

Facility Condition Assessment

WINNEBAGO COUNTY, WI

SEPTEMBER 2023 (VERSION 1.0)

Together, Building a Thriving Planet



Table of Contents

PURPOSE 4

CAPITAL PROJECTIONS7

OBSERVATIONS..... 10

LONG TERM PLANNING.....26

APPENDIX A: RATINGS, METHODS, AND SCORING.....28

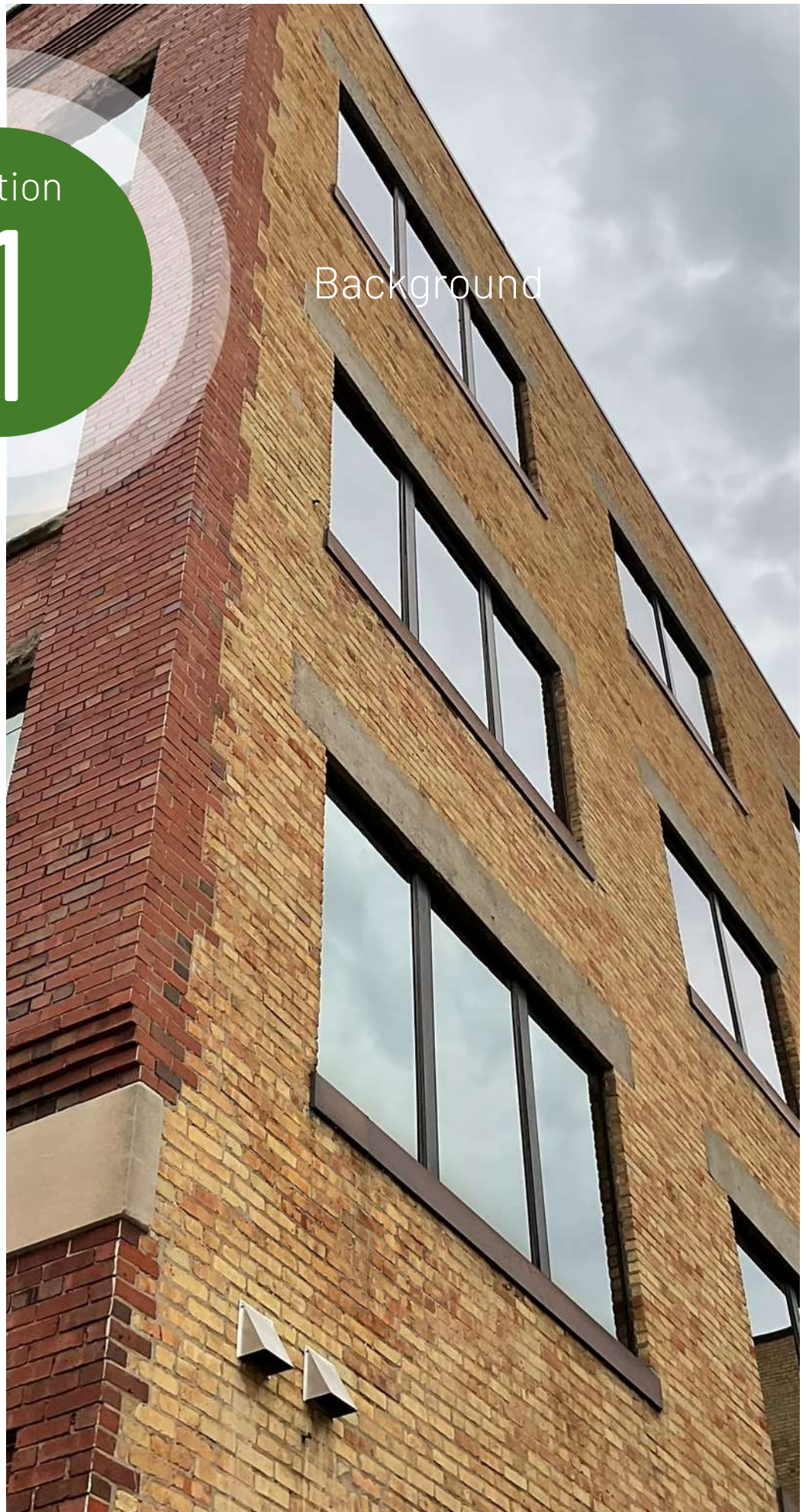
APPENDIX B: FACILITY LISTING 30

APPENDIX C: FACILITY CONDITION INDEX LISTING.....33

Section

1

Background



Background

Purpose

The intent of the Facility Condition Assessment (FCA) is to provide a review of the existing conditions of the physical assets of Winnebago County, which will contribute to the development of a long-term, capital renewal budget. The information provided in this report can assist in avoiding costly emergency repairs or other unplanned renovations and enables stakeholders to effectively plan for future capital projects. This, in turn, allows for improved non-facilities project planning and resource allocation.

Although the information presented in this report is based on thorough research, sound evaluation, and deep data analysis, it should be used only as a guide by stakeholders as they build plans that will best serve the interests of the County. Likewise, all dollar values provided in this report are budgetary estimates and are not intended for use as final costs for project implementation. Lastly, all inspections conducted as part of this FCA are based on visually detectable conditions and should not take the place of legally mandated inspections, including – but not limited to – fire and life safety, ADA compliance, structural analysis, or asbestos and lead contamination.

This report is intended to provide high-level capital planning takeaways and illustrate key observations from the FCA effort to the County. McKinstry's Reveal Dashboard will accompany this FCA report and provide the more detailed information on each asset, full capital projections, and additional capital planning tools for County use.

FCA Methodology

The FCA process for each facility began with a review of documentation, such as building plans and as-built drawings, which helped build baseline familiarity with current facility and system conditions. The FCA also involved interviews with on-site maintenance staff and a sampling of occupants to understand their concerns, issues, and aspirations. McKinstry's FCA Team surveyed the entire facility to capture data on the severity of needed repairs or replacements of equipment and systems. After the interviews and on-site audits were complete, the FCA Team prepared estimates of replacement and repair costs, offered opinions of asset condition, and provided additional scoring data based on impact of asset failure.

Identification of major and immediate needs was emphasized in this study, along with a chronological prioritization of changes which could impact building performance, energy efficiency, and long-term financial planning. Observations were generated during site visits conducted from April 2023 through July 2023.

Supplemental FCA Report

The Supplemental FCA Report is intended to accompany this document and provide additional insight into the capital projections and critical assets at each facility. This document consists of single-page summaries for each building and listings of poor or critical assets coming up for replacement.

Background

Scope

The FCA included evaluation of mechanical, electrical, plumbing, exterior envelope, site, and fire and life safety assets at Winnebago County facilities falling into the categories shown in the table below. See Appendix B for full list of facilities and category groupings.

