

**7. 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.

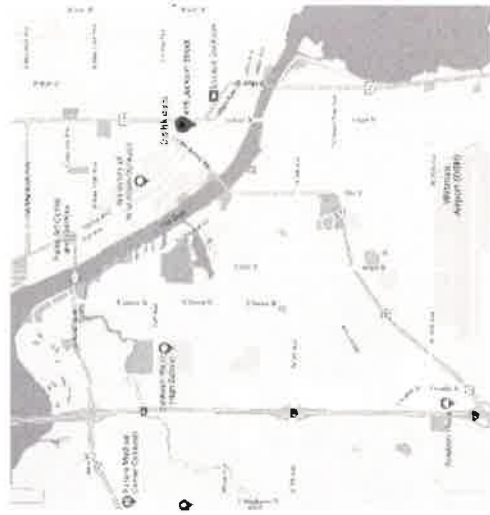
**Justification and alternatives considered:** There are two alternatives to this program. The first is to do minimal planning. This will continue the current practice of having masonry joints fail without warning and causing other collateral damage due to water or weather intrusion. Emergency repairs 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.

## Courthouse Masonry Repairs

The Winnebago County Courthouse was constructed in 1938. It has withstood time and weather through 83 years. Age and time have taken a toll on the building structure. In 2015-2017 all of the roof sections were replaced. In 2019-2020 the windows of the building were replaced. During that project a comprehensive inspection of the building masonry structure was performed. The findings showed that there is significant deterioration of the mortar allowing moisture to enter the building. In order to preserve the building the masonry block and mortar joints need to be repaired. This will require the exterior surfaces to be cleaned, staging and scaffolding to be erected, masonry joints repaired and some repairs to the masonry blocks themselves.

# WINNEBAGO COUNTY COURTHOUSE LIMESTONE MASONRY REHABILITATION



1. SITE LOCATION MAP  
1" = 100' TO SCALE



2. SITE PLAN  
1" = 100' TO SCALE

### SHEET INDEX

- T00 TITLE SHEET
- A000 ROOF PLAN/WEST ELEVATION
- A001 BUILDING ELEVATIONS
- A002 BUILDING ELEVATIONS
- A003 BUILDING ELEVATIONS
- A004 BUILDING ELEVATIONS
- A005 PHOTOGRAPHS
- A006 PHOTOGRAPHS

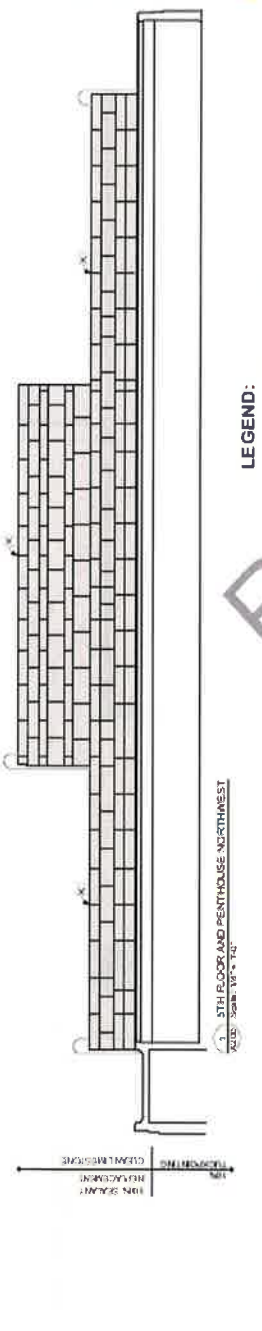
- ### LEGEND
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2025 MARKET STREET OSHKOSH, WI 54901		1221 KNAPP STREET OSHKOSH, WI 54902		615 JACKSON STREET OSHKOSH, WISCONSIN	
PROJECT NUMBER: 2025		SHEET NUMBER: CD		DATE: 08/17/2020	
DRAWN BY:		CHECKED BY:		PROJECT ADDRESS:	
SCALE:		SHEET TITLE:		SHEET NUMBER: T100	



