

June 5, 2015

RE: Winnebago County Human Services 16-bed, short-term crisis center (CBRF)  
Attn: Winnebago County Board of Supervisors

The following are responses to questions that were raised during the County Board Meeting on May 15, 2018, on May 15th.

1. **Question:** Is a metal roof under consideration for this project (standing seam metal panels or metal roof shingles)?

**Response:** A variety of roof systems have been evaluated for this project, including metal roof systems and standard asphalt roof shingles, from a cost, performance, and appearance standpoint.

Standard architectural asphalt roof shingles typically have a lifespan of approximately 25 – 30 years, with an installed cost of approximately \$500 per 100 SF. A metal roof shingle has a lifespan of approximately 50 years. However, this product is relatively new to the market, so there are some unknowns in terms of actual longevity. The metal shingle has an installed cost of approximately \$850 per 100 SF. The standing seam metal roof system has an approximate cost of \$600 per 100 SF. Standing seam metal roof system has an appearance that tends to have more of an industrial /commercial looking building style. An additional consideration is noise generated during inclement weather. A metal roof can be noisy to its occupants on the building's interior during heavy rain or hail storms. It would not be recommended to provide a facility that creates unnecessary noise to occupants who are in the process of recovering from a crisis or other health issues.

It is the Design team's recommendation to provide asphalt roof shingles for this project, based on cost effectiveness, good performance (including sound insulation), architectural appearance.

2. **Question:** Is onsite storm water management a potential issue? Please also verify stormwater requirements with the city of Oshkosh

**Response:** Referring to the City of Oshkosh's Stormwater Ordinance, the CBRF project is anticipated to consist of over 20,000 SF of impervious surface and disturb more than 1 acre of land. The Civil Engineer reviewed the project with City's Engineering Department to discuss stormwater and other site requirements, as applicable to this project. These discussions were based on preliminary site layout drawings, developed in March 2018. Since there is a combination of developed and undeveloped portions of the Butler Avenue site, the City would view the project as a hybrid project. To clarify, the City would classify any areas that were previously developed as "Redevelopment" and any areas that appear to be undeveloped as "New Development".

Based on discussions thus far with the City, it is the Civil Engineer's opinion that the Stormwater Management Plan for the project would consist of a combination of **biofilter** and a **dry retention basin**. Past projects on sites of similar size and area of impervious surface has shown that wet detentions ponds used for water quality and peak flow control do not function well and are not economical due to the size of pond that is required to achieve water quality. For smaller sites, such as the Butler Avenue site, either biofilters, storm sewer sumps, or other devices in conjunction with dry retention basins for peak flow control are more economical.

To clarify, a biofilter is an area of engineered soil that is approximately 5 feet deep with an underdrain at the lowest point that serves as an outlet pipe. The engineered soil and planting bed at the surface filters stormwater and removes suspended solids before releasing the water offsite.

A dry retention basin is simply an area of lawn that is depressed a one to three feet to allow for temporary holding of water in the event of a significant storm. This area can be landscaped and incorporated into the site quite nicely if desired. The retention basin holds water back and releases it offsite at a controlled rate. Both the biofilter and the dry retention basin need to be sized for the project.

3. **Question:** What is the cost and suitability of solar panels for this project?

**Response:** The project team reviewed this project with specialty contractors for solar panels. For budgetary estimating purpose, a solar array system for a facility such as this could cost in the range of \$100K – \$150K, with a return on investment of 10 – 15

years. Additionally, the geographic location of the project is not ideal for solar panels. Solar panels need to face south for optimal performance. Given the density and maturity level (height) of existing trees and other vegetation onsite, much of the sunlight would be blocked. This facility has areas of the roof that face all directions, but the main issue is that the site is in a wooded area. Given the heavy vegetation, it would be particularly difficult to maximize direct sunlight if solar panels were ground mounted. If solar panels were to be mounted on the pitched roof, it would be highly costly to maintain and eventually replace the roofing material after its lifespan.

Based on upfront cost, and return on investment, and site location / features, solar panels do not appear to be a good fit for this project.

4. **Question:** What is the cost per SF compared to other CBRF's or similar type buildings?

**Response:** Based on recent projects of a similar construction type and location, a comparative square footage costs would be approximately \$200 / SF (for finished areas). Based on current estimates, this project has a square footage cost, for the finished areas, at approximately \$180 / SF. Square footage costs of unfinished area would be significantly lower.

5. **Question:** Clarification of FF&E (Furniture, Fixtures, and Equipment)

**Response:** This is an allowance for various owner provided items for this project. Room and client area furniture, outdoor furniture, kitchen appliances and equipment, washing machines and specialized sanitation equipment, storage and freezer units, electric generator backup, IT equipment and office equipment for all. Winnebago County Human Services Department will re-use existing furniture and equipment to the greatest extent possible.