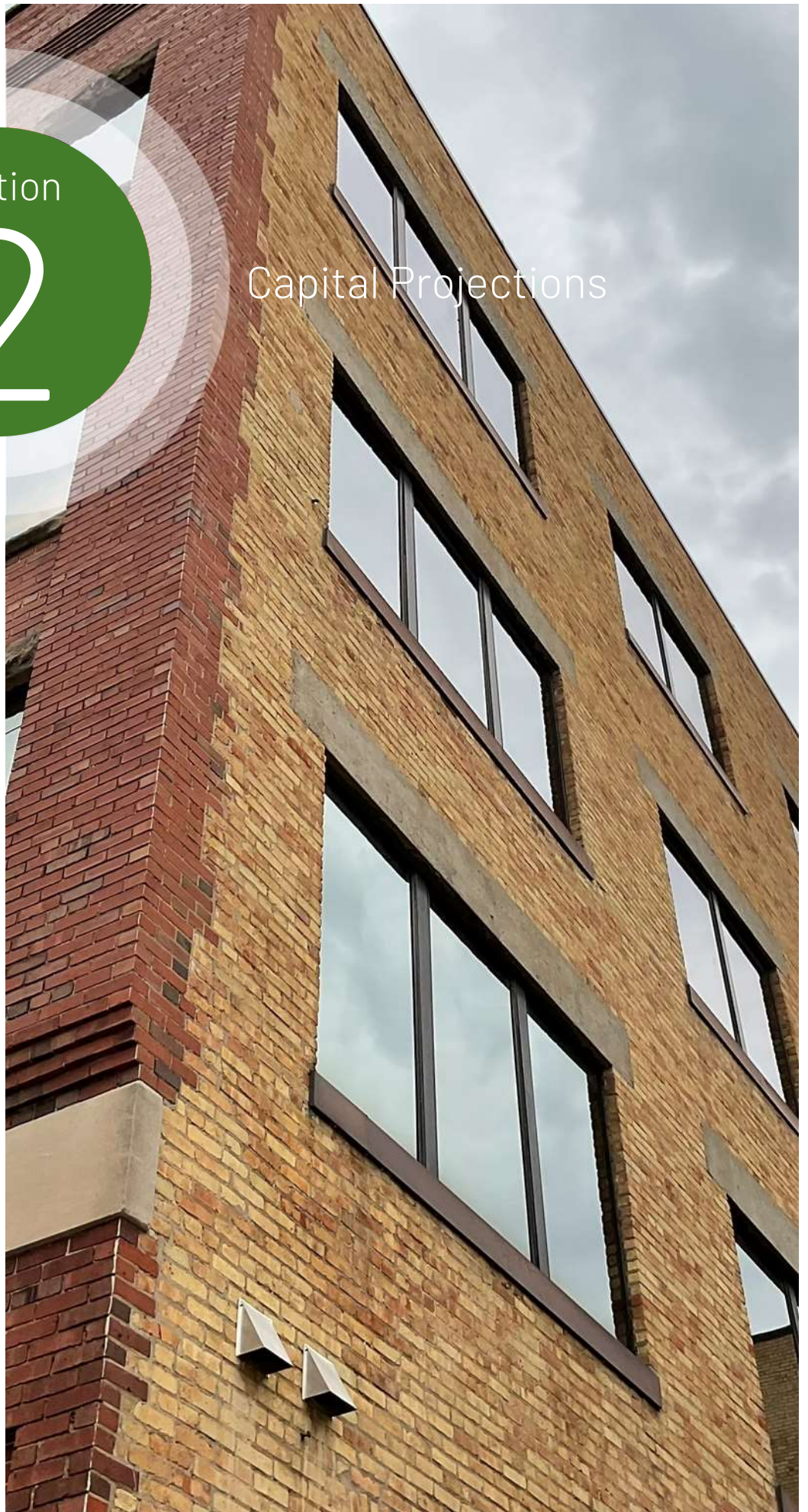
CATEGORY	NUMBER OF BUILDINGS	TOTAL SQUARE FEET
Administration	5	119,684
Facilities	6	36,720
Highway Department	7	167,120
Human Services	5	133,450
Judicial	2	123,848
Park View Complex	3	144,000
Parks	35	226,130
Sheriff's Office	6	232,714
Solid Waste	13	62,254
Wittman Field	31	180,078
Total	113	1,425,998

(end of section)

Section

2

Capital Projections



Capital Projections

Capital Projection Methodology

The capital projections included in this report are developed by aggregating Observed Remaining Life, Estimated Repair/Replacement Cost, and Industry Life Expectancy data from each asset surveyed during the FCA. This data helps to understand when an asset might require repair or replacement, what the cost may be, and the expected length of time before the asset may fail again. When this information for all assets is aggregated, it can be used to project the facility-related annual capital expenditures of the County. Additional information on this methodology can be found in Appendix A

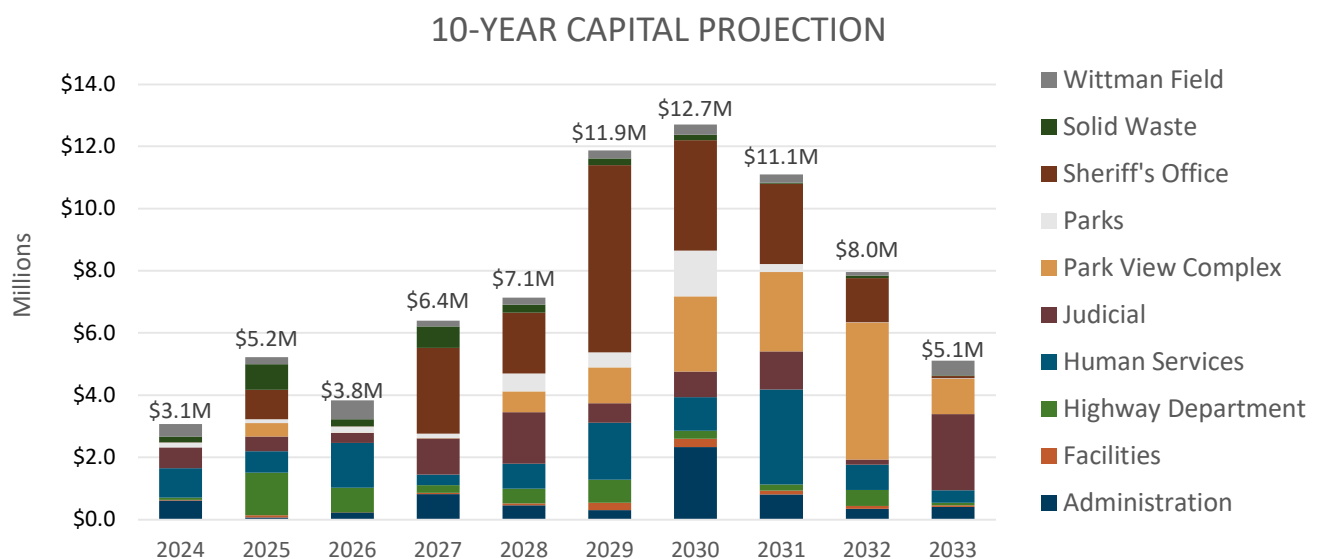
Although the information presented in this report is based on thorough research, sound evaluation, and established data sources, it is intended to be used only as a guide by stakeholders as they build plans that best serve the interests of the County. Additionally, these probable cost estimates are associated with replacement of existing assets in “like-for-like” systems when they reach their end of life. It does not consider potential technology upgrades, changes in demand at the facilities, or alternative sources of funding such as capital levies, bonds, or financing. The values provided in both this report and the Reveal Dashboard are considered individual probable cost estimates and are not intended for use as final costs for project implementation.

All values included in this report are shown in 2023 dollars without adjustment for discounting, escalation, or inflation. Full asset details will be made available to the County via the Reveal Dashboard.

County-Wide Projections

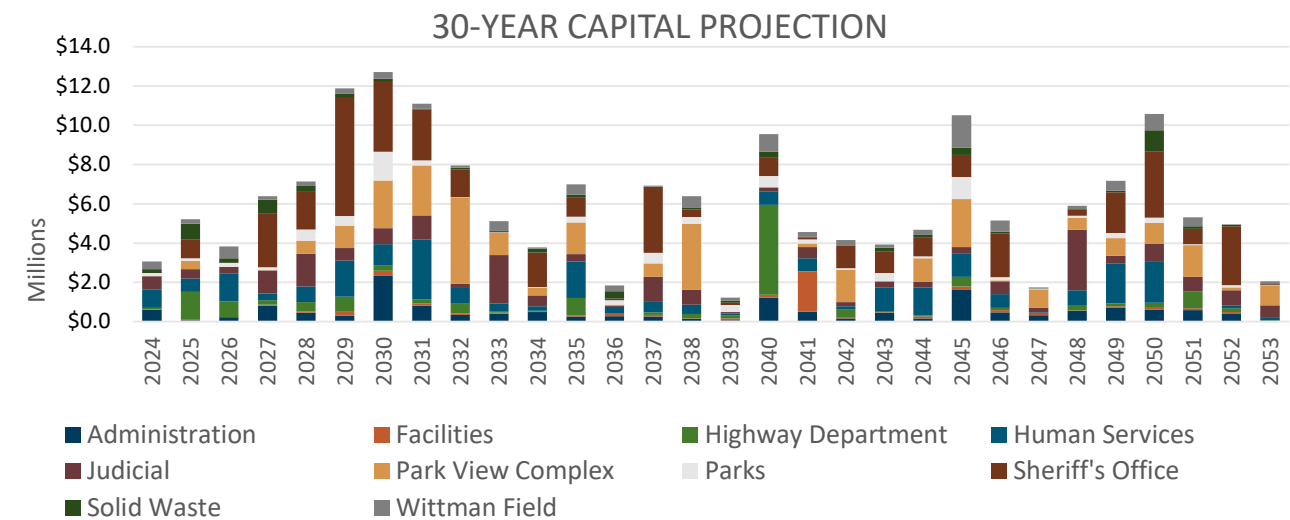
The graphic below illustrates the projected annual Capital Repair/Replacement Costs (also referred to as “Capital Need”) over the next 10 years. The colored bands in each bar of the chart correspond to a specific category of County buildings.

Total Capital Need of \$7.4 million is the annual average amount projected over the next 10 years for all County buildings surveyed. The projected values for years 2024-2026 fall well below that average, while the values for years 2029-2031 are well above it.

