

A low-angle, upward-looking photograph of a multi-story brick building. The building features a mix of red and tan bricks. Large, dark-framed windows are visible on the upper floors. A semi-transparent white rectangular box is overlaid on the right side of the image, containing the title and other text. The sky in the background is filled with grey, overcast clouds.

Facility Condition Assessment

WINNEBAGO COUNTY, WI

SEPTEMBER 2023 (VERSION 1.0)

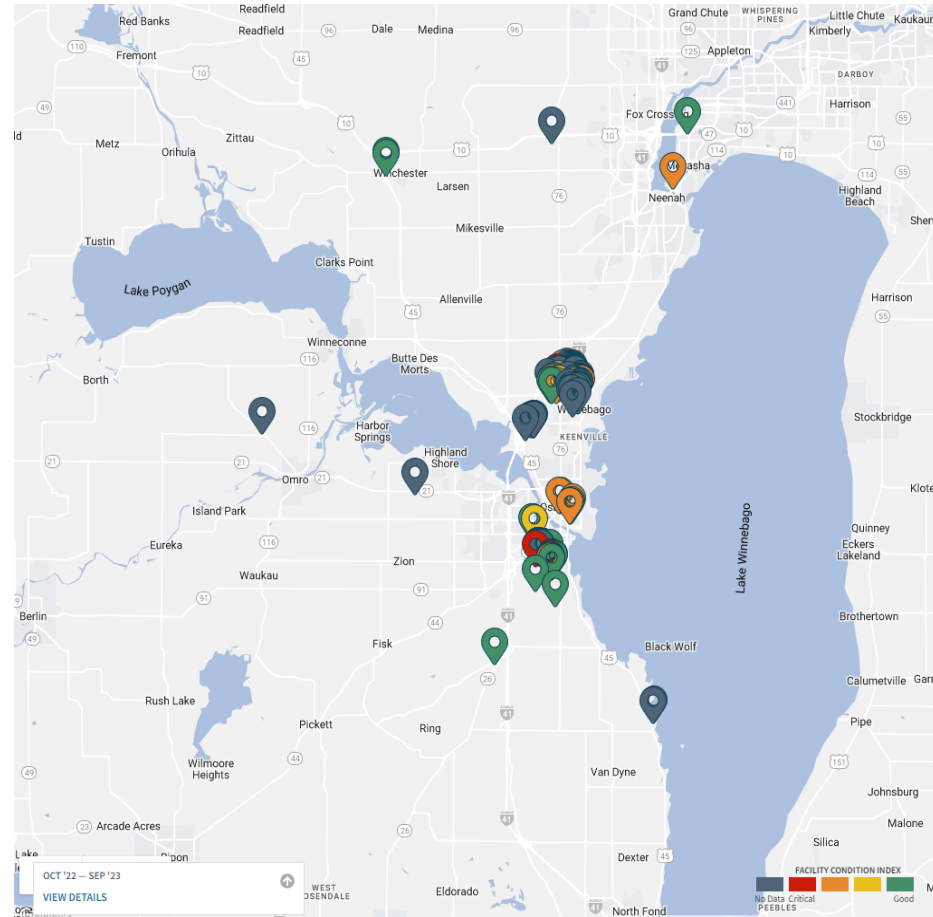
Together, Building a Thriving Planet



2023 Facility Condition Assessment

- The County hired McKinstry to review all the County buildings except for the Fox Cities campus
- A total of 113 buildings were assessed for their condition
- The process took about 4 months to complete
- The results of the assessment provided the following information:
 - The overall condition of the buildings
 - The overall condition of the building components
 - A schedule of outstanding and future repairs
 - An Opinion of Probable Cost for the repairs

