



Department of Administrative Services
Milwaukee County
Facilities Condition Assessment Program

Department on Aging
2017 Facility Assessment
Reports

Prepared by:
Milwaukee County - AE&ES Section
Facilities Condition Assessment Team

Final Reports
September 2017

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EXECUTIVE SUMMARY

Introduction

Throughout August and September of 2017, members of the Milwaukee County Facility Condition Assessment Program (FCAP) Team performed visual assessments of all Department on Aging building assets. The information gathered was entered into the VFA assessment and capital planning software that is used for all Milwaukee County building assets. The attached reports are a summary of the information that was entered into the VFA database. Additional information is available by accessing that database.

Additional written documents will be available within the new few months that explain the process used by the FCAP assessors to gather and document information on the buildings, what the outcomes of these assessments mean, and how to use the capital planning portion of the VFA software. Until those materials are available, and at any time in the future, please do not hesitate to contact the FCAP Team for assistance in interpreting the data and using the software.

The assessments that FCAP provides are intended to provide two major tools for Facility Managers:

1. Identification of repairs that are needed and building systems that are in need of replacement.
2. Big picture capital planning information for facility management plans and funding needs for a facility or site as a whole.

Overall Department on Aging Asset Conditions

The Department on Aging building assets are generally in good condition, with an average Facility Condition Index (FCI) of 0.03 across all buildings. FCI is a relative measure of the cost of needed repairs and system renewals compared to the replacement value of the building.

While these buildings are currently in acceptable condition, they are of an age where building systems need to be replaced. The current cost of repairs or system replacements needed in 2017 and 2018 is approximately \$680,000. That same total through 2022 is \$9.5 million and through 2036 is \$23 million. Some of these projected costs may be able to be extended into the future based on conditions observed during the next assessment cycle, however it is still an indication of the amount of upcoming work that is anticipated for these facilities. These numbers do not include any soft costs or contingencies. For planning purposes, an additional 50% increase could be considered on top of these values to cover those items.

The funding projections included in this report provide a view of what the building needs will be over the next 20 years and the effects of different levels of funding on the building condition.

High Priority Items

Every building has items that should be addressed, however there are some that are a higher priority than others. Please review each building individually to determine the items that are of highest priority for your facility management needs. The following are systems or issues that the FCAP Team felt would be high priorities to address, within each discipline of Architectural, Electrical and Mechanical. For this set of buildings, the architectural and electrical high priority items are relatively low cost. However some of the mechanical systems have significant and high cost work that is needed.

EXECUTIVE SUMMARY

- Architectural:
 - Repair a floor crack at Rose Park.
 - Repair the roof membrane at nail locations at Washington Park.
 - Protect wall penetrations in fire separation assemblies at Wilson Park.
- Electrical:
 - Replace Panel X at McGovern Park. This panel has rusted from a water leak above the panel.
 - Replace exterior light fixtures at Rose Park.
 - Replace the stage sound equipment at Wilson Park.
- Mechanical:
 - Repair the refrigerant monitor at Rose Park. This is a life safety item.
 - Replace the chiller glycol relief valve at McGovern. This is a small repair that will greatly impact the life of the chiller.
 - Repair the unit ventilators at Rose Park and at Washington Park. Many are not working currently.
 - Other major items that should be considered in the near future that are higher cost items:
 - Install a second boiler at Rose Park. This facility has no backup heating system at this time.
 - Replace the chiller at Wilson Park
 - Replace the chiller at Washington Park.

The mechanical systems of these buildings have recently been evaluated by Zien Mechanical. They provided a report that the FCAP team reviewed. Most of their recommendations are included in this assessment report. There are instances where FCAP felt that the piece of equipment would be better served to be replaced than repaired and therefore that is recommended here. In any case, it is the prerogative of the Facility Management staff to determine whether a system should be repaired or replaced.



*Asset List Report
By Name*

Reporting Currency: USD

Adjustment Factor: 0%

Department/Division Name: Department on Aging

Site Name: McGovern Park

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
McGovern Park Senior Center	1435	43	Community Services Building	12,983	2,404,063	185	13,431	0.01	1,581,315	0.66	
Subtotal for Building				12,983	2,404,063	185	13,431	0.01	1,581,315	0.66	
Site Name: McGovern Park					2,404,063		13,431	0.01	1,581,315	0.66	



*Asset List Report
By Name*

Reporting Currency: USD

Adjustment Factor: 0%

Department/Division Name: Department on Aging

Site Name: Rose Park

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Rose Park Senior Center	1830	35	Community Services Building	35,706	6,658,978	186	263,197	0.04	6,369,704	0.96	
Subtotal for Building				35,706	6,658,978	186	263,197	0.04	6,369,704	0.96	
Site Name: Rose Park					6,658,978		263,197	0.04	6,369,704	0.96	



Asset List Report By Name

Reporting Currency: USD

Adjustment Factor: 0%

Department/Division Name: Department on Aging

Site Name: Warnimont Park

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Kelly Nutrition Building	3125	61	Community Services Building	4,290	760,699	177	0	0.00	630,899	0.83	
Kelly Senior Center	3130	61	Community Services Building	12,720	1,768,762	139	0	0.00	1,621,124	0.92	
Subtotal for Building				17,010	2,529,461	149	0	0.00	2,252,023	0.89	
Site Name: Warnimont Park					2,529,461		0	0.00	2,252,023	0.89	



