

SUMMARY OF

Utility Structures Assessment
Winnebago County Fairgrounds and Parkside
Per KonText Architects review November 16, 2012

Complete report available per request.

BACKGROUND

Each of the three buildings is currently used for cold storage and not occupied. Or rather, none of the facilities are equipped with functional mechanical, plumbing, and electrical systems appropriate for regular use by human occupants. This does not preclude the occupancy of various other species I would classify as vermin (various pests such as mice, rats, and feral cats). All of these buildings may carry some historical significance; however, none are currently designated structures. I will address these buildings as if they can be potentially designated as such. For the purposes of the report, I will refer to them as Fairgrounds West, Fairgrounds East, and Parkside Storage.

OBSERVATIONS, RECOMMENDATIONS, AND COSTS

FAIRGROUNDS

Fairgrounds Site: The illustration to the right is an overview of the existing site. The site offers outdoor storage of various items including vehicles and equipment. The topography of the site slopes upward to the north (top of illustration). The paving systems are fair to poor condition.

Of specific note, the existing storm water management is inadequate to protect the existing buildings from storm water run-off. This condition has been a direct contributor to the foundational physical condition of the two structures. *See individual building assessments for further discussion.*



Fairgrounds Site Recommendations: *At a minimum in order to address storm water influence on the two structures, a pavement replacement project is needed. This project should prioritize redevelopment of existing topography and installation of storm water piping systems. Collateral work may include but may not be limited to: removal of trees, fence replacement, and landscape restoration.*

Opinion of Probable Cost

\$50,000

Fairgrounds West: This 1650sf structure is in fair condition with various building systems and/or assemblies in various degrees of disrepair and deterioration.

As suggested above, the storm water management on the site has been a contributing factor to some of the deterioration. This influence is exasperated by a lack of roof drainage at grade and the absence of interior floor drains. A sampling of the resulting conditions include: foundation movement and cracking and floor slab failures.



The exterior masonry bearing wall assemblies are in fair to poor conditions. Because of localized movement and absence of masonry control joints, full depth step masonry cracking is present. Furthermore, the unheated nature of the structure, large temperature swings in the exterior walls likely also contribute to masonry cracking.

The roof structure is in fair to good condition. There exists some moisture staining, however, roof lines seems generally straight and true without overly concerning creep (deflection).

The roof coverings are a manufactured slate and have exceeded their useful service life. The aluminum gutters and downspouts are in fair condition, however, absent of adequate storm water management at grade. The existing painted wood fascia is in fair condition.

The window assemblies are in poor condition and may be beyond reasonable repair. The residential quality overhead door assemblies are in fair to poor condition. The wood jamb material is in fair to poor condition. A reasonably new single man door is in good condition.

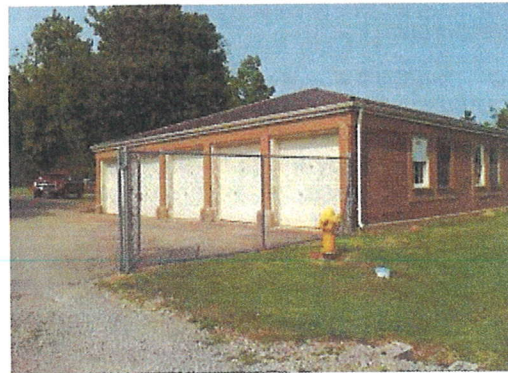
Fairgrounds West Recommendations: *A comprehensive building rehabilitation is recommended. Additionally, a respectful approach to the history of the structure is also expressed as an alternative.*

- *Repair of existing foundations assemblies.*
- *Replacement of interior floor assemblies. Because formal plumbing systems do not exist, implementation of interior floor drains is not considered here. Water management would be accomplished by improved slap slope and mitigation of storm water influence.*
- *Exterior masonry bearing wall repairs including: tuckpointing, brick replacement, and movement joint installation. In respect to historical sensitive rehabilitation approach, further attention would be required.*
- *Roof rehabilitation including: roof covering replacement, gutter and downspout replacement, and fascia rehabilitation. This may also include minor roof deck and roof framing repairs. In respect to historical sensitive rehabilitation approach, further attention would be required.*

- *Replace overhead door and windows. This will also include rehabilitation of existing architectural woodwork. In respect to historical sensitive rehabilitation approach, further attention would be required.*
- *All interior and exterior painted finishes should be rehabilitated. Equipment/furnishings will require removal and reinstallation.*

Fairground West - Opinion of Probable Cost **\$100,000**
Historic Option **\$120,000**

Fairgrounds East: This 2050sf structure is in poor condition with various building systems and/or assemblies in various degrees of disrepair and deterioration. For all intents and purposes the observations made of the west building apply here with some exceptions. Overall, the east structure is in worse shape than the west.



There are three notable conditional differences between these structures.

- General maintenance of the building is not that of the west structure attributing to an overall worse condition.
- A section of interior concrete floor slab has already been replaced.
- There exists pronounced foundation settlement on the southwest corner of this structure.

Fairgrounds East Recommendations: *A comprehensive building rehabilitation is recommended. Additionally, a respectful approach to the history of the structure is also expressed as an alternative. The specific recommendations for the west building apply here with the addition of the following items.*

- *Replace two existing man doors.*
- *Repair existing foundation settlement.*

Fairground East - Opinion of Probable Cost **\$140,000**
Historic Option **\$170,000**

PARKSIDE STORAGE:

This 8,100sf structure is in poor to unsafe condition. For the most part, the structure appears essentially abandoned and is home to long term storage. We understand that at some period in its history, it was utilized for dairy production.



At some point, the building was adapted for a change of use. The project included implementation of ventilation systems and thermal improvements. In addition, some significant structural modifications.

Parkside Recommendations (Respecting the History): Complete historic structures report to determine restoration project scope.

Opinion of Probable Cost

\$25,000

CONCLUSION

It is reasonable to argue against the wisdom behind repairing and retaining any of these structures. However, we should consider the history as well as the overall environmental impact of simply sending the structures to the landfill. On one hand, it appears that the argument for retaining the two fairground structures can be made, especially if there is some historical significance. The overall cost to replace the structures and remove them is comparable. On the other, to save the Parkside building, for the sake of history, will require more thorough evaluation and consideration.

This report is based on the information available to date and on site visits. If new information becomes available, KonText Architects, LLC, reserves the right to amend this report as necessary.

If you have any questions, please feel free to contact us.

Sincerely,

KonText Architects, LLC

Kelly B. Thompson

Kelly B. Thompson AIA, CSI

Principal Architect

1. WHEREAS Winnebago County has a continuing need for storage and
2. WHEREAS three buildings have been identified for use of storage mostly for equipment and are in urgent need of repair
3. WHEREAS Mr. Elder, Director of the Facilities and Property Management Department, at the request of the Facilities and Property Management Committee, requested an assessment of repairs needed which were provided by KonText Architects, LLC
4. Therefore be it resolved that the sum of \$315,000 is approved for repairs to

Building #1 – Fairgrounds West	\$100,000.00
Building #2 – Fairgrounds East	\$140,000.00
Storm water and pavement improvements for both East and West buildings	\$ 50,000.00
Building #3 Park Side Storage Complete historic structures report to determine project scope	\$ 25,000.00

Funding for listed projects to come from the undesignated fund balance.

Submitted By:

Chuck Farrey, Supervisor – District 30