Locations of County Properties



Projected Repair Cost

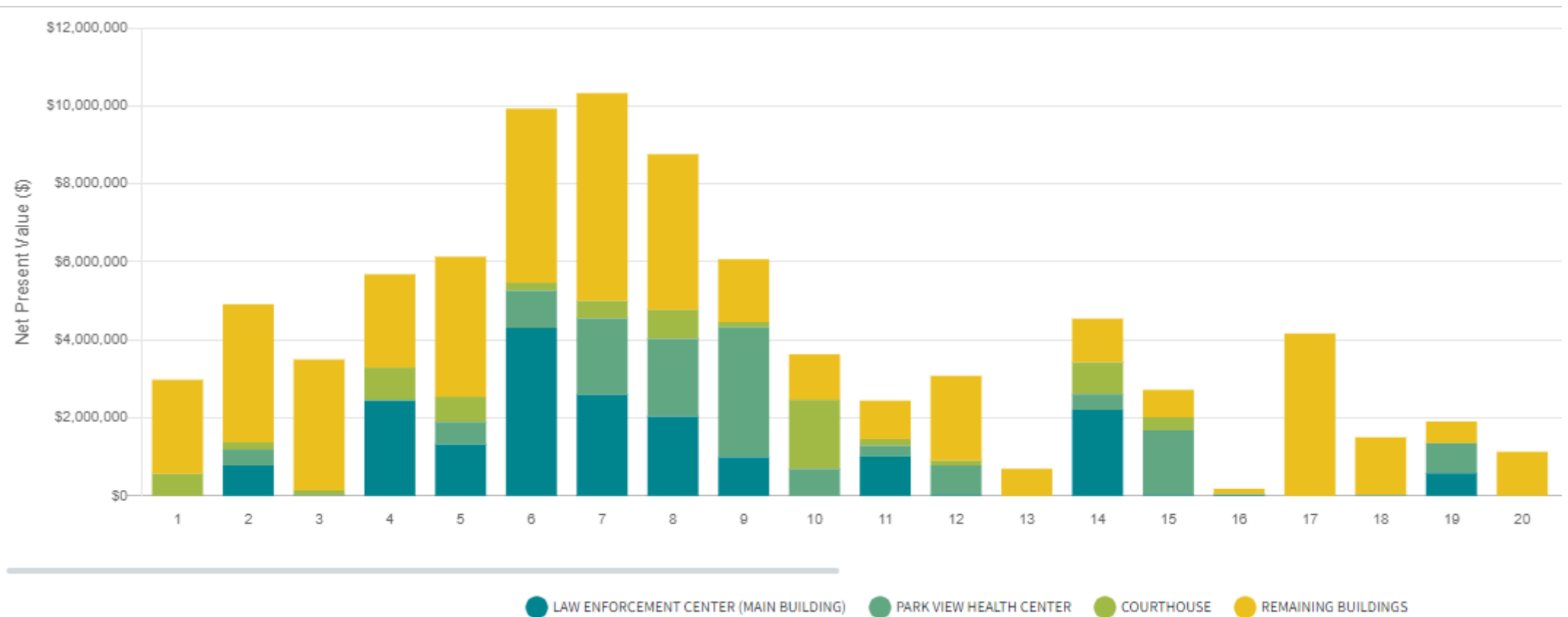
NET PRESENT VALUE

NET PRESENT VALUE	ASSET COUNT	3817	INDUSTRY REMAINING LIFE	0.6 yrs
\$90,603,071	NUMBER OF SITES	113	OBSERVED REMAINING LIFE	10.9 yrs
	AVERAGE ANNUAL SPEND	\$1,461,351	EVALUATION PERIOD	62 yrs