*Asset List Report
By Name*

Reporting Currency: USD

Adjustment Factor: 0%

Department/Division Name: Department on Aging

Site Name: Washington Park

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Washington Park Senior Center	1990	50	Community Services Building	30,092	5,745,435	191	320,321	0.06	4,938,429	0.86	
Subtotal for Building				30,092	5,745,435	191	320,321	0.06	4,938,429	0.86	
Site Name: Washington Park					5,745,435		320,321	0.06	4,938,429	0.86	



*Asset List Report
By Name*

Reporting Currency: USD

Adjustment Factor: 0%

Department/Division Name: Department on Aging

Site Name: Wilson Park

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Wilson Park Senior Center	3845	37	Community Services Building	35,540	7,386,222	208	73,909	0.01	6,162,272	0.83	
Subtotal for Building				35,540	7,386,222	208	73,909	0.01	6,162,272	0.83	
Site Name: Wilson Park					7,386,222		73,909	0.01	6,162,272	0.83	
Department/Division Name: Department on Aging					24,724,159		670,858	0.03	21,303,742	0.86	
Summary					24,724,159		670,858	0.03	21,303,742	0.86	



Requirement Forecast Report By Name

Department/Division: Department on Aging

The values shown on this page do not include any soft costs.

Site: All

Asset: All

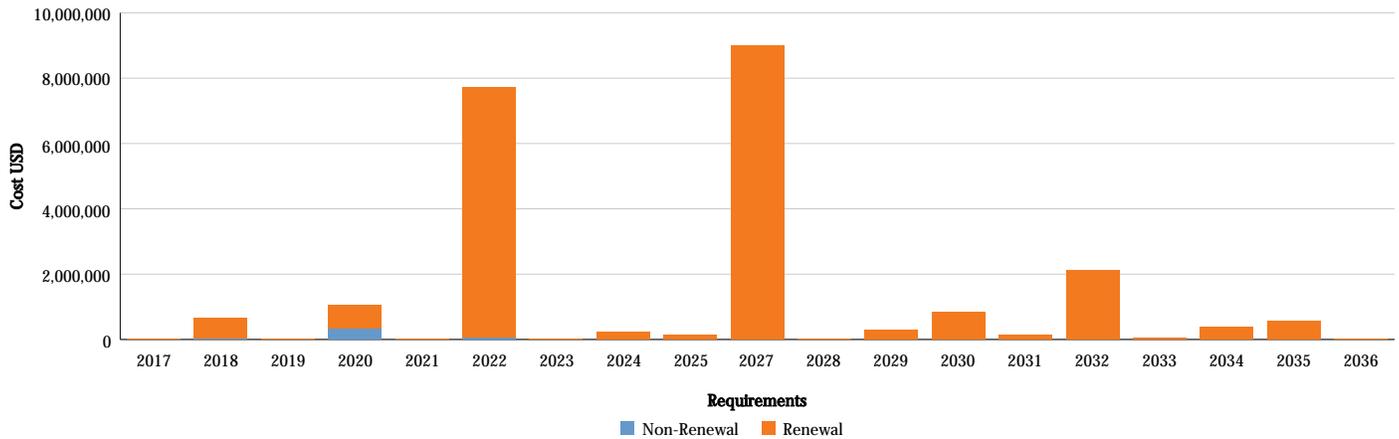
Currency: USD

Period: 20 years

Inflation: 1.50%

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2017	9,304	17,413	26,717
2018	615,748	39,903	655,651
2019	23,959	0	23,959
2020	725,348	322,007	1,047,355
2021	17,211	0	17,211
2022	7,641,661	72,142	7,713,804
2023	9,875	0	9,875
2024	237,648	0	237,648
2025	145,632	0	145,632
2027	8,985,297	0	8,985,297
2028	29,449	0	29,449
2029	274,485	0	274,485
2030	845,749	0	845,749
2031	146,835	0	146,835
2032	2,112,445	0	2,112,445
2033	54,984	0	54,984
2034	380,650	0	380,650
2035	556,785	0	556,785
2036	21,518	0	21,518
Total	22,834,584	451,465	23,286,050

FUNDING PROJECTIONS

Funding/FCI Report

The following pages present projections of this portfolio's FCI in the future based on different funding scenarios. The scenarios included here are:

- Funding required to keep the portfolio FCI at its current level.
- Funding required to reduce the FCI to 5% (the level needed to be considered in "good" condition). For portfolios where the FCI is currently below 5%, this indicates the level of funding required to keep the FCI from raising above 5% for more than a short time.
- FCI prediction based on maintaining a certain funding level over the next 20 years with a small increase each year to counteract inflation. For Department on Aging, the funding assumption for the first year was \$150,000, with a 1.5% increase each year. This value was based on the \$100,000 that Aging sets aside for building issues plus an average cost to Interfaith of \$50,000 over the past few years for maintenance.

The report provides both graphs and tables that show the projected effects of these various scenarios.