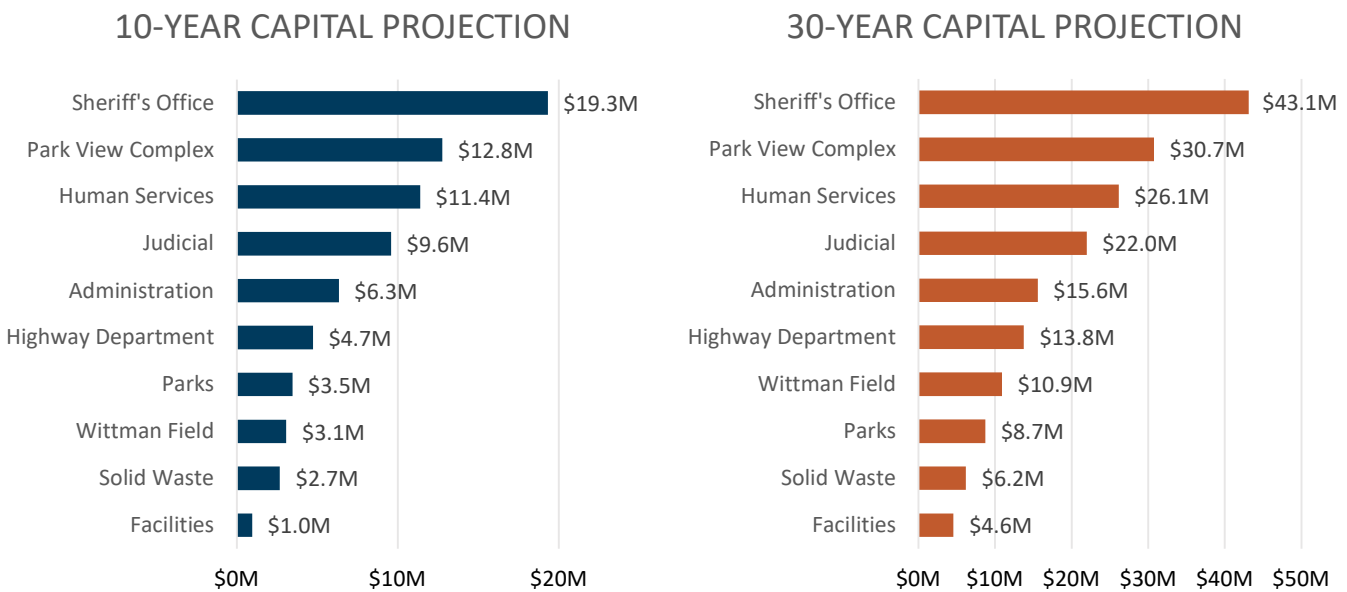


Capital Projections

Over a 30-year projection period some assets may require multiple replacements. For example, domestic water heaters have an Industry Expected Lifespan of only 10 years and may require 3 replacements during this period. Projections for Capital Needs over a 30-year projection period are shown in the graphic below inclusive of assets that require multiple replacements. **The average Capital Need over the next 30 years is projected at \$6.1M per year.**



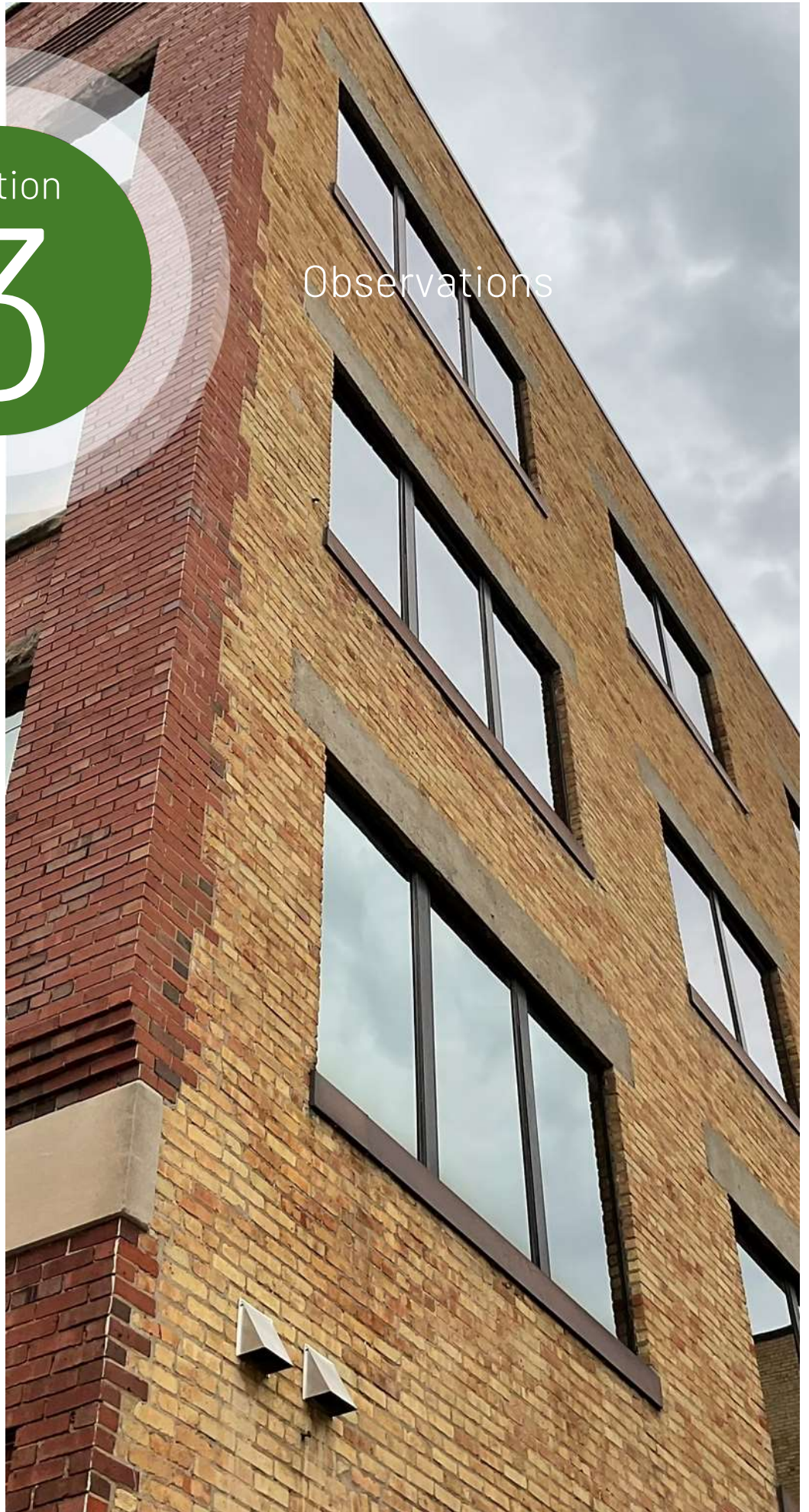
Sheriff’s Office, Park View Complex, Human Services, and Judicial facilities account for the largest total Capital Need over both a 10-year and 30-year time frame. Those categories have a relatively large share of total building square footage and include facilities that tend to have higher levels of occupancy and more complex or larger assets that come with higher Estimated Repair/Replacement values. The other categories of buildings tend to include garages, storage facilities, and other less complex facilities.



Section

3

Observations



Observations

Observed Deficiencies

Deficiencies below were observed during site evaluations and are recommended to be addressed in the near term. The majority of these items correspond with an asset and the associated repair or replacement costs are included in the Capital Projections section of this report. However, some deficiencies identified may not require capital funding or repair but are listed here for the attention of the County.

Administrative Facilities

1. County Administration Building - Carpeting

Most of the carpet squares on the second floor of the County Administration Building are very worn and discolored and should be scheduled for replacement.



2. County Administration Building - Wall Cracks

There are multiple large cracks on the interior CMU wall in the warehouse. These cracks should be monitored to ensure major structural issues are not occurring. Facility staff is already aware of this Issue.



3. County Administration Building - Roofing

As evident by the significant cracking of the built-up roofing, the County Administration Building roof should be planned to be replaced within the next couple of years.



Observations

Facilities Department

1. Main Facilities Building - Water Damage

There are approximately three water-stained ceiling tiles in the corridor connection between the Office and the Shop Area. These ceiling tiles should be replaced and the roof, as the presumable source of water infiltrating into the building, should be repaired.



2. Main Facilities Building – CMU Damage (1 of 2)

A masonry support has cracked, and various CMUs in the North Garage are crumbling at the base of the wall. Staff has indicated that this may be due to blasting at the nearby quarry. These cracks should be monitored for major changes or growth that could be indicative of structural failure.



3. Main Facilities Building - CMU Damage (2 of 2)

In addition to the masonry elements illustrated above, cracks have developed in both the Men's and Women's Locker Rooms on second floor.



Observations

Highway Department Facilities

1. Office/Garage - Accessibility

The width between the toilet partition and the wall is 24" which is inadequate for accessible use of the sink in the Women's accessible (Office Area) Toilet Room. Additionally, there is no pipe wrap under any sinks in the accessible Men's and Women's Toilet Rooms.



2. Office/Garage - Exterior Wall Deterioration

A Northeast exterior wall corner section near the Office Area needs to be repaired.