**GENERAL NOTES:**

1. SEE ARCHITECT'S GENERAL NOTES AND SEALANT RECOMMENDATION.
2. SEE ARCHITECT'S GENERAL NOTES AND SEALANT RECOMMENDATION.
3. SEALANT SHALL BE APPLIED TO ALL JOINTS AND CRACKS.
4. SEALANT SHALL BE APPLIED TO ALL JOINTS AND CRACKS.
5. ALLOWANCE FOR NEW AND/OR

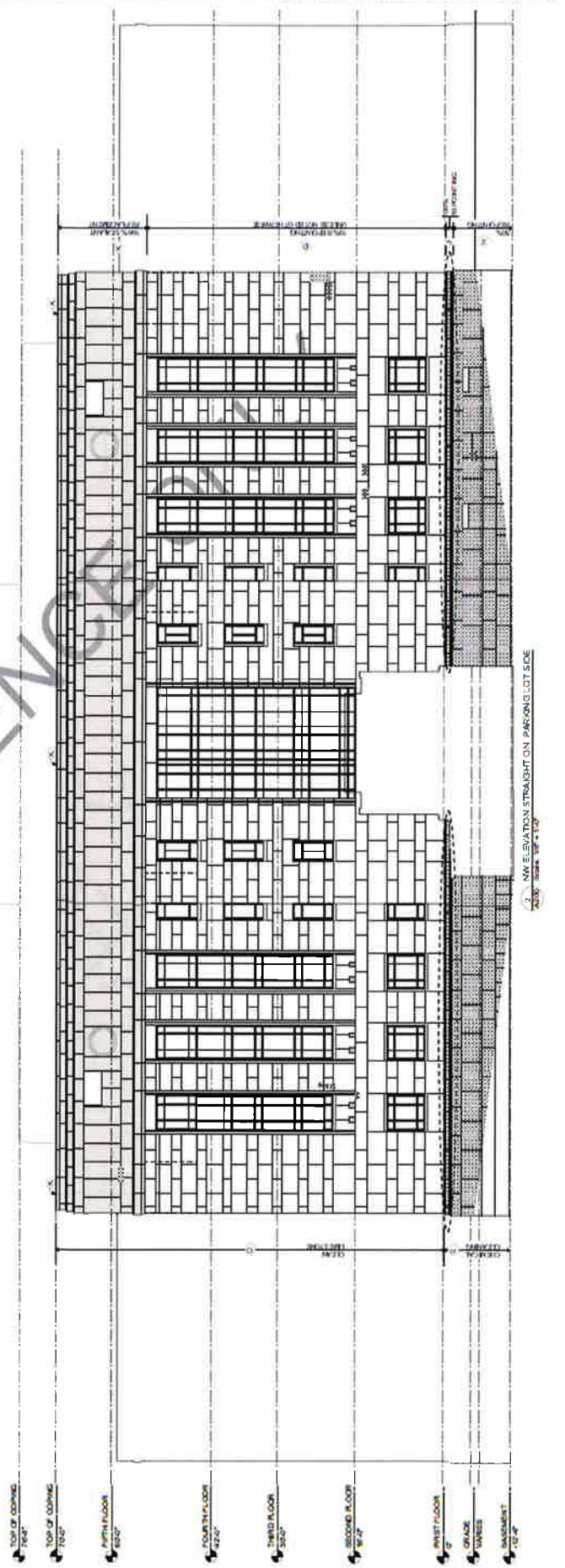


**LEGEND:**

- LIMESTONE PANE REPLACEMENT
- LIMESTONE PANE DETERIORATED
- LIMESTONE PANE PATCHING
- CHEMICAL CLEAN LIMESTONE
- SEALANT REPAIRMENT AT LIMESTONE
- REPAIRMENT OF TUCK POINTING REEEDED (HORIZONTAL)
- REPAIRMENT OF TUCK POINTING REEEDED (VERTICAL)