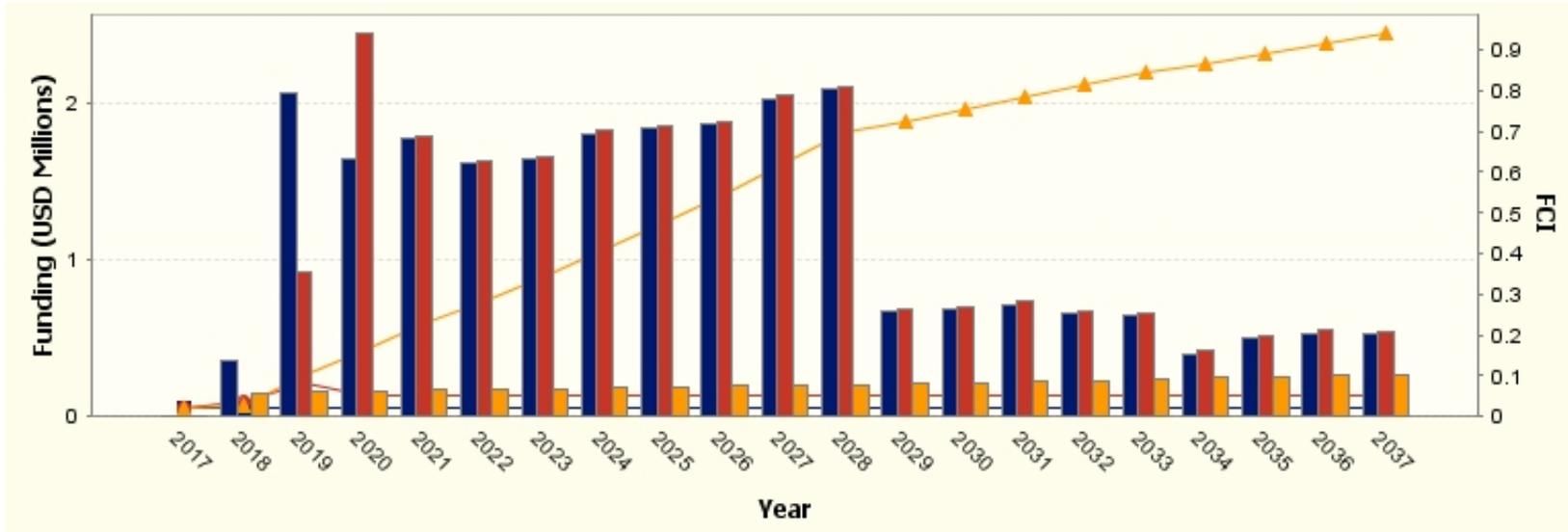
The second page of this report also provides a comparison of these options. This shows the total amount of money that would be spend in each scenario. In also includes a "Pay as You Go" scenario in which everything would be funded at the exact time that it is projected to be needed.

The "Deferred Maintenance Penalty" shows the increase in the overall cost for various scenarios as compared to the "Pay as You Go" scenario. Often the various scenarios cost significantly more than the Pay as You Go option while also ending the 20 year timespan with a building in worse condition as indicated by the increased Ending FCI.

These graphs and tables are all based on a 5 year moving average for cost projections. Using this method, the costs are moderated over time rather than having large spikes of costs at certain years. This also helps to take into consideration that many of these costs would be covered by multiyear projects rather than single year projects.

It should be noted that there are system renewals included in these projections that may be extended into the future during the next assessment cycle if the systems are found to be in good condition at that time. So, not all of the costs shown on the projections will be needed. But anything that is not performed in the year indicated which still eventually need to be addressed. Those costs will still exist, but perhaps in later years that the projections currently show. The purpose of these documents is to indicated general trends and provide information for big picture facility management planning.

Other various on these graphs and tables can be accessed through VFA with the assistance of the FCAP team upon request.



- Funding-Maintain - FCI
- Funding-Target - Funding to reduce FCI to 5.00% in 1 years
- Funding-Extrapolate - 1.50% of previous years funding
- FCI-Maintain - FCI
- FCI-Target - Funding to reduce FCI to 5.00% in 1 years
- FCI-Extrapolate - 1.50% of previous years funding

Cost Curve Applied: Spiky 0

Note: All cost curves other than Spiky 0 will result in a change to the starting FCI that is displayed. For a full description of all Forecast Parameters applied to this funding scenario, see the final page of this report.



The values shown on this page do not include any soft costs.

Comparison Of Options

Funding Option	Starting		Net Present Value				Ending
	Backlog	FCI	Applied Funding	Ending Backlog	Total Funding Needed	Deferred Maintenance Penalty	FCI
Funding to maintain constant FCI	499,194	0.0202	21,248,194	499,194	21,747,388	199,680	0.0202
Funding to reduce FCI to 5.00% in 1 years	499,194	0.0202	20,798,144	1,236,208	22,034,352	486,644	0.0500
1.50% increase in previous years funding level (Extrapolate option)	499,194	0.0202	3,468,550	23,288,392	26,756,941	5,209,233	0.9419
Pay as you go	499,194	0.0202	21,547,708	0	21,547,708	0	0.0000



The values shown on this page do not include any soft costs.

Maintain - FCI

Cost Curve Applied: Spiky 0

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2017	24,724,159	444,290	0	499,194	499,194	24,224,965	0	0	0.0202
2018	25,095,021	342,331	10,134	352,464	506,682	24,588,339	352,464	0	0.0202
2019	25,471,446	1,739,543	10,286	2,067,077	514,282	24,957,163	2,067,077	0	0.0202
2020	25,853,517	1,638,707	10,440	1,649,147	521,997	25,331,520	1,649,147	0	0.0202
2021	26,241,320	1,703,804	10,597	1,777,350	529,827	25,711,493	1,777,350	0	0.0202
2022	26,634,939	1,607,761	10,755	1,618,517	537,774	26,097,165	1,618,517	0	0.0202
2023	27,034,463	1,628,331	10,917	1,639,248	545,841	26,488,622	1,639,248	0	0.0202
2024	27,439,979	1,796,789	11,081	1,807,869	554,028	26,885,951	1,807,869	0	0.0202
2025	27,851,578	1,827,338	11,247	1,838,585	562,339	27,289,240	1,838,585	0	0.0202
2026	28,269,352	1,858,281	11,415	1,869,696	570,774	27,698,578	1,869,696	0	0.0202
2027	28,693,392	2,017,909	11,587	2,029,496	579,335	28,114,056	2,029,496	0	0.0202
2028	29,123,792	2,076,262	11,761	2,088,022	588,025	28,535,767	2,088,022	0	0.0202
2029	29,560,649	658,845	11,937	670,782	596,846	28,963,803	670,782	0	0.0202
2030	30,004,058	674,413	12,116	686,529	605,798	29,398,260	686,529	0	0.0202
2031	30,454,118	700,778	12,298	713,075	614,885	29,839,233	713,075	0	0.0202
2032	30,910,930	643,520	12,482	656,002	624,109	30,286,821	656,002	0	0.0202
2033	31,374,593	627,033	12,669	639,703	633,470	30,741,123	639,703	0	0.0202
2034	31,845,212	389,637	12,859	402,496	642,972	31,202,239	402,496	0	0.0202
2035	32,322,889	487,681	13,052	500,733	652,617	31,670,273	500,733	0	0.0202
2036	32,807,732	520,706	13,248	533,955	662,406	32,145,326	533,955	0	0.0202
2037	33,299,848	513,485	13,447	526,932	672,342	32,627,506	526,932	0	0.0202