3. Office/Garage – Wash Bay Exhaust Ductwork

Due to the high moisture content of the wash bay environment, the existing exhaust ductwork has corroded and deteriorated to the point where the sheet metal has begun to split. Recommend installation of stainless-steel replacements in the wash bay area.



4. Office/Garage – Wash Bay Heated Pressure Washer

Due to the high moisture content of the wash bay environment, there is extensive corrosion on the elevated heated pressure washer. It is recommended that this unit be replaced and relocated directly outside of the wash bay area.



Observations

Human Services Facilities

1. Neenah Human Services - Water Intrusion Damage

There are numerous walls, predominately on the second floor, that have water intrusion damage and need to be repaired.



2. Neenah Human Services - Roof

The roof of the Neenah Human Services is original to the 1994 facility and needs replacement. Facilities Staff is aware of this requirement and is in the process of budgeting for its replacement.



3. Second Chance - Roof

There is significant cracking of the built-up roof at the Second Chance facility along with areas of the roof showing locations of residual standing water. This roof should be replaced.



Observations

Judicial Facilities

1. Tunnels – Condition / Usage

During on-site visit, both tunnels either had air quality issues and/or water damage issues. In the case with both tunnels, it is recommended that pedestrian use of these tunnels be limited, and a further study be conducted to determine air quality and structural integrity prior to any future potential use as by staff/personnel.



2. Courthouse – Aging Boilers

The County has done a good job of updating aspects of the HVAC infrastructure within the past few years at the Courthouse. This also includes boiler repair projects in 2002. Although fully functional, and even with repairs in 2002, the boilers in the Courthouse basement are believed to be approximately 66 years old and have exceeded their expected useful lives.



3. Orrin King Building – Ventilation System

Although functional, the primary air handling unit installed in approximately 1967, which provides heating, ventilation and air conditioning to the facility, has exceeded its expected useful life.



Observations

Park View Health Center Facilities

1. Park View Health Center – EIFS Failures

Per Facility Staff, exterior insulation finishing system (EIFS) has been failing in multiple areas. To date, this is being replaced with metal panel system as failure occurs.



2. Park View Health Center – Pedestrian Doorframe

The pedestrian doorframe in the garage has substantial corrosion and needs to be repaired or replaced. As mentioned in Observation #4 below, when feasible, consider the installation of stainless-steel door frames in areas where substantial salt use during the Winter is required.



3. Park View Health Center – Loading Dock Retaining Wall

Vertical cracks have begun to form on the loading dock retaining wall. Although there does not appear to be any issues with the cracks or any substantial heaving of these walls, it is recommended that this be monitored and addressed if cracks become larger and/or walls begin to heave.



Observations

Parks Facilities

1. Community Park Scoring Tower #2 - Foundation

The entire perimeter of the concrete slab supporting the structure has deteriorated. Although the structure still appears to be fully vertical, it is recommended that appropriate repairs occur to maintain structural integrity.



2. Community Park Restroom Shelter #2 - Ceiling Damage

Ceiling sections need repair in both Men's and Women's Toilet Rooms. The photo illustrates a large hole in the ceiling of Men's Toilet Room.



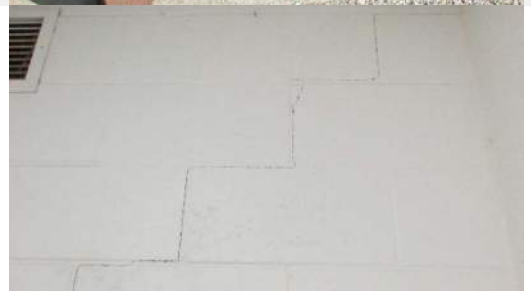
3. Community Park Octagon Shelters #3 & #4 – Exterior Siding

Wood siding for both Octagon Shelter #3 and #4 is weathered and in need of replacement. Most of the damage has occurred near the base.



4. Expo Site Toilet Building

Women's showers (North) have an extensive crack along the mortar joint of the CMU, additionally the wall/floor intersection needs to be re-caulked in both North & South Toilet Rooms.



5. Black Wolf Pump House – Damaged Soffit & Roof

There is a significant hole in both the soffit and the roof of the Black Wolf Pump House that requires repairs.



Observations

Sheriff's Office

1. Sand Pit Radio Tower – EIFS Damage

Exterior insulation finishing system (EIFS) panels damaged at outside corners should be repaired. It was also noted that sealant joints are failing and should be repaired.



2. Law Enforcement Center (Main Building) - Roof

A few locations of the roof have exposed roofing underlayment, some blistering and cracking is occurring at roof edges near the expansion joints. Areas of moss growth in the corners indicate residual water accumulation and inadequate roof pitch. These locations should be periodically monitored and repaired as required.



Observations

Solid Waste

1. Material Transfer Station – Ventilation Equipment

Staff commented that the make-up air units on the roof of the Material Transfer Station are no longer functional. There is also corrosion occurring on these units. See comment in Observation #6 below.



2. Material Transfer Station – Roof Safety

Many of the exhaust fans are within a couple of feet of the roof edge. If these units require future servicing, the installation of roof guards need to be installed as a safety measure for staff servicing the equipment.



3. Material Transfer Station - Location of Ext. Electrical Assets

Although electrical assets appear to be functional, this electrical switchgear and adjacent electrical panelboards are located in the same area where vehicles are continuously dumping solid waste/garbage. These assets are exposed to this very dirty and unconditioned environment and should be in a separate enclosure to help prolong useful life.



4. Snell Generator Building - Potential Roof Leak(s)

Although not observed during the on-site evaluation, Staff has indicated that water intrusion from the roof has occurred in a few different locations. Areas of stained insulation panels illustrate areas where water is potentially infiltrating from the roof.



Observations

Wittman Field

1. Air Traffic Control Tower – Undersized Chiller

Per conversations with Airport Staff, the existing chiller needs to be replaced with a larger unit that can serve the required heat loads of the Air Traffic Control Tower. Increased heat loads are likely due to solar gain from extensive glazing.



2. Hanger #7 Valley Aviation – Wall Damage

There are a variety of locations within the Valley Aviation Center where plaster deteriorated and has fallen off the walls.



3 Hanger #7 Valley Aviation – Windows

Windows in the Valley Aviation facility appear to be original to the 1946 structure and have panes of broken glass with very corroded window frames.



4. Basler Office #14 – Restricted Access

Airport Staff have recently restricted access to the Basler Office. This is likely due to water intrusion and the presence of mold.



Observations

5. Hanger #13 Basler East – Wall Damage

The interior CMU walls in Hanger #13 Basler East have significant efflorescence which is an indicator of water intrusion.



6. Wittman Fire Station #9 – Wall Damage

The interior CMU walls in Apparatus Bay have peeling paint and significant efflorescence which is an indicator of water intrusion. Additionally, some of the CMU's are beginning to physically deteriorate.



(end of section)

Observations

General Observations & Recommendations

Below are additional common observations and/or recommendations based on review of all County facilities. These may not be specific to a singular asset or capital projection item but are presented here for County consideration.

Observation 1 - General Operations and Maintenance

County Staff are very knowledgeable and continue to do a good job of operating and maintaining aging assets and infrastructure. This is particularly impressive given the large portfolio of buildings and diversity of facility types within Winnebago County.

Observation 2 - Minimal Asset Identification

- While performing on-site evaluations, there was limited and somewhat inconsistent naming convention for mechanical, plumbing, and large equipment assets.
- No identifiable asset tagging was observed on mechanical, electrical, or plumbing assets. Asset tags are often needed for leveraging computerized maintenance management systems (CMMS) to track and plan preventive maintenance activities.
- Limited small scale floor plans containing consistent room number identification existed. Floor plans and consistent room numbers are also helpful for maintenance planning and tracking.

Observation 3 - Accessibility

- Although not currently occupied, the only way to access the second floor of the State Street Building is to use stairs. There is no elevator in this facility.
- Currently there is an elevator that extends to the junction level of Wittman Field - Air Traffic Control Tower. However, stairs are required to access the CAB Level and/or the Tower CAB Level.
- Although there are many locations that have pipe cover under sinks in accessible toilet rooms, it was observed that many accessible toilet rooms do not. It is recommended that pipe cover be installed in all accessible toilet rooms.

Observation 4 - Overhead Door Tracks and Pedestrian Door Frames

- Salt is used on sidewalks, walkways, and roadways, which, over multiple winter seasons, has caused deterioration of both overhead door tracks and pedestrian door frames. When feasible, consider the installation of stainless-steel door frames and alternatives to the standard metal overhead door tracks on future construction projects in locations where it is known that salt is used extensively.



Observations

Human Services Cntr- Neenah – Rusted Door & Frame HWY Dept – Winchester Salt Shed –Rusted Overhead Door Track

Observation 5 – Minimal Fire Detection/Alarm & Security Systems at Parks/Expo/Wittman Field

- Smaller facilities located primarily at Parks/Expo and Wittman Field have minimal fire detection/alarm or security systems. Although these facilities may not experience the same level of daily staff and public use as the Administrative, Human Resources, Judicial and Sheriff's Office facilities, installation of these types of systems would help for early warning property protection and may also result in lower insurance premiums.