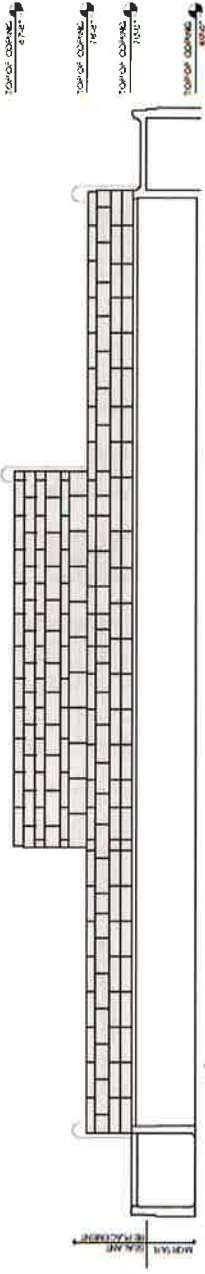
**MASONRY REHABILITATION NOTES**

1. REPAIR ALL LIMESTONE PANE REPAIRS TO MATCH ORIGINAL MATERIAL. SEE LEGEND.
2. DETERMINE REPAIRS TO BE INDICATED. REPAIRS SHALL BE PERFORMED IN ACCORDANCE WITH THE MASONRY REPAIRING RECOMMENDATIONS.
3. PATCHES SHALL BE MATCHED TO THE ORIGINAL MASONRY.
4. PATCHES SHALL BE MATCHED TO THE ORIGINAL MASONRY.
5. CHEMICAL CLEAN LIMESTONE SHALL BE PERFORMED TO THE ENTIRE SURFACE OF THE MASONRY.
6. REPAIR ALL TUCK POINTING TO MATCH ORIGINAL TUCK POINTING.
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15. REPAIR ALL TUCK POINTING TO MATCH ORIGINAL TUCK POINTING.