All costs in USD.



The values shown on this page do not include any soft costs.

Target - Funding to reduce FCI to 5.00% in 1 years

Cost Curve Applied: Spiky 0

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2017	24,724,159	444,290	0	499,194	499,194	24,224,965	0	0	0.0202
2018	25,095,021	342,331	10,134	352,464	859,147	24,235,874	0	0	0.0342
2019	25,471,446	1,739,543	17,441	2,074,232	2,030,538	23,440,908	915,728	0	0.0797
2020	25,853,517	1,638,707	41,220	1,679,927	1,292,676	24,560,841	2,448,247	0	0.0500
2021	26,241,320	1,703,804	26,241	1,792,995	1,312,066	24,929,254	1,792,995	0	0.0500
2022	26,634,939	1,607,761	26,635	1,634,396	1,331,747	25,303,192	1,634,396	0	0.0500
2023	27,034,463	1,628,331	27,034	1,655,366	1,351,723	25,682,739	1,655,366	0	0.0500
2024	27,439,979	1,796,789	27,440	1,824,229	1,371,999	26,067,980	1,824,229	0	0.0500
2025	27,851,578	1,827,338	27,852	1,855,190	1,392,579	26,459,000	1,855,190	0	0.0500
2026	28,269,352	1,858,281	28,269	1,886,550	1,413,468	26,855,884	1,886,550	0	0.0500
2027	28,693,392	2,017,909	28,693	2,046,602	1,434,670	27,258,722	2,046,602	0	0.0500
2028	29,123,792	2,076,262	29,124	2,105,386	1,456,190	27,667,602	2,105,386	0	0.0500
2029	29,560,649	658,845	29,561	688,405	1,478,032	28,082,616	688,405	0	0.0500
2030	30,004,058	674,413	30,004	704,417	1,500,203	28,503,855	704,417	0	0.0500
2031	30,454,118	700,778	30,454	731,232	1,522,706	28,931,412	731,232	0	0.0500
2032	30,910,930	643,520	30,911	674,431	1,545,546	29,365,383	674,431	0	0.0500
2033	31,374,593	627,033	31,375	658,408	1,568,730	29,805,863	658,408	0	0.0500
2034	31,845,212	389,637	31,845	421,482	1,592,261	30,252,951	421,482	0	0.0500
2035	32,322,889	487,681	32,323	520,004	1,616,144	30,706,745	520,004	0	0.0500
2036	32,807,732	520,706	32,808	553,514	1,640,387	31,167,346	553,514	0	0.0500
2037	33,299,848	513,485	33,300	546,785	1,664,992	31,634,855	546,785	0	0.0500

All costs in USD.



The values shown on this page do not include any soft costs.

Extrapolate - 1.50% of previous years funding

Cost Curve Applied: Spiky 0

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2017	24,724,159	444,290	0	499,194	499,194	24,224,965	0	0	0.0202
2018	25,095,021	342,331	10,134	352,464	711,581	24,383,440	152,250	0	0.0284
2019	25,471,446	1,739,543	14,445	2,071,236	2,636,639	22,834,807	156,852	0	0.1035
2020	25,853,517	1,638,707	53,524	1,692,231	4,206,827	21,646,690	161,593	0	0.1627
2021	26,241,320	1,703,804	85,399	1,852,152	5,955,605	20,285,715	166,477	0	0.2270
2022	26,634,939	1,607,761	120,899	1,728,660	7,602,090	19,032,849	171,508	0	0.2854
2023	27,034,463	1,628,331	154,322	1,782,654	9,322,083	17,712,380	176,692	0	0.3448
2024	27,439,979	1,796,789	189,238	1,986,027	11,265,908	16,174,071	182,033	0	0.4106
2025	27,851,578	1,827,338	228,698	2,056,036	13,303,398	14,548,180	187,535	0	0.4777
2026	28,269,352	1,858,281	270,059	2,128,340	15,438,086	12,831,266	193,203	0	0.5461
2027	28,693,392	2,017,909	313,393	2,331,302	17,801,916	10,891,475	199,043	0	0.6204
2028	29,123,792	2,076,262	361,379	2,437,641	20,301,527	8,822,265	205,059	0	0.6971
2029	29,560,649	658,845	412,121	1,070,966	21,465,758	8,094,890	211,257	0	0.7262
2030	30,004,058	674,413	435,755	1,110,168	22,680,271	7,323,787	217,642	0	0.7559
2031	30,454,118	700,778	460,409	1,161,187	23,957,442	6,496,676	224,220	0	0.7867
2032	30,910,930	643,520	486,336	1,129,856	25,215,662	5,695,268	230,997	0	0.8158
2033	31,374,593	627,033	511,878	1,138,911	26,494,829	4,879,764	237,979	0	0.8445
2034	31,845,212	389,637	537,845	927,482	27,574,561	4,270,651	245,172	0	0.8659
2035	32,322,889	487,681	559,764	1,047,445	28,783,041	3,539,848	252,582	0	0.8905
2036	32,807,732	520,706	584,296	1,105,002	30,059,572	2,748,160	260,216	0	0.9162
2037	33,299,848	513,485	610,209	1,123,694	31,366,078	1,933,770	268,081	0	0.9419

All costs in USD.