Observation 6 – Functional Use Change of Facilities

- There are a few instances where it appears that the overall building function and/or usage has changed from the original design intent resulting in abandoned assets that are no longer functioning or used. These facilities should be more clearly identified to ensure that capital resources are not allocated unnecessarily.
 - Mechanical/ventilation equipment on the roof of the Solid Waste – Waste Transfer facility appears to be non-functional. It is McKinstry's understanding that when the facility was originally designed and built it was to function as a recycling facility with the ventilation utilized while overhead doors were closed. During the time of the on-site evaluation, all overhead doors were open while virtually all staff in the area were in enclosed vehicles performing their work.
 - Interior insulation/panels located in buildings that appear to have been previously heated has begun to deteriorate and, because the heating system is either missing or appears to be no longer operational, the building function has potentially changed. Examples of these buildings include: Solid Waste – Garage, Solid Waste – Waste Transfer, Expo Grounds – Barn A+ (Building 24), Solid Waste – Snell Gas – Tractor Shed, Wittman Field – J Hanger, Wittman Field – Hanger #12 (Basler West), Wittman Field – Hanger #13 (Basler East).

Observation 7 – Energy Savings Opportunities

- Although the County has updated lighting in many of the facilities to LED, there are still many facilities that utilize T8 lamps/electronic ballasts and areas where high intensity discharge (HID) high-bay lighting is still in use. Updating the remaining locations/facilities with LED lighting will result in energy cost savings. Added incentives by Focus on Energy may help offset some of the initial investment.
- Large facilities in the County utilize industry standard direct digital control (DDC) systems for controlling the heating, ventilation, air conditioning (HVAC) equipment. However, more antiquated temperature controls located at Orrin King (pneumatic controls), Wittman Field - Fire Station (pneumatic controls), Highway Maintenance - Main Facility (original 1995 digital controls), and the many stand-alone thermostats used in facilities throughout the County should be evaluated further to determine cost effectiveness of incorporating into the existing "head-end" DDC system for improved temperature control monitoring and energy efficiency practices.

Observations



Expo Site – Barn E – HID Lighting Fixtures



Wittman Field – Basler East Hanger – T8 Lamp Fixture



HWY Dept – Main Office – Original 1995 Controls



Human Services Center – Oshkosh – Pneumatic Panel

- A 250-ton single-effect absorption chiller was installed at the Sheriff's Office – Law Enforcement Center to provide cooling by taking advantage of excess heat generated by the electrical producing turbines utilizing methane gas from the nearby Sunnyview landfill site. Due to circumstances including the considerable reduction in methane production at the Sunnyview landfill site, there is no longer sufficient capacity to reliably operate the chiller (which hasn't operated for the past five to six years). The chiller is still in good condition and there are a few options that McKinstry has already started to investigate with Winnebago County Facilities Department that may allow the County to leverage this existing asset. Some options may include:
 - Installation of a new natural gas-fired microturbine with recuperator to provide waste heat to the absorption chiller.
 - Installation of a new natural gas-fired boiler dedicated for the absorption chiller.
 - Utilize existing boiler plant for providing heat source for the absorption chiller.

Observations

Observation 8 - CO / NO₂ Sensors in Vehicle Maintenance Shops / Storage Garages

- The County owns and operates a variety of vehicle maintenance shops and storage garages. Although many of these areas are equipped with CO / NO₂ sensors to sequence ventilation systems necessary to purge spaces of residual diesel and gasoline combustion fumes, it was noted that many of these sensors and/or systems don't appear operational. In some cases, the CO/NO₂ sensors appear original and have exceeded their useful life and effectiveness to properly control ventilation systems. A more comprehensive evaluation should occur that focuses on this aspect of health and safety. Examples of facilities include (but are not limited to):
 - Highway Department – Office/Garage (Storage Garage)
 - Highway Department – Winchester Garage
 - Highway Department – Cold Storage Building
 - Wittman Field – Fire Station (Apparatus Bay Has Exhaust Capture System, But Doesn't Have a CO/NO₂ MAU Ventilation System)
 - Wittman Field – Maintenance Garage
 - Solid Waste – Sunnyview Landfill Facility (Garage Attached to New Administration Office)



HWY Dept – Storage Garage – Broken CO/NO₂ Sensor



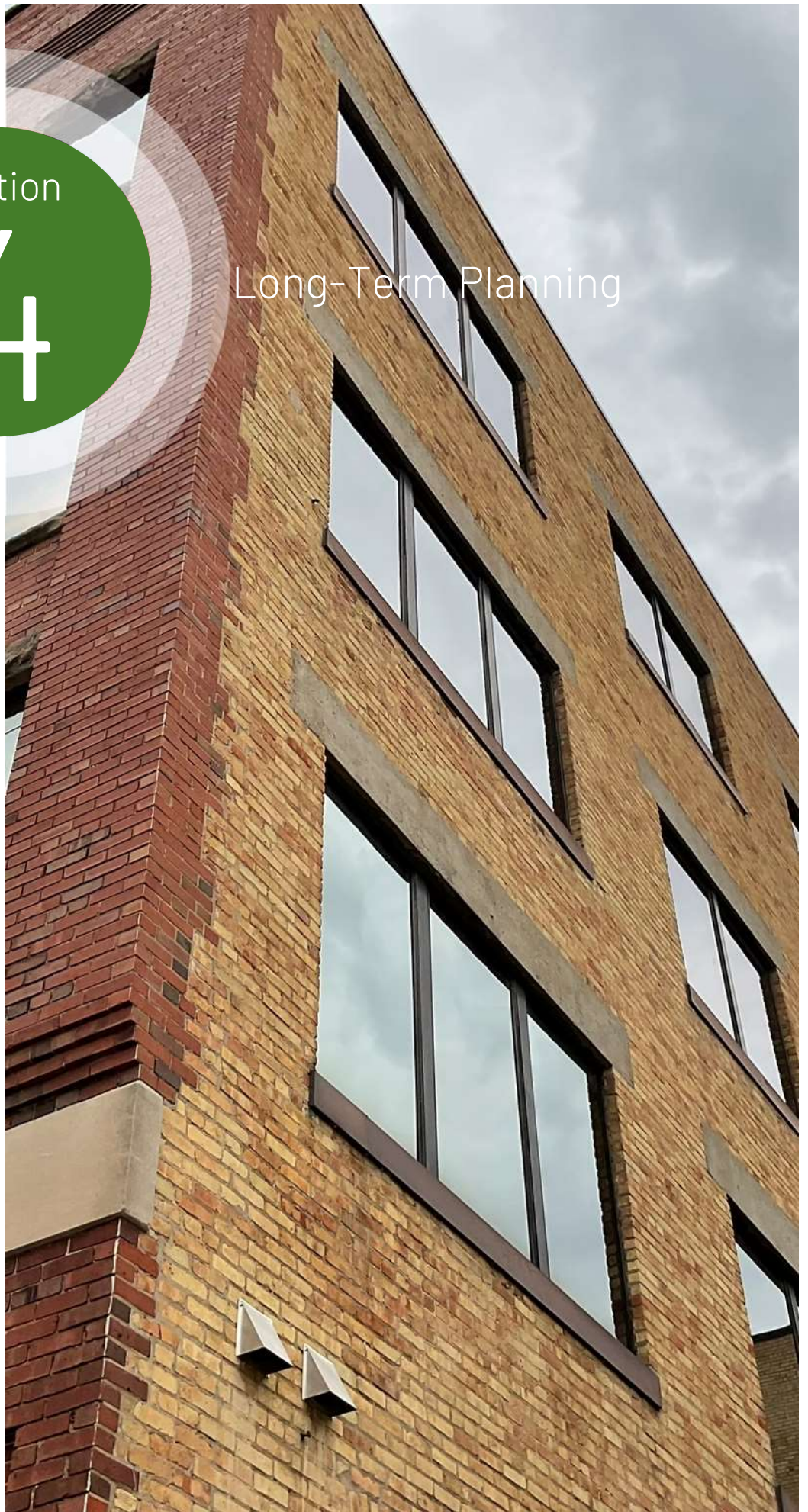
HWY Dept – Cold Storage -CO/NO₂ Sensor

(end of section)

Section

4

Long-Term Planning



Long Term Planning

Facility Condition Index

Facility Condition Index (FCI) is a metric used to evaluate the relative condition of a building. It is a ratio of known or projected capital renewal costs to the estimated replacement value of the entire building. A high FCI value indicates that the building is reaching the end of its useful life and/or should be considered for replacement (instead of expending additional capital funds into renewals/repairs). A low FCI value indicates that the building is in good condition.

