

**ROOF REPLACEMENT PROGRAM - FACILITIES**

A. **Proposed 2021 Bonding:** \$227,000

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	\$ 15,400	\$ 9,170	\$ 21,755	\$ 24,700	\$ 12,080	\$ 83,105
Land purchase	-	-	-	-	-	-
Construction	211,600	266,830	314,245	214,300	174,920	1,181,895
Equipment	-	-	-	-	-	-
Other	-	-	-	-	-	-
<b>Total costs</b>	<b>\$ 227,000</b>	<b>\$ 276,000</b>	<b>\$ 336,000</b>	<b>\$ 239,000</b>	<b>\$ 187,000</b>	<b>\$ 1,265,000</b>
<b>PROJECT FUNDS:</b>						
G.O.Bonds or notes	\$ 227,000	\$ 276,000	\$ 336,000	\$ 239,000	\$ 187,000	\$ 1,265,000
Outside funding	-	-	-	-	-	-
Tax levy	-	-	-	-	-	-
Previous bonding	-	-	-	-	-	-
Undesignated General Fund	-	-	-	-	-	-
<b>Total funds</b>	<b>\$ 227,000</b>	<b>\$ 276,000</b>	<b>\$ 336,000</b>	<b>\$ 239,000</b>	<b>\$ 187,000</b>	<b>\$ 1,265,000</b>

C. **Description and Justification:**

**Project Description:** This project is to replace the roof surfaces of various County Facilities. Each building will be surveyed on a regular basis to identify potential roof problems before they actually occur. Remedial action will be taken to prevent a building envelope failure and more costly repairs or replacement. The goal of this program is to maximize the life of the roof's 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>	\$ 15,400	\$ 9,170	\$ 21,755	\$ 24,700	\$ 12,080	\$ 83,105
<b>CONSTRUCTION:</b>						
<i>Orin King Building</i>	211,600	-	-	-	-	211,600
<i>Neenah Human Services Building</i>	-	266,830	-	-	-	266,830
<i>Otter Street Building</i>	-	-	314,245	-	-	314,245
<i>Second Chance Building</i>	-	-	-	180,510	-	180,510
<i>State Street Building</i>	-	-	-	33,790	-	33,790
<i>Aiprort Fire Station</i>	-	-	-	-	81,150	81,150
<i>Airport Tower</i>	-	-	-	-	93,770	93,770
<b>TOTAL</b>	<b>\$ 227,000</b>	<b>\$ 276,000</b>	<b>\$ 336,000</b>	<b>\$ 239,000</b>	<b>\$ 187,000</b>	<b>\$ 1,265,000</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, roof replacement 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 roof 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 roofs 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 roof replacement program. This program will identify potential roof problems before they occur. Repairs or replacement 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.