Forecast Parameters

Department/Division	Department on Aging
Site	All
Asset	All
Systems	All
Priority	All
Requirement Category	All
Years	20
Inflation	1.50%
Backlog Deterioration	2.00%
Renewal Option	Moving average (5 yr)
Cost curve	Spiky 0
Fiscal Year Start Date (mm/dd)	1/1
FCI/RI Setting	FCI
Extrapolate-Apply Inflation to Funding	True

* About Cost Curves:

Cost curve are models of how renewal costs may occur over time. In the Spiky 0 forecast, all renewal costs are projected to occur entirely in the System Renewal Year. In all other cost curve forecasts, renewal costs are projected to occur over multiple years, including years before and after the System Renewal Year. As a result, the starting Facilities Condition Index (FCI) that is displayed will not be the current FCI, because the model will apply funding prior to the current year.

For detailed information about cost curves, see "About Cost Curves" in the Funding Module section of the VFA.facility User Manual.

FACILITY CONDITION ASSESSMENT PROGRAM INTRODUCTION

Introduction

The Milwaukee County Facility Condition Assessment Program (FCAP) Team performs visual assessments of most Milwaukee County building assets. The information gathered is entered into the VFA assessment and capital planning software.

At the completion of an assessment, the FCAP Team provides reports for the asset's Facility Manager. Those reports are a summary of the information that was entered into the VFA database. Additional information is available by accessing that database.

The information in this package is a compilation of written documents that explain the process used by the FCAP assessors to gather and document information on the buildings, and what the outcomes of these assessments mean.

If there are additional questions, please do not hesitate to contact the FCAP Team for assistance in interpreting the data and using the software.

Intent of Assessments and Reports

The assessments that FCAP provides are intended to provide two major tools for Facility Managers:

1. Identification of repairs that are needed and building systems that are in need of replacement. These items are called "Requirements" throughout VFA. They may be small or large issues related to a breakdown or the age of the system. They include identification of the issue, recommended timing, and anticipated costs.
2. Big picture capital planning information for facility management plans and funding needs for a facility or site as a whole. The information put into VFA can be used through the software to predict upcoming costs, rank the importance of various projects, and forecast the effects of various funding scenarios.

REPORT CONTENTS

Report Contents

The body of the report contains a summary section including an Executive Summary, an Asset List Report that provides a quick snapshot of all of the building assets covered within the report, and a summarized Requirement Forecast Report graph. The Requirement Forecast Report graph shows the summation of the yearly projected needs for the buildings covered within the report. These numbers do not include soft costs or other project related effects.

The following reports are provided for each building asset:

- **Asset Detail Report** – Provides key information on the asset
- **System List Report** – Building components are grouped into Systems within VFA. This is a list of those systems with other information such as their general condition, the anticipated replacement (renewal) year, and the total asset replacement cost.
- **Requirement Forecast Report** – This is a snapshot view of the anticipated costs of Requirements, including system renewals, over the next 20 years. It is important to understand that these costs do not include any soft costs. They also do not consider the effects of implementing requirements as parts of a project.

There also is often a large spike in anticipated costs at the 5 and 10 year marks. This is an indication of systems that have passed their BOMA or ASHRAE anticipated life, but are still performing well and are anticipated to continue to perform well for the next 5 to 10 years.

- **Funding Needs Report** – The Requirements are grouped by year and by discipline in this report. Soft costs are added to provide a better idea of final project costs. Project scope and other factors will still affect the final estimated cost for any work to be performed. The dates in this report are somewhat pliable.

This is not intended to be a list of exactly what work needs to be done in any given year, but rather should be used as a planning tool to project future expenditures and budget accordingly. The longer any system renewal is pushed into the future, the more likely a breakdown of the system will occur, resulting in emergency repairs or replacement that were not part of a budget.

- **Recommended and Code Compliance Requirements Report** – For some assets, safety related requirements are included. These are not indicative of a complete review of the facility for safety, ADA, or other concerns, but rather are some isolated items that were noted by the assessors during the walkthrough. Most of them do not have an action date associated with them so will not appear on the requirement forecast or in other similar reports.
- **Small Requirements Report** – These are small requirements that are estimated to cost less than \$1,500 and would likely be performed by County maintenance staff or grouped together for a T&M contractor. These items have been closed in VFA and will not be tracked in the future through this program. As Cityworks is implemented, these types of requirements would be work ordered tracked through that system.

FACILITY MANAGER NEXT STEPS

Next Steps for Facility Managers

The FCAP Team suggests the following next steps to use the information provided after an assessment:

- Review the “Funding Needs Report” for each building. Provide feedback to the FCAP Team if the facility staff has alternate priorities or has additional requirements that are not apparent in these reports and should be added to VFA.
- Review the “Recommended and Code Compliance Requirements Report” and consider implementing these Requirements.
- Provide “Small Requirements Report” information to maintenance staff or create work orders for these items. They will not be tracked in VFA but are provided for your use.
- Continue to give FCAP feedback on projects that have been completed, systems that have been updated, etc. It will keep the VFA data up to date. This will allow all parties to see the actual condition of the buildings and show the effects of maintenance and capital project funding.