2. NW ELEVATION STRAIGHTON PARKING LOT SIDE  
 2025 SCALE 1/8" = 1'-0"





**MASONRY REHABILITATION NOTES**

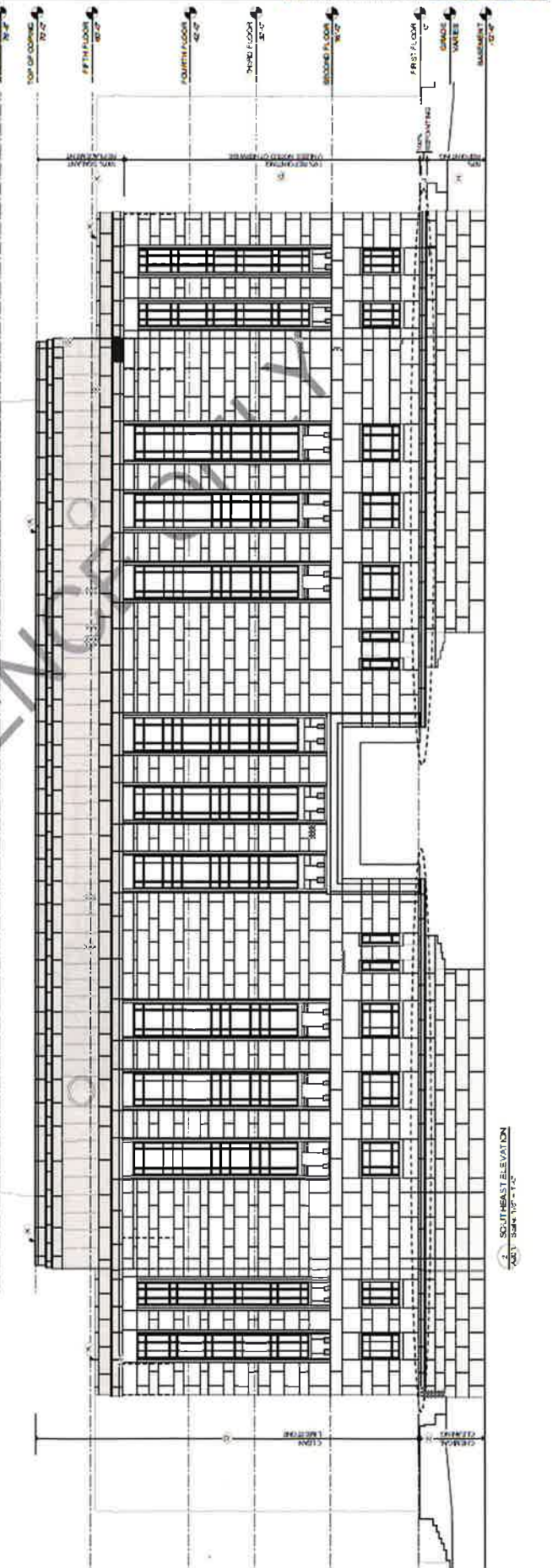
1. VERIFY ALL EXISTING DIMENSIONS AND MATERIALS. IF AVAILABLE, USE EXISTING DIMENSIONS AND MATERIALS.
2. CONFIRM NEARBY UNITS WHERE INDICATED. REMOVE EXIST FROM EXPOSED AREAS AND APPLY PATCHING. PATCHES SHOWN IN MASONRY SHALL BE ALL AS PER 2021.
3. REPAIR CRACKS AND DISINTEGRATIONS PER 2021.
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19. REPAIR CRACKS AND DISINTEGRATIONS PER 2021.
20. REPAIR CRACKS AND DISINTEGRATIONS PER 2021.

**GENERAL NOTES:**

1. CLEAN MASONRY PRIOR TO APPLYING SEALANT. SEALANT APPLICATION SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. APPLY SEALANT TO ALL JOINTS AND CRACKS.
3. SEALANT SHALL BE APPLIED TO ALL JOINTS AND CRACKS.
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20. SEALANT SHALL BE APPLIED TO ALL JOINTS AND CRACKS.

**LEGEND:**

- MASONRY PANEL REPLACEMENT
- MASONRY PANEL REPLACEMENT
- MASONRY PANEL PATCHING
- CHEMICALLY CLEAN MASONRY
- SEALANT REPLACEMENT AT MASONRY
- REPAIR AREA OF MASONRY (NEEDED ONLY)
- SEALANT REPLACEMENT (NEEDED ONLY)



