

WILD CENTER PROPERTY CONDITION ASSESSMENT NARRATIVE

01 EXECUTIVE SUMMARY

FINDINGS REPORT AND CONCLUSION

The Wild Center set into a private corner of Tupper Lake has grown to a sprawling 115 acres developed to showcase and make accessible the beauty, life, culture, science, and history that is the Adirondacks. With year-round seasonal beauty celebrated and made accessible to the public, this Museum's offerings are a true gem for the region.

As with all facilities the early years often move along rather smoothly regarding maintenance, and there is little perceived need for investment to newly constructed facilities. With much of the development of the Wild Center site occurring nearly 20 years ago, several structures are beginning to show their age and are facing demands for attention on a similar timeline. To date the existing facilities and grounds have been continually supported and maintained for enhanced longevity successfully. However, as buildings and structures begin to age further it is critical to initiate and maintain a deferred and preventative maintenance program to extend the life of materials and equipment as well as systematically prepare to replace elements that are approaching or at end of life before failures start to impact day to day operations or the public experience. The leadership teams currently supporting the Wild Center have recognized the appropriateness and value of initiating this assessment at an ideal time given the age of the buildings, and the recognized need for updates that are at a more involved level than was necessary to date. This study outlines work that should be considered in your maintenance program over the next 10 years and beyond and should be considered a guiding tool for planning improvements.

LaBella's Property Condition Assessment has been broken down into 3 distinct areas, Bio Building, Museum Building, and Civil/ Landscape. For each building review we have detailed separately the following categories of detailed findings: Architectural, Mechanical Plumbing & Fire Protection, Electrical and Structural.

The Bio Building was completed in 2007 and does not serve a public access need on the campus. Our recommendations are based on age and visual evidence of deterioration. The compounding element of prioritizing this work against areas of constant public access has driven our focus of critical elements in this building to those that are most beneficial to extending life expectancy and minimizing long-term investments. In this light we see the priority for work in this building as largely secondary and recommend concentrating on envelope improvements that are showing early evidence of failure or impending replacement and maintenance needs to prolong the security and longevity of the building envelope. While the Bio Building roof membrane should last another 10-15 years before replacement is required it is necessary to address failing fascia, flashing and soffit at the roof perimeter in the near term to minimize any compounding damage that may result from the infiltration that we are seeing here. The roof mounted solar panels do not require any immediate attention but are approaching end of life in the next 10 years +/- . Other items to attend to include seals and gaskets around exterior doors and windows, and replacement of exterior man doors. The data closet struggles with excessive heat and the equipment in this room will benefit from a dedicated ductless split air conditioner. Replacement of the



gas fired furnace within the next 5 years will also be one of the priority items for the longevity of this building as it is ending the end of its life expectancy, and the refrigerant used will no longer be available after 2025. Finally, we also recommend refreshing the interior finishes systematically over the next ten years starting with carpeting/ flooring to minimize the occurrence of slips, trips, and falls. All other system elements including structural are in good condition with only minor efforts detailed on the following pages.

The Museum Building is the work horse of the whole complex and is impacted by extensive activity and abuse due to the nature of use and demands from both the public and nongame species occupants. It is quite impressive that this facility has remained in such remarkable condition which is a testament to the care and attention given by the staff working in and around the building. The most pressing concern on this building architecturally is the deterioration of the roofing. Our recommendation would be to replace the roof in its entirety with a standing seam roof which would have a life expectance of 30-50 years. Alternate approaches to roof replacement and maintenance are also outlined in the report and costing spreadsheet that could adapt to support short term financial goals as needed. Replacement of deteriorated siding in focused locations around the exterior will be necessary in the coming years. The interior also requires a combination of repairs, replacements, and enhancements including finishes, fixtures, and furnishings to address wear and improve functionality, compliance, and occupant comfort. The UPS system in the main switch gear room will require replacement withing the next few years, including updated LED lighting for any remaining fixtures. Mechanically there will be replacements required for heating and chilled water pumps, air distribution improvements throughout the admin areas, and noted component replacements on various systems to maintain proper working condition and improved efficiency. The Chiller will require replacement of one non-functioning bank immediately, with replacement of others over the next few years. Updates such as these are crucial to ensuring the buildings meet current codes and standards, extend life expectancy and usability, and align with modern needs and expectations.

The Wild Center's civil and site elements, including paving, curbing, stormwater systems, landscaping, trails, signage, bridges, pedestrian site lighting, and the pond, are generally in good condition, reflecting thoughtful design and effective maintenance. While key components such as natural trails and stormwater drainage demonstrate durability and sustainability, isolated issues have been identified. These include minor pavement deterioration, outdated lighting systems, worn bridge decking and handrails, and concerns regarding the longevity of the pond liner repair. Structural elements throughout the property requiring attention are limited to the replacement of one visibly degrading beam, and standard maintenance activities including protection of the steel on the Raptor's Nest and stair and railing reinforcement or replacement. Addressing these areas will enhance safety, functionality, and visitor experience.

All areas of the Wild Center Complex will require various levels of attention and investment over the next several years. Through careful planning and continued and expanded preventative maintenance measures the property will continue to thrive and support the growing and diverse activity and event schedule. The building was originally constructed to be long-standing and durable with little maintenance required considering the size and complexity and will perform for many more years of continued use with standard maintenance and planned replacements.