FCAP Assistance after Assessment

The FCAP Team can assist Facility Managers in many ways after assessments have been performed. Here are some examples:

- Provide training to access information within VFA including asset data, system information and requirements.
- Assist in running reports from VFA and training facility staff to run such reports.
- Work with Facility Managers to close requirements and update system information as work is performed throughout the years between assessments.
- Assist with projecting the effects of various funding scenarios on the overall building condition by measure the effect of funding on the FCI.

FREQUENTLY ASKED QUESTIONS

What is the purpose of the Facility Condition Assessment Report?

The assessment report has two main purposes:

1. Provide information on specific systems that are in need of repair or replacement in the near term.
2. Provide information for long term capital planning for Milwaukee County facilities.

What should I do if I disagree with the priorities or conditions shown in this report?

Please contact FCAP to discuss the priorities and conditions that do not seem right. No one knows the buildings like the people using them regularly and there is only so much information that can be collected by the FCAP Team during the assessment process. Feedback is always appreciated and the best data in VFA is comprised with a joint effort between the FCAP Team and the facility staff that looks after the building regularly.

What should we do if we have already addressed some of the requirements or systems in this report?

If a requirement was addressed fully and in the manner described in VFA, you can “close” the requirement within VFA by choosing “Close” and inserting a date. If possible, please include the actual cost for the requirement as this will assist FCAP in better estimating costs in the future.

If the requirement was addressed in a way other than what was recommended in VFA, or if you would rather have FCAP close the requirement, please notify the FCAP Program Manager or another FCAP team member. We will update the status of that requirement or system in VFA.

Why do we have both Cityworks and VFA?

Cityworks is primarily a work order tracking system. VFA is primarily a capital planning and budgeting system. In that way, they serve different end goals. As Cityworks is brought on board and as VFA’s capabilities are used more widely, the line between the two systems and what information should be stored in each will be defined. And as always, communication among staff is always key to keeping the data in each system reliable and useful.

FREQUENTLY ASKED QUESTIONS

Why is there such a huge funding amount needed in a certain year?

The Funding Needs Report often shows a large spike in anticipated costs at the 5 and 10 year marks. This is to account for systems that are reaching (or have reached) the end of their anticipated lifetime by BOMA, ASHRAE, and other standards. Often these systems are still working well, so their anticipated years remaining in service is moved into the future to one of these two points. Some number of these systems will likely need to be addressed at or near that time shown, but others will continue to operate well past that time. At the next FCAP assessment of that facility, those system renewals may be once again placed in the future to account for that condition.

VFA has dates for this year and next year, but funding has already been established for those timeframes. What does that mean? What should we do with that information?

Take the years as a general guideline. In certain circumstances there will be items that are very critical that need to be addressed right away for safety concerns. Anything that does not fall into that category can be done in the future.

The intention of applying years to system renewals and requirements is to aid in prioritizing and planning for capital improvements. Just be aware that when a system replacement is moved beyond its anticipated lifetime, the chances of a breakdown causing an emergency repair and/or replacement increases. That sort of repair or replacement often costs more than a planned replacement and nearly always comes at a cost to the level of service provided to the facility.

GLOSSARY OF TERMS

These are a few terms that are used often throughout the FCAP materials that may be helpful to define.

- **Department/Division:** The Department or Division of Milwaukee County
- **Site:** A grouping of assets within a Department/Division's purview located in a common geographic area
- **Asset:** A physical entity such as a building, tank, pool, etc.
- **Replacement Value:** Total cost to replace an asset in the same form that it currently stands, not including any soft costs, site work or other associated costs. This does not include any upgrades due to programming needs, code requirements or other reasons.
- **Facility Condition Index (FCI):** An indication of the general condition of the building. $FCI = \text{Cost of work that should be completed by the end of 1 fiscal year in the future} / \text{Replacement Value of the asset}$. Typically a building with an $FCI < 0.05$ is in Good Condition, FCI between 0.05 and 0.10 is in Fair Condition, and $FCI > 0.10$ is in Poor Condition.
- **Requirement Index (RI):** An indication of all work anticipated in the building over the next 20 years. $RI = \text{Cost of all anticipated required work in the next 20 years} / \text{Replacement Value}$. There is no industry standard for this index, but it can be helpful to use when considering whether a building should be replaced, or when comparing buildings within a particular portfolio.
- **Requirement:** Work that should be performed. This can be a "Renewal Requirement" where a system is fully or partially replaced. This also can be a "Non-Renewal Requirement" which is a repair to a system that does not replace the system.

Many more terms and concepts used throughout these reports are defined and discussed within the Help function in VFA. It is a very helpful function – we recommend you try it out!

FACILITY CONDITION INDEX (FCI)

What is FCI?

Facility Condition Index (FCI) measures the relative condition of a facility by comparing the costs of deferred maintenance and repairs to the replacement value of the facility. It is an “at a glance” measure of the current costs for a building.

How is FCI Calculated?

$$FCI = \frac{\$ \text{Deferred Maintenance Costs}}{\$ \text{Asset Replacement Value}}$$

For example, if a facility has an Asset Replacement Value of \$500,000 and a Deferred Maintenance Cost of \$10,000, the FCI would be \$10,000 / \$500,000 = 0.02 or 2%.

The Deferred Maintenance Costs are the sum of all Requirements that are included in certain requirement categories. In general, the categories that would be needed to sustain a building in the same general state are included in this cost. Categories that would be considered improvements are not included in this cost.