Below is the 5-Year FCI criteria calculation and scale used for this project:

$$\text{5 Year FCI Score} = \frac{\text{Renewal Costs Over Next 5 Years}}{\text{Current Building Replacement Value}}$$

FCI SCALE	
Good	< 0.05
Fair	0.05 – 0.10
Poor	0.10 – 0.30
Critical	0.30 +

When buildings reach the Critical FCI range of 0.30 or higher it is recommended that de-commissioning, renovation, or other major intervention be considered. In that FCI range, it may no longer be cost effective to continue funding one-off capital asset replacements. Instead, those funds could be invested in a new building or renovation project. Additionally, buildings with high FCI values tend to be in worse condition and not as comfortable for occupants or operationally functional as those with lower FCI values.

For this study, buildings less than 3,000 square feet were not assigned an FCI score. Buildings in this range tend to have more volatile renewal costs and less predictable replacement values, resulting in a high variance of FCI scores. For example, the cost to replace a generator may far exceed the costs to replace a shed-style building that it is housed within. In that scenario, a high FCI value may not be indicative of poor building condition.

High FCI County Facilities

The County facilities listed below score within the Critical FCI range or are nearing the Critical range. It is recommended that the long-term plan for these facilities be reviewed.

CATEGORY	FACILITY NAME	FCI SCORE	FCI RANGE
Wittman Field	Hangar #7 Valley Aviation	0.32	Critical
Solid Waste	Sunnyview Garage	0.32	Critical
Wittman Field	Wittman Fire Station #9	0.31	Critical
Parks	Workshop Storage Building	0.27	Poor
Judicial	Orrin King Building	0.25	Poor

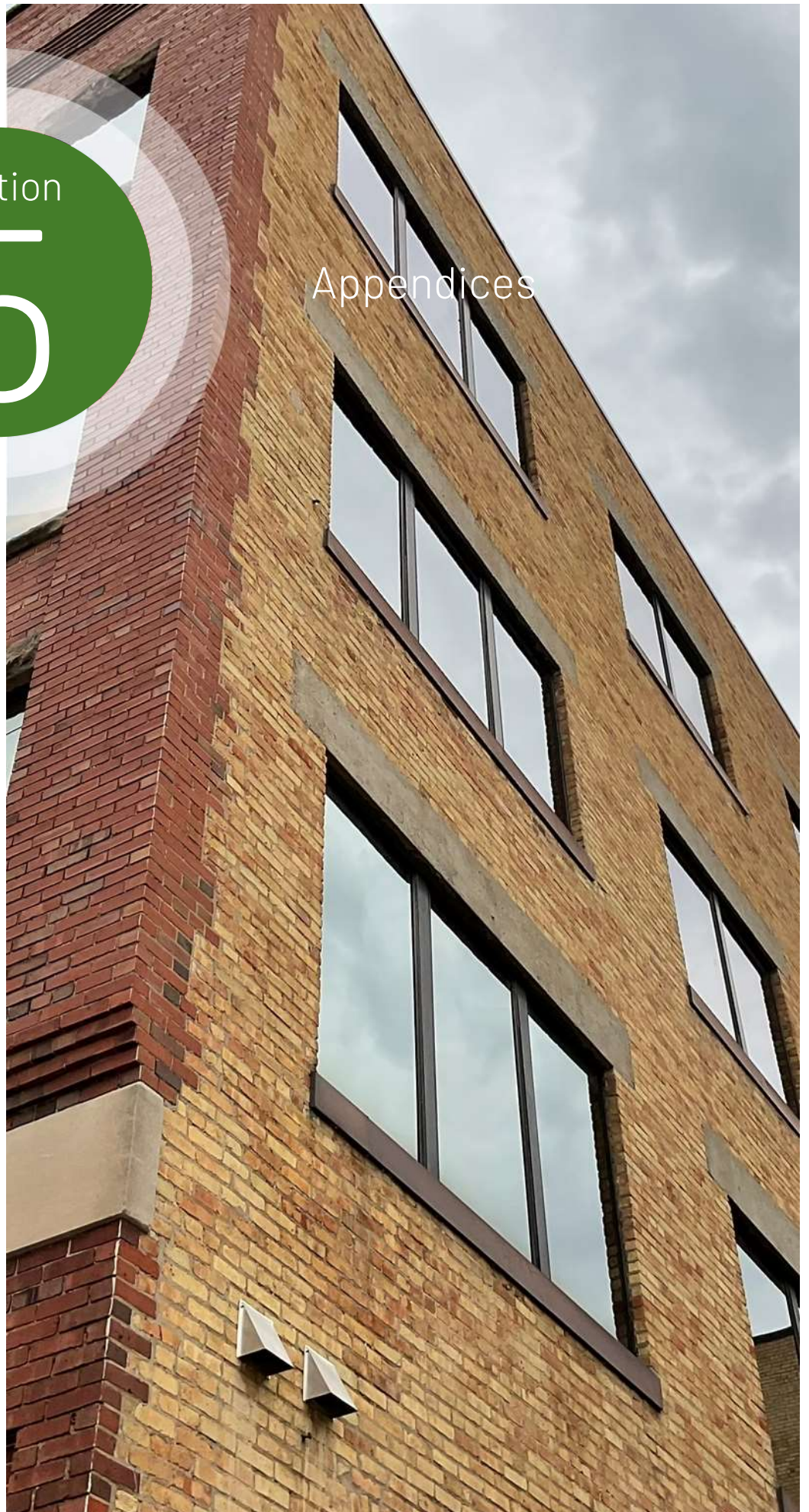
FCI values for all buildings included in the FCA can be found in Appendix C. These values and the associated information will be used for ongoing Real Estate Strategy discussions with the County.

(end of section)

Section

5

Appendices



Appendices

Appendix A: Ratings, Methods, and Scoring

This assessment reviewed the physical condition of the equipment and scored the assets on a variety of criteria. Each asset was provided with an opinion of life remaining, condition score, estimated repair or replacement cost, and scored based on impact to operations and energy consumption. This was done to allow Winnebago County flexibility in prioritizing capital planning efforts. The Reveal Dashboard that accompanies this report heavily utilizes these priority scores.

Details on the scoring metrics and criteria are provided below.

Asset Condition

Asset Condition scores are presented for each asset on a scale of 1-5. Visual observation and any comments from maintenance staff on performance contribute to this score.

SCORE	ASSET CONDITION CRITERIA
1	Excellent Condition. New or easily restorable to “like new” condition.
2	Good Condition. Asset is not new but exhibits no damage or excessive wear.
3	Fair Condition. Minor wear and/or damage, but asset is operating properly.
4	Poor Condition. Showing significant wear and approaching end of expected useful life.
5	Unsatisfactory Condition. Asset is at or beyond its expected useful life, has major damage, complete failure, or is otherwise in need of replacement.

Operational Impact

Operational Impact scores are presented for each asset on a scale of 1-5. Each of the assets within the scope of this assessment were evaluated based on the amount of impact the equipment was to have upon the operation of the facility if it were to fail. For example, if a backup generator serving the entire facility was observed to be in a failed condition, then the asset will receive a score of 5. An Operational Impact score of 1 would be given to an item such as interior ceiling finish, as the asset has a minimal impact upon the operation of the building.

SCORE	OPERATIONAL IMPACT CRITERIA
1	Failure poses no significant operational impact.
2	Failure poses low operational impact.
3	Failure poses moderate impact. Asset has backup, and system not critical.
4	Failure poses high impact. Asset has backup, but system is critical.
5	Failure poses severe impact. Asset lacks backup, and system is critical.

Appendices

Energy Impact

Energy Impact scores are presented for each asset on a scale of 1-5. Each of the assets within the scope of this assessment were evaluated based on the amount of impact the asset has on overall energy consumption of the building. This scoring category can be used to weigh potential energy savings benefits associated with asset upgrades or replacements.

SCORE	ENERGY IMPACT CRITERIA
1	Asset provides no contribution to the facility's energy consumption.
2	Asset accounts for very little amount of the facility's energy consumption.
3	Asset accounts for low to medium amount to the facility's energy consumption.
4	Asset is a significant contributor to the facility's energy consumption.
5	Asset is a major contributor to the facility's energy consumption

Industry Life Expectancy

The Industry Life Expectancy for a given asset is determined using a combination of widely accepted industry standards including ASHRAE and BOMA, as well as a manufacturers' database of equipment life expectancies. This value is expressed in number of years.

Observed Remaining Life

The Observed Remaining Life is also expressed in number of years and takes into consideration the function and operating environment of the asset, as well as a determination based upon a visual inspection. The Observed Remaining Life value may vary from the Industry Expected Remaining Life value. For example, a secondary heat exchanger that has been well maintained may have an Observed Remaining Life that is greater than the Industry Expected Remaining Life. Likewise, a primary chilled water pump that has not been well maintained and shows visual signs of premature wear and tear may have an Observed Remaining Life that is less than the expected Design Life. This value is normalized on a 1-5 scale for scoring purposes.