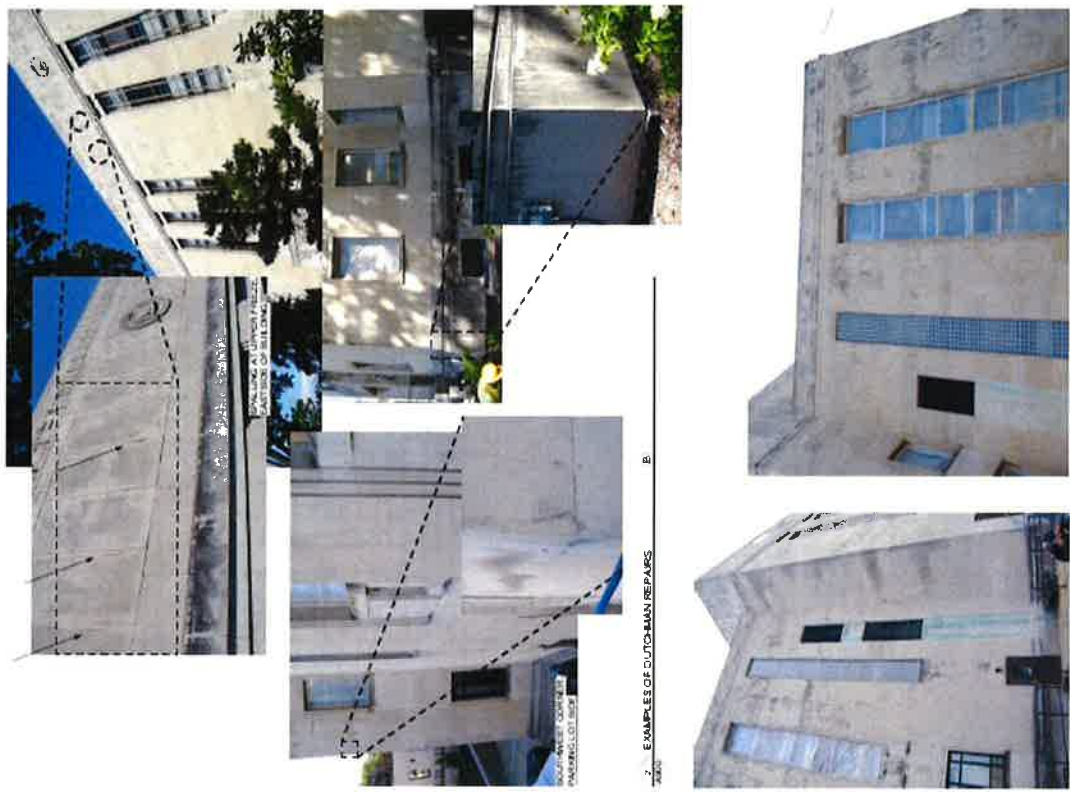
2. SOUTHEAST ELEVATION  
Scale: 1/8" = 1'-0"