The Asset Replacement Value is taken from VFA as the sum of the replacement cost for all of the facility's systems. This is the total amount required to replace a facility with exactly the same systems, but in optimal condition.

What is a “good” or “bad” FCI?

The industry standard for FCI calculated in this way indicates the facility condition as follows:

0.00 (0%) to 0.05 (5%) indicates good condition

0.05 (5%) to 0.10 (10%) indicates fair condition

Higher than 0.10 (10%) indicates poor condition

What is included in Deferred Maintenance Costs?

Milwaukee County includes Requirements in certain categories that have an action date that falls in the *past, the present year, or in the upcoming fiscal year.*

Both Renewals and Non-Renewal Requirements are included as Deferred Maintenance Costs.

The *category* of a requirement determines whether it is included:

Included in FCI:

Code Compliance
Building Code
Life Safety
Operations
Energy
Maintenance
Environmental
Air and Water Quality
Asbestos
Integrity
Reliability
Beyond Useful Life
Miscellaneous
Functionality
Modernization
Plant Adaptation
Obsolescence

Not Included in FCI:

Accessibility
Security
Capacity/Design
Appearance
Mission

Important Key Points:

- FCI will go up at the end of each fiscal year if work has not been performed, or has not been reflected in VFA. At the turn of each year, requirements in the following fiscal year will be included in the FCI calculation.
- FCI will go down when Requirements in the VFA system are closed or adjusted based on work that has been performed.

REQUIREMENTS INDEX (RI)

What is RI?

Requirements Index (RI) measures the total needs of a facility relative to the replacement cost of the facility. It is an “at a glance” measure of the projected costs for a building over the next 20 years.

How is RI Calculated?

$$RI = \frac{\$ \text{ Total Requirements Costs}}{\$ \text{ Asset Replacement Value}}$$

For example, if a facility has an Asset Replacement Value of \$500,000 and a Total Requirement Cost of \$100,000, the RI would be $\$100,000 / \$500,000 = 0.20$ (20%).

The Total Requirements Costs are the sum of all Requirements within the planning window, both renewal and non-renewal, regardless of category. Milwaukee County’s planning window is 20 years.

The Asset Replacement Value is taken from VFA as the sum of the replacement cost for all of the facility’s systems. This is the total amount required to replace a facility with exactly the same systems, but in optimal condition.

What is included in Total Requirement Costs?

The Total Requirement Cost includes ALL Requirements over the next 20 years regardless of category. Both Renewal and Non-Renewal Requirements are included.

What is a “good” or “bad” RI?

There is no industry standard for RI. It can be used as an internal measure within a portfolio. It is dependent on what items are entered as Requirements and how long the planning window is for a portfolio. A low RI indicates lower anticipated costs for a facility over the next 20 years. A higher RI indicates higher anticipated costs for that building over the next 20 years. This can be a good measure to review when a building is considered for major renovation versus replacement.

FCI VS RI

What is FCI?

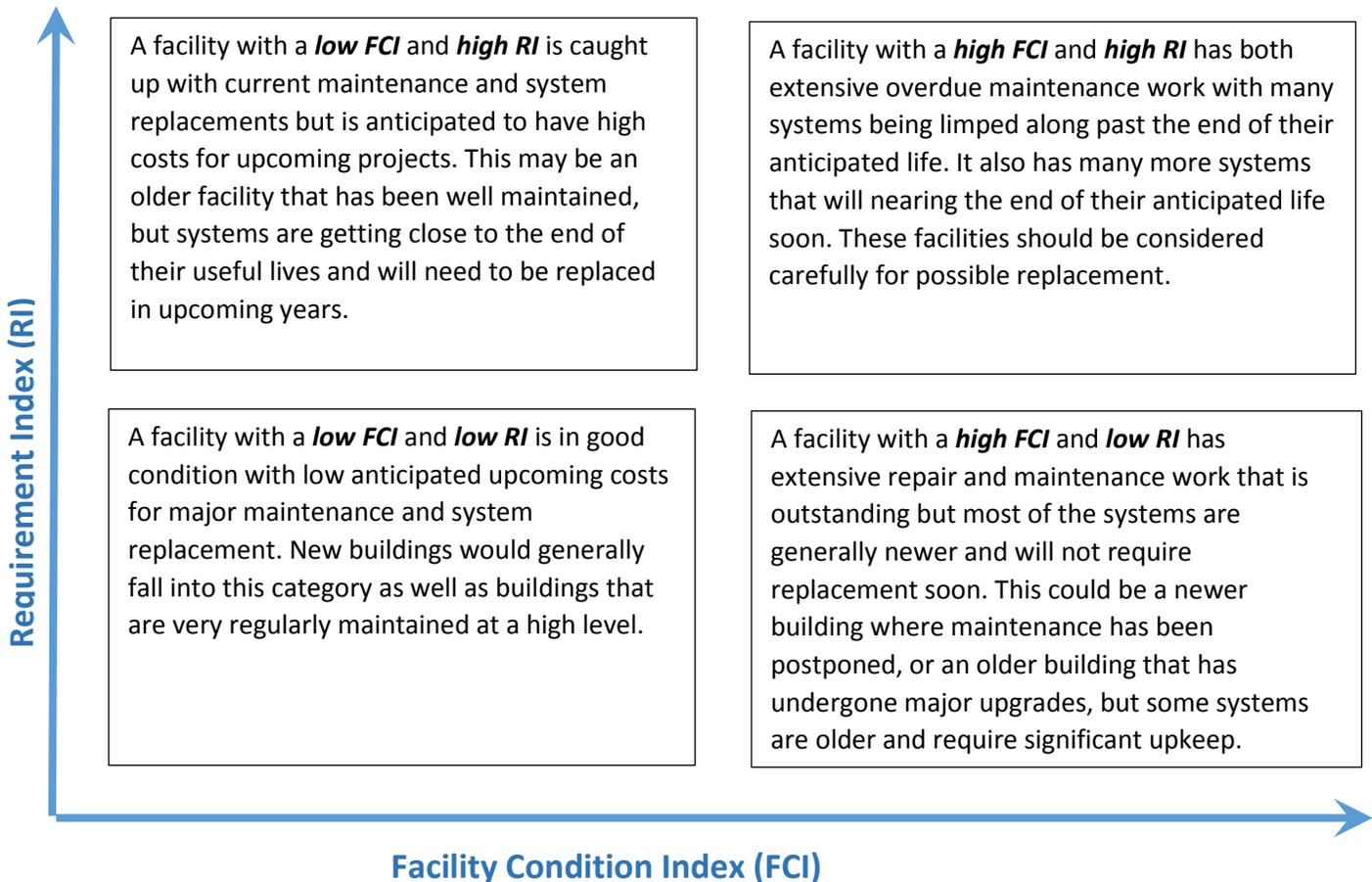
Facility Condition Index (FCI) measures the relative condition of a facility by comparing the costs of currently recommended maintenance and repairs to the replacement value of the facility. It is an “at a glance” measure of the current costs for a building.