Cost Estimating

Each asset receives an Estimated Repair/Replacement Cost, presented in dollars. The Estimated Repair/Replacement Cost includes both the material cost of the asset and the installation of that asset. This information is intended to assist in the prioritization and resource allocation associated with maintenance and capital replacement projects. Cost estimates are determined using specific characteristics of each asset (tonnage, motor size, capacity, etc.) along with one of several cost information data sets. These data sets include industry standards, RSMeans, and data sourced through McKinstry's construction division. Additionally, site specific construction and equipment invoices may be utilized as available. All estimated costs are in 2023 dollars.

(end of section)

Appendices

Appendix B: Facility Listing

Category	Building	Address	Square Feet
Administration	County Administration Building	112 Otter Avenue, Oshkosh, 54901	81,444
Administration	County Storage - 600 Butler	600 Butler Avenue, Oshkosh, 54985	10,000
Administration	Coughlin Center Main Building	625 E County Road Y, Oshkosh, 54901	23,140
Administration	Coughlin Center UW EXT storage	625 E County Road Y, Oshkosh, 54901	2,700
Administration	Coughlin Center Garage	625 E County Road Y, Oshkosh, 54901	2,400
Facilities	Facilities Bldg #1 (Includes Office)	1221 Knapp Street, Oshkosh, 54903	11,820
Facilities	Facilities Bldg #2	1221 Knapp Street, Oshkosh, 54903	7,200
Facilities	Facilities Bldg #3	1221 Knapp Street, Oshkosh, 54903	11,200
Facilities	Facilities Bldg #4 (Cold Storage)	1221 Knapp Street, Oshkosh, 54903	3,200
Facilities	Park View Carpenter Shop	725 Butler Ave, Oshkosh, 54901	720
Facilities	Park View Maintenance Shop	725 Butler Ave, Oshkosh, 54901	2,580
Highway Department	Salt Shed - Menasha	685 Midway Road, Menasha, 54956	7,200
Highway Department	Salt Shed - Winchester	8485 North Hansen Road, Larsen, 54947	5,100
Highway Department	Highway Dept Garage/Office	901 W County Road Y, Oshkosh, 54914	101,280
Highway Department	Salt Shed - Oshkosh	901 W County Road Y, Oshkosh, 54914	16,240
Highway Department	Cold Storage Building	901 W County Road Y, Oshkosh, 54914	24,300
Highway Department	Salt Shed - Hwy 26	1409 County Hwy 26, Oshkosh, 54904	7,400
Highway Department	Winchester Garage/Office	8485 North Hansen Road, Larsen, 54947	5,600
Human Services	State Street Building	206 State Street, Oshkosh, 54901	8,978
Human Services	Human Services Center - Neenah	211 N Commercial, Neenah, 54956	41,100
Human Services	Second Chance Building	215 Waugoo Avenue, Oshkosh, 54901	5,760
Human Services	Human Services Center - Oshkosh	220 Washington Avenue, Oshkosh,	63,612
Human Services	Crisis Center (CBRF)	684 Butler Ave, Oshkosh, 54901	14,000
Judicial	Courthouse	415 W Jackson, Oshkosh, 54903	91,975
Judicial	Orrin King Building	448 Algoma Boulevard, Oshkosh, 54903	31,873
Park View Complex	Park View Health Center	725 Butler Ave, Oshkosh, 54901	138,000
Park View Complex	Park View Therapy and Storage	725 Butler Ave, Oshkosh, 54901	3,200
Park View Complex	Park View Training Center	725 Butler Ave, Oshkosh, 54901	2,800
Parks	Grandstand Covered Arena	460 E County Road Y, Oshkosh, 54901	45,000
Parks	Grandstand Pit Pole Building	460 E County Road Y, Oshkosh, 54901	2,500
Parks	Grandstand Restrooms B	460 E County Road Y, Oshkosh, 54901	1,000
Parks	Grandstand Concession	460 E County Road Y, Oshkosh, 54901	1,000
Parks	Grandstand Kids Cart Clubhouse	460 E County Road Y, Oshkosh, 54901	320
Parks	Exposition Center	500 E County Road Y, Oshkosh, 54901	64,434
Parks	Expo Site Barn A	500 E County Road Y, Oshkosh, 54901	24,780
Parks	Expo Site Barn C	500 E County Road Y, Oshkosh, 54901	11,040
Parks	Expo Site Barn D	500 E County Road Y, Oshkosh, 54901	11,040
Parks	Expo Site Barn B	500 E County Road Y, Oshkosh, 54901	9,600
Parks	Expo Site Barn E	500 E County Road Y, Oshkosh, 54901	8,160

Appendices

Parks	Expo Site Food Court	500 E County Road Y, Oshkosh, 54901	4,800
Parks	Expo Site BMX Clubhouse	500 E County Road Y, Oshkosh, 54901	3,200
Parks	Expo Site Toilet Building	500 E County Road Y, Oshkosh, 54901	1,440
Parks	Grandstand Restrooms A	500 E County Road Y, Oshkosh, 54901	984
Parks	Expo Site Milk House	500 E County Road Y, Oshkosh, 54901	864
Parks	Sunnyview West Garage	500 E Sunnyview Road, Oshkosh, 54901	1,640
Parks	Workshop Storage Building	600 Butler Avenue, Oshkosh, 54985	4,800
Parks	Parks Workshop/Office	600 Butler Avenue, Oshkosh, 54985	3,307
Parks	Parks Implement Shed	600 Butler Avenue, Oshkosh, 54985	3,200
Parks	Parks Storage Shed - 600 Butler	600 Butler Avenue, Oshkosh, 54985	2,880
Parks	Parks Carpenter Shop	600 Butler Avenue, Oshkosh, 54985	2,420
Parks	Community Park Bath House	501 E County Road Y, Oshkosh, 54901	5,224
Parks	Community Park Octagon Shelter 3	501 E County Road Y, Oshkosh, 54901	829
Parks	Community Park Octagon Shelter 4	501 E County Road Y, Oshkosh, 54901	829
Parks	Community Park Restroom/Shelter 1	501 E County Road Y, Oshkosh, 54901	740
Parks	Community Park Restroom/Shelter 2	501 E County Road Y, Oshkosh, 54901	740
Parks	Community Park Scoring Tower #1	501 E County Road Y, Oshkosh, 54901	288
Parks	Community Park Scoring Tower #2	501 E County Road Y, Oshkosh, 54901	288
Parks	Community Park Electrical Service	501 E County Road Y, Oshkosh, 54901	25
Parks	Community Park Pumphouse (Beach)	501 E County Road Y, Oshkosh, 54901	10
Parks	Black Wolf Toilet Building	6850 Fond Du Lac Road, Oshkosh, 54901	300
Parks	Black Wolf Pump House	6850 Fond Du Lac Road, Oshkosh, 54901	48
Parks	Community Park Soccer Shelter	501 E County Road Y, Oshkosh, 54901	1,400
Parks	Expo Site Barn A+	500 E County Road Y, Oshkosh, 54901	7,000
Sheriff's Office	Fairview Tower	3009 Fairview, Oshkosh, 54901	1,200
Sheriff's Office	Law Enforcement Center (Main Building)	4311 Jackson, Oshkosh, 54901	210,000
Sheriff's Office	Evidence Garage	4311 Jackson, Oshkosh, 54901	20,000
Sheriff's Office	Tower Building (LEC)	4311 Jackson, Oshkosh, 54901	576
Sheriff's Office	Radio Transmitter Building	3843 Sand Pit Rd, Omro, 54963	768
Sheriff's Office	Omro Tower	7392 Liberty School Road, Omro, 54963	170
Solid Waste	Sunnyview Landfill Facility	100 W Sunnyview, Oshkosh, 54901	8,270
Solid Waste	Sunnyview Garage	100 W Sunnyview, Oshkosh, 54901	4,200
Solid Waste	Sunnyview Storage Garage	100 W Sunnyview, Oshkosh, 54901	2,000
Solid Waste	Sunnyview Pub Building	100 W Sunnyview, Oshkosh, 54901	1,800
Solid Waste	Sunnyview Storage Barn	100 W Sunnyview, Oshkosh, 54901	1,000
Solid Waste	Material Transfer Station	105 W County Road Y, Oshkosh, 54901	38,460
Solid Waste	Snell Generator Building	1955 W Snell Road, Oshkosh, 54901	2,900
Solid Waste	Snell Scale House	1955 W Snell Road, Oshkosh, 54901	1,200
Solid Waste	Snell Tractor Shed	1955 W Snell Road, Oshkosh, 54901	1,040
Solid Waste	Snell Gas Compressor Building	1955 W Snell Road, Oshkosh, 54901	560
Solid Waste	Snell Power Control	1955 W Snell Road, Oshkosh, 54901	462
Solid Waste	Snell Meter Building	1955 W Snell Road, Oshkosh, 54901	42