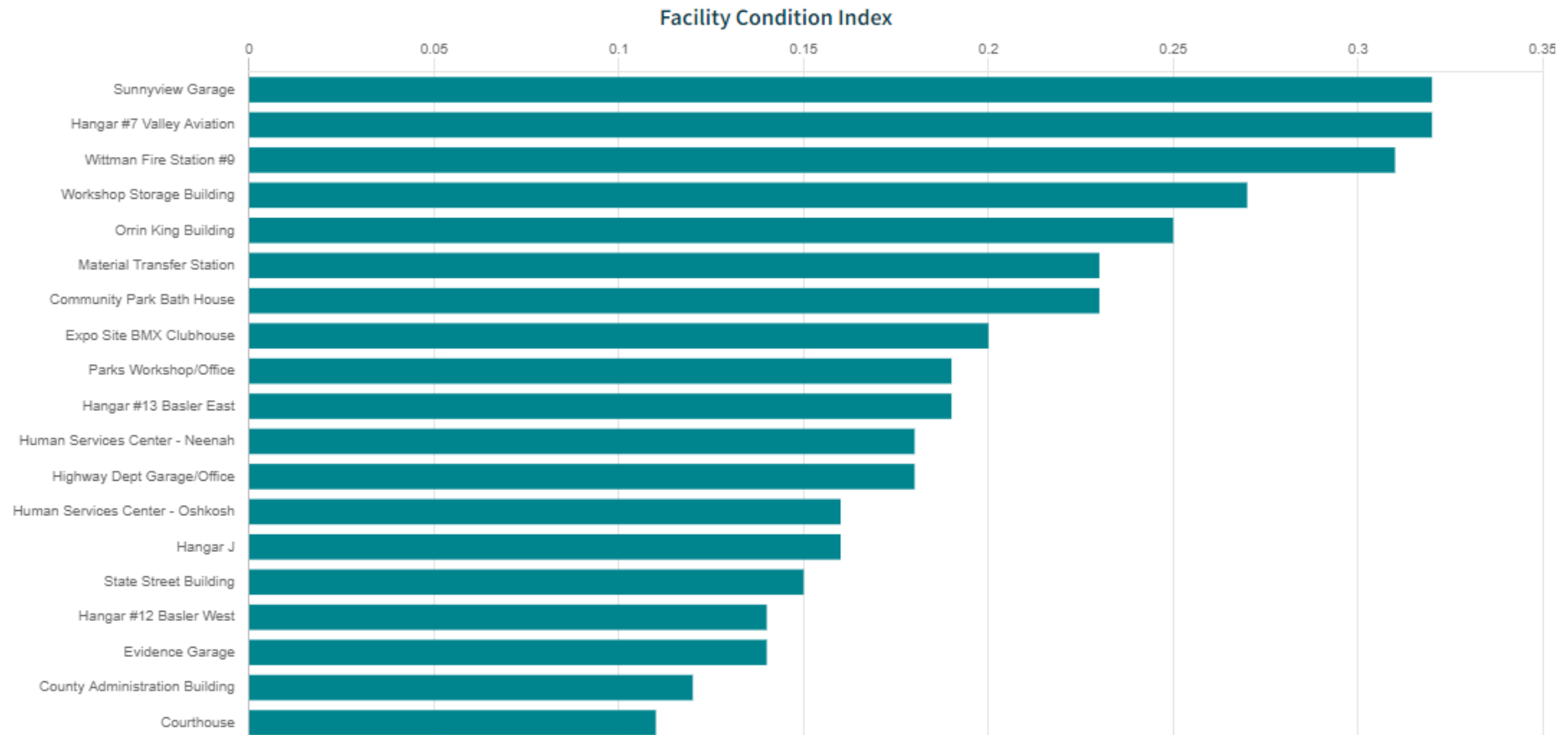
NET PRESENT VALUE

NET PRESENT VALUE	ASSET COUNT	2378	INDUSTRY REMAINING LIFE	-10.1 yrs
\$61,905,034	NUMBER OF SITES	113	OBSERVED REMAINING LIFE	5.7 yrs
	AVERAGE ANNUAL SPEND	\$6,190,508	EVALUATION PERIOD	10 yrs

