

**MASONRY REPAIR PROGRAM - FACILITIES**

A. **Proposed 2021 Bonding:** \$875,000

B. **Project Costs and Sources of Funds:**

<b>PROJECT COSTS:</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning & design	\$ -	\$ 12,000	\$ 12,000	\$ 10,000	\$ 8,000	\$ 42,000
Land purchase	-	-	-	-	-	-
Construction	875,000	150,000	150,000	125,000	100,000	1,400,000
Equipment	-	-	-	-	-	-
Other	-	-	-	-	-	-
<b>Total costs</b>	<b>\$ 875,000</b>	<b>\$ 162,000</b>	<b>\$ 162,000</b>	<b>\$ 135,000</b>	<b>\$ 108,000</b>	<b>\$ 1,442,000</b>
<b>PROJECT FUNDS:</b>						
G.O.Bonds or notes	\$ 875,000	\$ 150,000	\$ 150,000	\$ 125,000	\$ 100,000	\$ 1,400,000
Outside funding	-	-	-	-	-	-
Tax levy	-	12,000	12,000	10,000	8,000	42,000
Previous bonding	-	-	-	-	-	-
Undesignated General Fund	-	-	-	-	-	-
<b>Total funds</b>	<b>\$ 875,000</b>	<b>\$ 162,000</b>	<b>\$ 162,000</b>	<b>\$ 135,000</b>	<b>\$ 108,000</b>	<b>\$ 1,442,000</b>

C. **Description and Justification:**

**Project Description:** This project is to maintain and repair the masonry surfaces of various County facilities. Each building will be surveyed on a regular basis to identify potential masonry problems before they actually occur. Remedial action will be taken to prevent a building envelop failure and more costly repairs or replacement. The goal of this program is to maximize the life of the masonry surfaces covering the facilities.

Here is a preliminary schedule of projects:

<b>PROJECT COSTS:</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
<b>PLANNING &amp; DESIGN</b>	\$ -	\$ 12,000	\$ 12,000	\$ 10,000	\$ 8,000	\$ 42,000
<b>CONSTRUCTION:</b>						
<i>Courthouse</i>	875,000	-	-	-	-	875,000
<i>Highway Shop</i>	-	150,000	-	-	-	150,000
<i>Otter Street Building</i>	-	-	150,000	-	-	150,000
<i>Airport Tower</i>	-	-	-	125,000	-	125,000
<i>Oshkosh Human Services</i>	-	-	-	-	100,000	100,000
<b>TOTAL</b>	<b>\$ 875,000</b>	<b>\$ 162,000</b>	<b>\$ 162,000</b>	<b>\$ 135,000</b>	<b>\$ 108,000</b>	<b>\$ 1,442,000</b>

***Relationship to other projects and plans:*** This project works in conjunction with the Comprehensive Needs Study and all the other projects for each facility. If a facility is scheduled for major renovation, masonry repairs will become a part of the project to minimize disruption to the facility occupants and consolidate work done to a facility. If a facility is scheduled for disposal, only the basic maintenance of the masonry will be accomplished, avoiding unnecessary costs.

***Justification and alternatives considered:*** There are two alternatives to this program. The first is to do minimal planning. This will continue the current practice of having masonry joints fail without warning and causing other collateral damage due to water or weather intrusion. Emergency repairs are costly and are usually performed under less than ideal conditions. There usually is no funding for emergency repairs. The repairs are very disruptive to the facility occupants. The collateral damage due to water leakage or weather intrusion can be very costly due to electronic equipment that may be damaged, employee or visitor injuries.

The second alternative is to have a proactive masonry maintenance program. This program will identify potential masonry problems before they occur. Repairs can be planned and funded through the budget process. Occupants are aware of pending repairs and plans can be established to minimize disruption to the daily activities. Projects can be competitively bid early in the season to get the best price.