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SUMMARY

FACILITY CONDITIONS ASSESSMENT

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On Behalf of:
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PURPOSE OF THE ASSESSMENT

Williams Architects conducted a condition assessment for the Grand Ledge Area Emergency Services Authority facility at 500 N. Clinton St., Grand Ledge, Michigan to evaluate the feasibility of continued use, renovation, or replacement.

A visual inspection of the site, structure, building envelope, interior spaces, and major building systems (HVAC, electrical, plumbing, fire protection) was conducted on October 30, 2025 by a licensed architect. The review also considered life safety and accessibility compliance, and decontamination design.

BUILDING BACKGROUND

- Constructed in 1952 as a city garage.
- Became Grand Ledge Fire Station in the early 1960's.
- 1986 major renovation for fire department use.
- 1990s interior modifications when Fire and EMS operations merged.
- A 1970s pole barn addition was later connected to the main structure.

KEY PHYSICAL CONDITION FINDINGS

- Masonry exterior deterioration due to lack of movement joints and drainage.
- Original doors and windows requiring replacement.
- Flat roofing and drainage systems near end of life.
- Limited crawlspace likely susceptible to moisture issues.
- Worn interior finishes and fixtures.
- Aging HVAC equipment and insufficient ventilation.
- Plumbing drainage problems in several bathrooms and kitchen areas.

OPERATIONAL AND CODE CONCERNS

- Building may not meet structural standards for essential facilities.
- No tornado-rated shelter, required by current codes.
- Insufficient space and layout for modern fire/EMS operations, including decontamination practices and adequate living/work areas.
- Major renovations would trigger full compliance with current energy, accessibility, and building codes.

LONG TERM RECOMMENDATIONS

- A Space Needs Analysis and Target Building Program indicates that future operational requirements may exceed what the current building can reasonably support.
- The cost of required repairs, upgrades, and space additions should be carefully compared with the cost of constructing a new facility, either on the current site or another site.
- While partial renovation or reuse as a satellite station may be possible, detailed cost estimating is required to determine whether renovation offers meaningful savings compared with a new station built to modern standards.

CONCLUSION

- The facility exhibits significant age-related deficiencies, operational limitations, and code compliance challenges.
- While some improvements could allow short-term continued use or limited satellite operations, the scale of repairs and upgrades required may approach or exceed the cost of new construction.
- Further cost analysis and planning will help determine whether renovation, partial reuse, or full replacement is the most prudent long-term solution for the Grand Ledge Area Emergency Services Authority.

TOTAL FACILITY CONDITION INDEX SCORE

Our team's methodology to create an overall Facility Condition Index is to assign an adjustment factor to each component of the facility assessment according to its relative cost and complexity to address to develop a Total Facility Condition Index Score for the entire property.

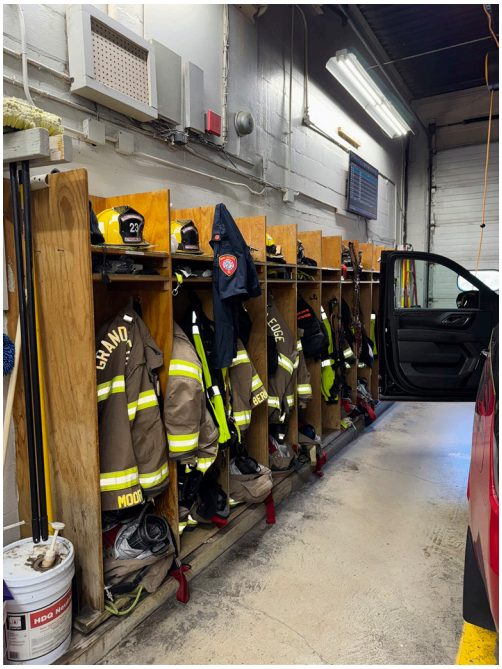
Facility Component	Condition Index Assigned	Adjustment Factor	Adjusted Condition Index
Site	3	0.9	**2.7**
Accessibility	2	1.0	**2.0**
Life Safety	2	1.0	**2.0**
Decontamination	1	0.6	**0.6**
Building Envelope	2	0.7	**1.4**
Roofing	3	0.8	**2.4**
Mechanical Systems	2	0.7	**1.4**
Electrical Systems	3	0.6	**1.8**
Plumbing/Fire Prot. Systems	2	0.8	**1.6**
Building Interior	2	0.9	**1.8**
Structural	2	0.6	**1.2**
		Total Facility Condition Index Score (Average of Adjusted Condition Indices)	**1.7**

PHOTO EXAMPLES

Non-functioning sprinkler system.

Gutter and downspout pulled away from roof edge. Plant material growing in gutters in need of repair and cleaning. Undersized downspout.

Patched in metal runners over grate at drainage pit is not structurally sound enough to hold the weight of the tanker truck- deflects significantly.



Storage: Clean PPE is stored separately from dirty gear, but this is directly within the apparatus bay, and in plywood (porous material) cubbies that can hold onto contamination.

Current HVAC units: Peeling paint on ductwork; Storage of gear and flammable paperwork near gas fired appliances in mechanical equipment mezzanine.

Drywall damage and some partial repairs from prior roof leaks.

Egress path through sleeping room.

DECONTAMINATION DESIGN & PRACTICES

TOTAL CI SCORE = 1

The decontamination design of the station, critical for firefighter health, was evaluated for its physical layout for Red/Yellow/Green zones to contain carcinogens, ensuring dedicated cleaning spaces (sinks, extractors) and proper ventilation, using non-porous materials (no carpet) in transition zones, and supporting clear workflow for gear and personnel decon to protect living areas from contamination, adhering to standards like NFPA 1851\n.

- **Zoning Implementation:** There is no 'yellow' zone area separate from the apparatus bay with boot wash, hand sinks, decon showers, washer/extractors, before leading to the clean zone- living quarters, offices, kitchen – which must be protected from contaminants.
- **Circulation, Separation:** There is not a clear, linear path from contaminated (red) to clean (green) areas, preventing backtracking. There also are no negatively pressured airlocks or vestibules at entry points between zones to control airflow and contaminants. The workout space is also within the apparatus bay, which is not an ideally ventilated space for physical exercise.
- **Apparatus Bay:** There is a new and well-functioning exhaust capture system in place.
- **Decon Room:** There is not a dedicated Decon Room with sinks, tubs, high-volume sprayers for gear/tools.
- **Laundry:** There are separate washers/dryers for turnout gear and rags, away from living areas, but they are within the apparatus bay itself. There is no separate laundry facility within the living space, so bedding and towels and workout or off-duty clothing must also be washed in the apparatus bay laundry machines.
- **Storage:** Clean PPE is stored separately from dirty gear, but this is directly within the apparatus bay, and in plywood (porous material) cubbies that can hold onto contamination.
- **Ventilation & Air Quality:** The building generally has poor ventilation in the office and living spaces, and there is no opportunity to provide negative or lower pressured containment spaces to prevent cross-contamination of ventilation between red/yellow/green zones. Mechanical air handler units that contain filters and supply air for the living space are located in the apparatus bay mechanical mezzanine which has no separation from the apparatus bay functions.
- **Material Choices:** There are many hard to clean surfaces including a lot of carpeted spaces in the office and living areas.

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