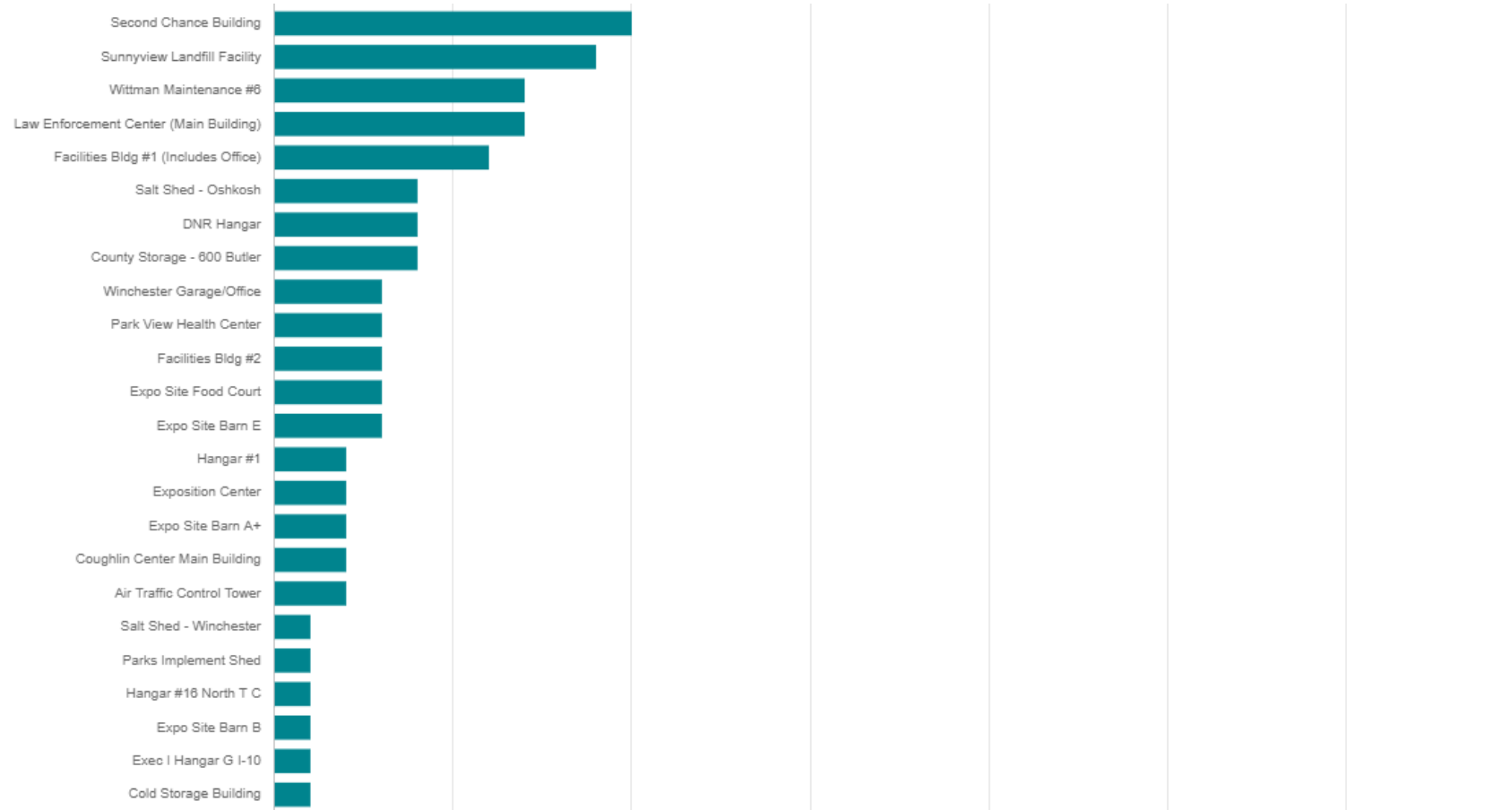
Yearly Expenditures



Facility Condition Ranking



Facility Ranking Continued



2023 Facility Condition Assessment

- The Assessment Report is providing the input for the building capital plan
- The next few years will be seeing a large need for capital investment
- The County constructed several new buildings in the late 1990's and early 2000's
- Those buildings are now at the point that major components have reached the end of their useful life
- These costs do not include any other necessary improvements for the County