Appendices

Solid Waste	Snell Oil Containment	1955 W Snell Road, Oshkosh, 54901	320
Wittman Field	Wittman Fire Station #9	2020 Knapp Street, Oshkosh, 54901	7,217
Wittman Field	Air Traffic Control Tower	3120 Knapp Street, Oshkosh, 54901	8,827
Wittman Field	DNR Hangar	375 W 35th Street, Oshkosh, 54901	6,000
Wittman Field	Electrical Vault	520 Aviation Road, Oshkosh, 54901	1,005
Wittman Field	Hangar #17 North Td	525 W. 20Th Street Rd, Oshkosh, 54901	14,278
Wittman Field	Airport Administration Building	525 W. 20Th Street Rd, Oshkosh, 54901	12,500
Wittman Field	Hangar #1	525 W. 20Th Street Rd, Oshkosh, 54901	11,000
Wittman Field	Hangar #10 North T A	525 W. 20Th Street Rd, Oshkosh, 54901	10,758
Wittman Field	Hangar #11 North T B	525 W. 20Th Street Rd, Oshkosh, 54901	10,758
Wittman Field	Hangar #16 North T C	525 W. 20Th Street Rd, Oshkosh, 54901	10,758
Wittman Field	Exec Hangar I H I-10	525 W. 20Th Street Rd, Oshkosh, 54901	10,740
Wittman Field	Exec I Hangar G I-10	525 W. 20Th Street Rd, Oshkosh, 54901	10,740
Wittman Field	Hangar #13 Basler East	525 W. 20Th Street Rd, Oshkosh, 54901	9,209
Wittman Field	Hangar #12 Basler West	525 W. 20Th Street Rd, Oshkosh, 54901	8,208
Wittman Field	Wittman Maintenance #6	525 W. 20Th Street Rd, Oshkosh, 54901	8,000
Wittman Field	Wittman Pole Storage	525 W. 20Th Street Rd, Oshkosh, 54901	4,950
Wittman Field	Hangar J	525 W. 20Th Street Rd, Oshkosh, 54901	4,000
Wittman Field	Hangar #7 Valley Aviation	525 W. 20Th Street Rd, Oshkosh, 54901	3,136
Wittman Field	Basler Office #14	525 W. 20Th Street Rd, Oshkosh, 54901	2,880
Wittman Field	Strong Box North	525 W. 20Th Street Rd, Oshkosh, 54901	2,500
Wittman Field	Strong Box East	525 W. 20Th Street Rd, Oshkosh, 54901	2,500
Wittman Field	T-Hangar 809B	525 W. 20Th Street Rd, Oshkosh, 54901	2,500
Wittman Field	T-Hangar 809C	525 W. 20Th Street Rd, Oshkosh, 54901	2,500
Wittman Field	T-Hangar K819	525 W. 20Th Street Rd, Oshkosh, 54901	2,500
Wittman Field	T-Hangar K-821	525 W. 20Th Street Rd, Oshkosh, 54901	2,500
Wittman Field	Exec Hangar Iii F1	525 W. 20Th Street Rd, Oshkosh, 54901	2,014
Wittman Field	Hangar M-863	525 W. 20Th Street Rd, Oshkosh, 54901	1,400
Wittman Field	Hangar M-865	525 W. 20Th Street Rd, Oshkosh, 54901	1,400
Wittman Field	Hangar M-867	525 W. 20Th Street Rd, Oshkosh, 54901	1,400
Wittman Field	Hangar M-869	525 W. 20Th Street Rd, Oshkosh, 54901	1,400
Wittman Field	T-Hangar 809A	809 W 20th Ave, Oshkosh, 54902	2,500

Appendices

Appendix C: Facility Condition Index Listings

Category	Facility Name	5-Yr Projected Capital Need	Current Building Replacement Value	FCI
Wittman Field	Hangar #7 Valley Aviation	\$157,150	\$492,352	0.32
Solid Waste	Sunnyview Garage	\$103,230	\$327,600	0.32
Wittman Field	Wittman Fire Station #9	\$426,940	\$1,392,881	0.31
Parks	Workshop Storage Building	\$100,240	\$374,400	0.27
Judicial	Orrin King Building	\$1,684,980	\$6,788,949	0.25
Solid Waste	Material Transfer Station	\$1,720,440	\$7,422,780	0.23
Parks	Community Park Bath House	\$179,350	\$794,048	0.23
Parks	Expo Site BMX Clubhouse	\$50,660	\$249,600	0.20
Parks	Parks Workshop/Office	\$48,350	\$257,946	0.19
Wittman Field	Hangar #13 Basler East	\$270,150	\$1,445,813	0.19
Highway Department	Highway Dept Garage/Office	\$2,838,580	\$15,698,400	0.18
Human Services	Human Services Center - Neenah	\$1,571,430	\$8,754,300	0.18
Human Services	Human Services Center - Oshkosh	\$2,176,660	\$13,549,356	0.16
Wittman Field	Hangar J	\$97,990	\$628,000	0.16
Human Services	State Street Building	\$320,940	\$2,109,830	0.15
Wittman Field	Hangar #12 Basler West	\$185,050	\$1,288,656	0.14
Sheriff's Office	Evidence Garage	\$430,820	\$3,100,000	0.14
Administration	County Administration Building	\$2,019,340	\$17,347,572	0.12
Judicial	Courthouse	\$2,602,670	\$23,453,625	0.11
Human Services	Second Chance Building	\$128,040	\$1,353,600	0.09
Solid Waste	Sunnyview Landfill Facility	\$143,700	\$1,596,110	0.09
Sheriff's Office	Law Enforcement Center (Main Building)	\$5,120,170	\$72,240,000	0.07
Wittman Field	Wittman Maintenance #6	\$43,890	\$624,000	0.07
Facilities	Facilities Bldg #1 (Includes Office)	\$139,750	\$2,281,260	0.06
Highway Department	Winchester Garage/Office	\$21,350	\$436,800	0.05
Wittman Field	DNR Hangar	\$41,130	\$942,000	0.04
Administration	County Storage - 600 Butler	\$29,050	\$780,000	0.04
Highway Department	Salt Shed - Oshkosh	\$45,050	\$1,266,720	0.04
Parks	Expo Site Food Court	\$11,630	\$374,400	0.03
Parks	Expo Site Barn E	\$19,070	\$636,480	0.03
Facilities	Facilities Bldg #2	\$32,930	\$1,116,000	0.03
Park View Complex	Park View Health Center	\$1,126,080	\$39,606,000	0.03
Administration	Coughlin Center Main Building	\$123,010	\$5,437,900	0.02
Parks	Exposition Center	\$256,170	\$12,693,498	0.02
Wittman Field	Hangar #1	\$31,130	\$1,727,000	0.02
Wittman Field	Air Traffic Control Tower	\$171,040	\$9,904,159	0.02

Appendices

Parks	Expo Site Barn A+	\$8,810	\$546,000	0.02
Parks	Parks Implement Shed	\$3,380	\$249,600	0.01
Parks	Expo Site Barn B	\$9,860	\$748,800	0.01
Highway Department	Cold Storage Building	\$43,130	\$3,766,500	0.01
Highway Department	Salt Shed - Winchester	\$3,650	\$397,800	0.01
Wittman Field	Exec I Hangar G I-10	\$7,970	\$1,686,180	0.00
Wittman Field	Hangar #16 North T C	\$7,670	\$1,689,006	0.00
Wittman Field	Hangar #10 North T A	\$6,810	\$1,689,006	0.00
Human Services	Crisis Center (CBRF)	\$12,900	\$3,388,000	0.00
Wittman Field	Hangar #17 North Td	\$6,760	\$2,241,646	0.00
Parks	Grandstand Covered Arena	\$9,930	\$3,510,000	0.00
Wittman Field	Exec Hangar I H I-10	\$4,290	\$1,686,180	0.00
Wittman Field	Hangar #11 North T B	\$4,290	\$1,689,006	0.00
Park View Complex	Park View Therapy And Storage	\$1,830	\$918,400	0.00
Wittman Field	Airport Administration Building	\$9,660	\$5,265,000	0.00
Facilities	Facilities Bldg #3	\$1,730	\$1,736,000	0.00
Parks	Expo Site Barn D	\$0	\$861,120	0.00
Parks	Expo Site Barn C	\$0	\$861,120	0.00
Wittman Field	Wittman Pole Storage	\$0	\$386,100	0.00
Highway Department	Salt Shed - Menasha	\$0	\$561,600	0.00
Highway Department	Salt Shed - Hwy 26	\$0	\$577,200	0.00
Parks	Expo Site Barn A	\$0	\$1,932,840	0.00
Facilities	Facilities Bldg #4 (Cold Storage)	\$0	\$249,600	0.00

(end of section)