exceeded life expectancy
- ❖ Additional space is needed for apparatus bays, offices, day room, lockers, bunks, exercise, and support spaces
- ❖ Site constraints limit expansion



FINDINGS: Willington Hill Fire Department

- ❖ Electrical service, panels and generator are in poor condition
- ❖ Fire alarm system lacks monitoring
- ❖ Apparatus bays lack heat detectors and fire alarm pull stations
- ❖ Emergency lighting and exit signs are in poor condition
- ❖ Building lacks exhaust systems
- ❖ Kitchen lacks required make up air
- ❖ Kitchen lacks grease interceptor
- ❖ Apparatus bays lack oil separator
- ❖ Handicapped accessibility is limited





Willington Hill Fire Department

- Public
- Day Room
- Apparatus Bay
- Administration
- Mechanical/Stairs/Closets



RECOMMENDATIONS: Willington Hill Fire Department

- Upgrade emergency lighting, exit signs, and fire alarm
- Provide exhaust systems
- Provide make up air for kitchen
- Alter stair railings
- Provide grease interceptor and oil separator
- Upgrade plumbing fixtures and provide kitchen hand sink
- Provide automatic sprinkler protection for the entire facility
- Alter doors, plumbing fixture arrangement, and counters to provide handicapped accessibility
- Provide inclined wheelchair lift for accessibility
- Provide room signage
- Delineate parking spaces and repair/replace paved surfaces
- Provide outdoor storage
- Replace roof
- Provide new air-conditioning units
- Replace electrical service

COST: Range \$835,000 - \$975,000



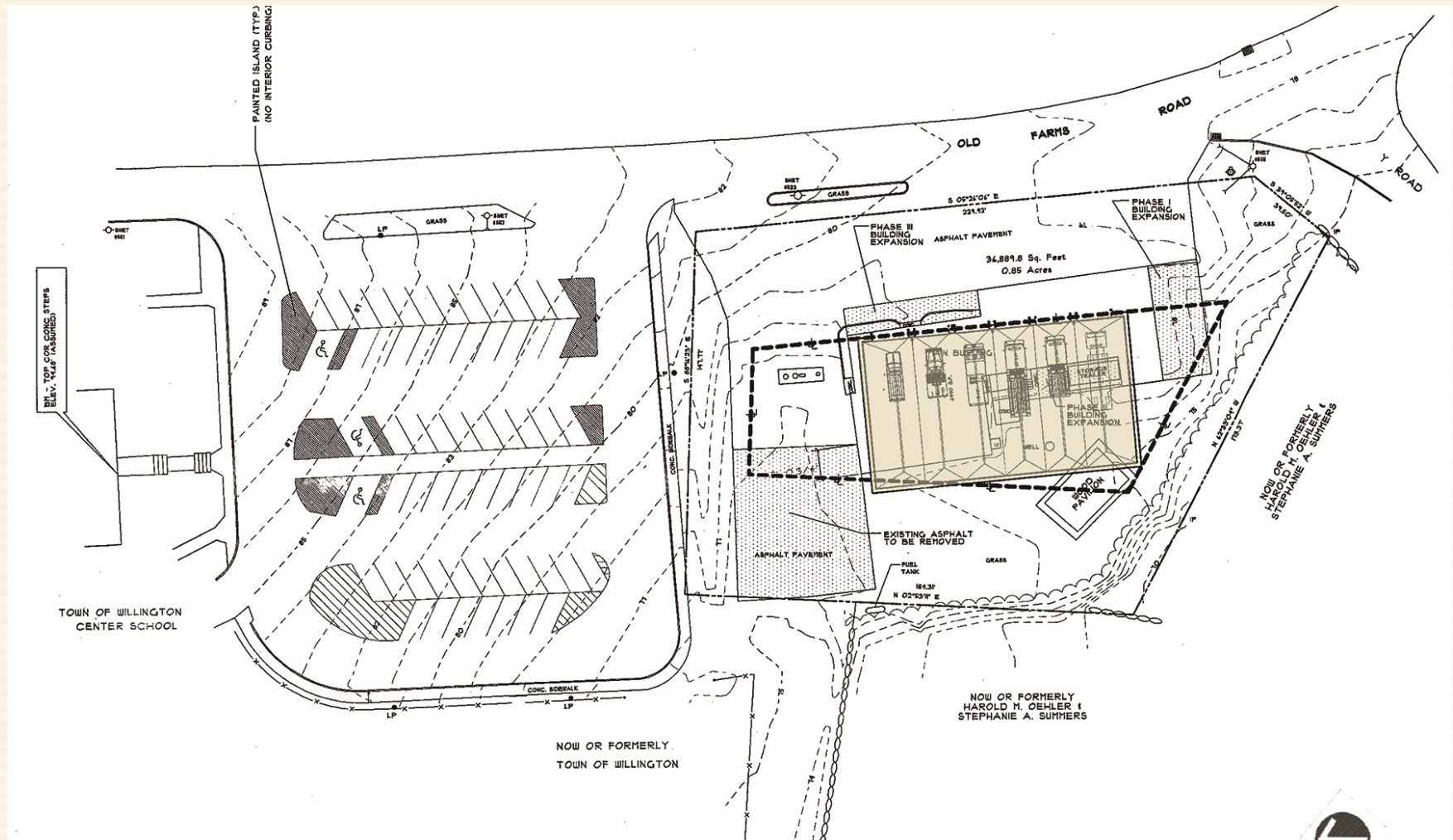
Q & A



WILLINGTON, CONNECTICUT *Incorporated 1727*



Willington Hill Fire Department



New Building: 6,500 sf