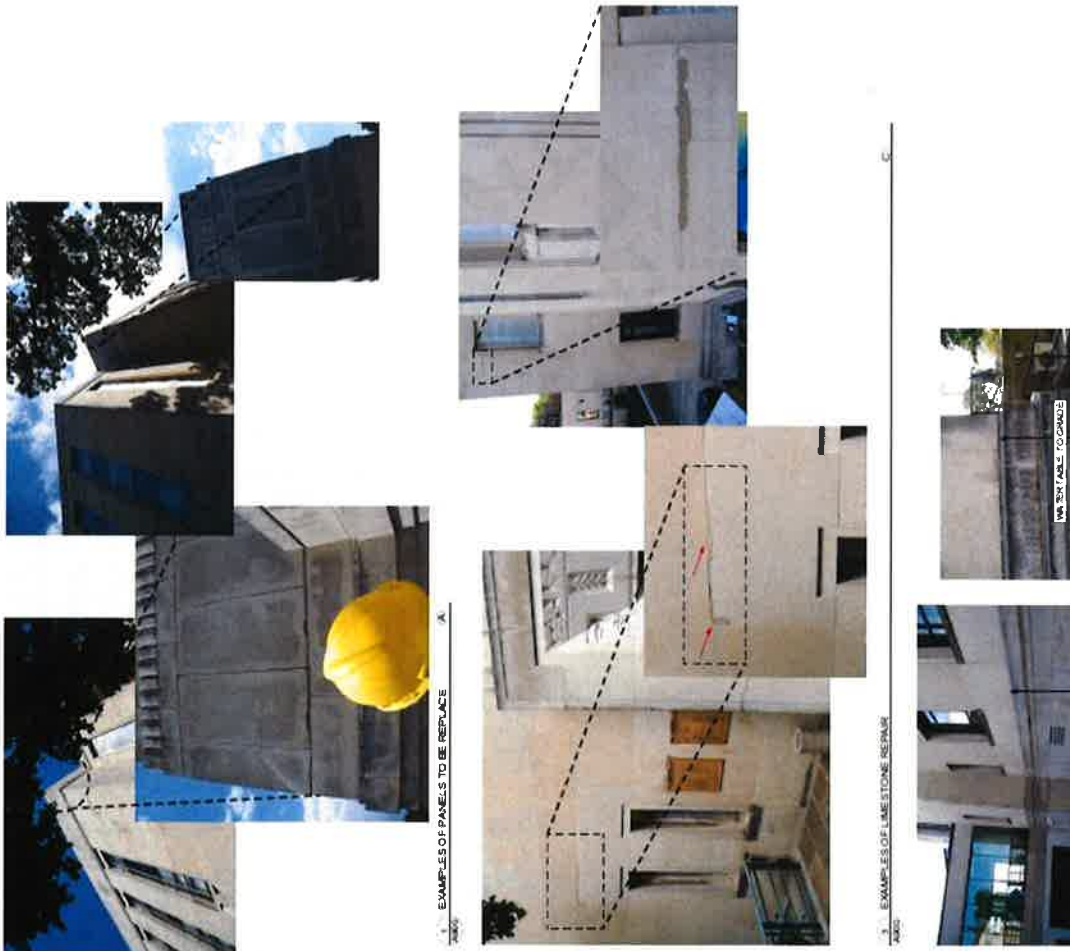






7 - EXAMPLES OF DUTCHMAN REPAIRS

8 - EXAMPLE OF GENERAL LIMESTONE CLEANING



1 - EXAMPLES OF PANELS TO BE REPLACE

3 - EXAMPLES OF LIMESTONE REPAIR

5 - EXAMPLES OF LIMESTONE BASE NEEDING CHEMICAL CLEANING

AKO - SHAR - ARCH - 2024



7. EXAMPLES OF GENERAL REPOINTING 10% OF TOTAL LINEAL FEET AT WINDOW SILL, COURTHOUSE AND THE WATERFALL



7. EXAMPLES OF REPOINTING 100% AT UPPER BASE AROUND THE COURTHOUSE



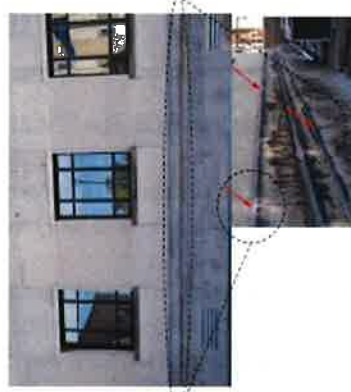
7. EXAMPLES OF SEALANT REPLACEMENT AT WINDOW SILL



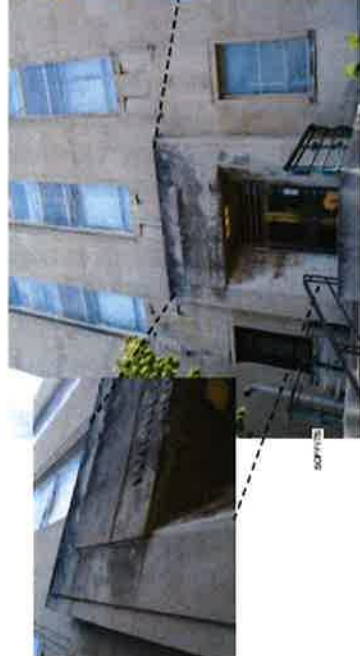
8. EXAMPLES OF MASONRY AND WINDOW SILL NEEDING CHEMICAL CLEANING



7. EXAMPLES OF REPOINTING 100% AT UPPER BASE AROUND THE COURTHOUSE



8. EXAMPLES OF SEALANT REPLACEMENT AT UPPER BASE



8. EXAMPLES OF MASONRY AND WINDOW SILL NEEDING CHEMICAL CLEANING



8. EXAMPLES OF REPOINTING 50% AT LOWER PORTION OF COURTHOUSE



8. EXAMPLES OF REPOINTING 100% AT ENTIRE COURTHOUSE