

FD STATION 4

Table 76: Facility Description: Falmouth Department of Public Works - FD Station 4

Summary of Findings							
Construction Type	Two-Story Structure with Basement						
Roof Type	Asphalt Shingle						
Ceiling Type	Painted						
Lighting	Fluorescent						
HVAC	Unit Heaters						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	Yes						
Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	2030 FCI %
FD Station 4	1953	3,358	\$340,250	\$4,283,629	8	\$431,942	10
Site Information			\$0			\$0	
TOTAL			\$340,250			\$431,942	

General Observations:

- The fire alarm and detection system is beyond its recommended useful life.
- A portion of the wooden doors were in fair condition due to observed damaged panels.
- It was observed that several finishes on the exterior of the building were in need of attention including the windows and wood siding.
- The HVAC system is comprised of a boiler and an electric unit heater. Overall, the HVAC units are in predominantly good condition with 2 of 2 inventoried units noted to be in good condition.



Electrical

The fluorescent lighting was in fair condition due to observed inadequate lighting. The electrical branch wiring is beyond its recommended useful life. The service and distribution system was in good condition.



Exterior Enclosure

The wooden doors were in fair condition due to observed damaged panels. The single-pane windows were in poor condition due to observed damaged frames. The brick veneer and wood siding walls were in good condition; however, the wood siding walls were in fair condition due to observed faded finishes. The asphalt shingle roof covering was beyond its recommended useful life.



Interiors

The hardwood, vinyl tile and carpet floor finishes were in fair condition due to observed excessive wear and stains, and the finished concrete floors were in poor condition due to observed stains. The painted wall finishes were in good condition; however, a portion of the painted walls were in poor condition due to observed deterioration. The painted ceiling finishes were in good condition.



Plumbing

The porcelain and manual plumbing fixtures were in good condition. The domestic water distribution system is within its recommended useful life; however, a portion of the system is beyond its recommended useful life. The sanitary waste system is beyond its recommended useful life.

Table 77. Current and Forecasted Needs Summarized by System (Current + 5 years): FD Station 4

System	2025	2026	2027	2028	2029	2030
Cumulative Needs by Year	\$340,250	\$377,366	\$390,448	\$390,448	\$390,448	\$431,942
Needs by Year	\$340,250	\$37,115	\$13,083	\$0	\$0	\$41,494
Exterior Enclosure	\$0	\$31,421	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$31,421	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$23,550	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$23,550	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$5,694	\$13,083	\$0	\$0	\$41,494
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$7,630
Floor Finishes	\$0	\$0	\$13,083	\$0	\$0	\$28,170
Wall Finishes	\$0	\$5,694	\$0	\$0	\$0	\$5,694
Plumbing	\$176,083	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$49,320	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$126,763	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0
Heat Generation	\$0	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$140,617	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$111,385	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$29,232	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0

Table 78. Current and Forecasted Needs Summarized by System (Years 6 - 10): FD Station 4

System	2031	2032	2033	2034	2035
Cumulative Needs by Year	\$563,561	\$563,561	\$695,028	\$695,028	\$726,504
Needs by Year	\$131,620	\$0	\$131,467	\$0	\$31,475
Exterior Enclosure	\$20,234	\$0	\$37,748	\$0	\$31,475
Exterior Walls (Finishes)	\$20,234	\$0	\$0	\$0	\$31,475
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$37,748	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$4,727	\$0	\$0
Interior Doors	\$0	\$0	\$4,727	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$88,992	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$88,992	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Heat Generation	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$0	\$0
Electrical	\$111,385	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$111,385	\$0	\$0	\$0	\$0

Table 79. Current and Forecasted Needs Summarized by System (Years 11 - 15): FD Station 4

System	2036	2037	2038	2039	2040
Cumulative Needs by Year	\$726,504	\$890,540	\$895,564	\$895,564	\$1,074,556
Needs by Year	\$0	\$164,036	\$5,024	\$0	\$178,993
Exterior Enclosure	\$0	\$83,348	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$83,348	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$80,688	\$0	\$0	\$0
Interior Doors	\$0	\$18,899	\$0	\$0	\$0
Specialties	\$0	\$61,789	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$178,993
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$178,993
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$5,024	\$0	\$0
Heat Generation	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$5,024	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0

Table 80. Current and Forecasted Needs Summarized by System (Years 16-20): FD Station 4

System	2041	2042	2043	2044	2045
Cumulative Needs by Year	\$1,097,792	\$1,097,792	\$1,097,792	\$1,097,792	\$1,097,792
Needs by Year	\$23,236	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$23,236	\$0	\$0	\$0	\$0
Heat Generation	\$23,236	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0

Table 81. Expired Systems 2025: Falmouth Department of Public Works – FD Station 4

Building	System Category	System	Priority	2025 Needs
FD Station 4	Electrical	Branch Wiring	High	\$111,385
FD Station 4	Electrical	Communications & Security	High	\$29,232
FD Station 4	Plumbing	Domestic Water Distribution	Medium	\$49,320
FD Station 4	Plumbing	Sanitary Waste	Medium	\$126,763
FD Station 4	Roofing	Roof Coverings	High	\$23,550
			TOTAL	\$340,250