What is RI?

Requirements Index (RI) measures the total needs of a facility relative to the replacement cost of the facility. It is an “at a glance” measure of the projected costs for a building over the next 20 years.

What is the Difference Between FCI and RI?

The FCI includes only work that is overdue or due in the next fiscal year and therefore is a measure of only the actual current facility condition. The RI looks forward to include all work that is anticipated over the next 20 years, therefore measuring a larger picture of funding that will likely be needed.



CHANGES TO FCI & PRIORITIES AUGUST 2017

Previous FCI Calculation

Currently, the Deferred Maintenance Costs include:

- Non-Renewal Requirements in certain categories that have an action date that falls in the *past, the present year, or in the following 5 fiscal years*.
- Renewals are NOT included as Deferred Maintenance Costs.
- The *category* of a requirement determines whether it is included. Maintenance and replacements are included – improvements are not included

Previous Priority Schedule

Previously, the Requirement priority schedule was as follows:

Priority Name	Year Offset
1 - Currently Critical	1
2 - Potentially Critical	3
3 - Necessary Not Yet Critical	5
4 - Recommended	10
5 - Does not Meet Current Codes or Standards	10

New FCI Calculation

In the new system, the Deferred Maintenance Costs include:

- Both **Renewal** and Non-Renewal Requirements in certain categories that have an action date that falls in the *past, the present year, or in the following 1 fiscal year*.
- The *category* of a requirement determines whether it is included. Maintenance and replacements are included – improvements are not included. (no changes to this at this time)

New Priority Schedule

In the new system, the Requirement priority schedule is as follows:

Priority Name	Year Offset
1 - Currently Critical	1
2 - Potentially Critical	3
3 - Necessary Not Yet Critical	5
4 – Future Planning	10
5 - Does not Meet Current Codes or Standards	<null>
6 - Recommended	<null>

Purpose and Implication of these Changes

The previous way of calculating FCI required much more input of specific issues and planning done outside of the software to be correct. The revised system takes advantage of the software capabilities and provides a more up to date view of the buildings with less data input.

FCI Calculation has changed. Most assets' FCI changed with this modification. Some FCI's went up and some went down. Those assets which had many system renewals with fewer requirements generally saw an increase in the FCI. Those assets which had many requirements with action dates 2 to 5 years into the future generally saw a decrease in the FCI.

In the previous schedule of Priorities, items that would be preferred but not strictly necessary would be placed into funding projections automatically. In the new schedule, they are identified, but do not affect projections unless specifically identified as something to be included. An example would be a system that does not meet current code but that was acceptable by previous codes and therefore is grandfathered.



Department of Administrative Services
Milwaukee County
Facilities Condition Assessment Program

Department on Aging
McGovern Park Senior Center
Asset No. 1435

2017 Facility Assessment Reports

- **Asset Detail Report 1**
- **System List Report 5**
- **Funding Needs Report..... 7**

Prepared by:
Milwaukee County - AE&ES Section
Facilities Condition Assessment Team

Final Reports

September 28, 2017

Department/Division: Department on Aging Asset: McGovern Park Senior Center
Site: McGovern Park Asset Number: 1435

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	13,431	FCI:	0.01
RI Cost:	1,581,315	RI:	0.66
Total Requirements Cost:	1,581,319	Asset Condition Rating:	Good
Current Replacement Value:	2,404,063	Date of most Recent Assessment:	Aug 29, 2017

Type	Building	Construction Type	NFPA - Type II (000)
Area	12,983 SF	Historical Category	None
Use	Community Services Building	City	Milwaukee
Floors	2	State/Province/Region	UNITED STATES OF AMERICA
Address 1	4500 W. Custer Avenue	Zip/Postal Code	53218
Address 2	-	Architect	-
Year Constructed	1974	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	Client Owned		

ACM Inspection Date:	01, Aug 2002	Asbestos Inspected:	Yes
Inventory:	Yes	Insurable Value of Building:	1427700
Insurable Value of Contents:	650000	Facility Category:	Category 3

Photo



Front Elevation

Asset Description



Asset Detail Report

By Asset Name

Building General Description:

The McGovern Park Senior Center is located in the City of Milwaukee, Wisconsin at 4620 West Silver Spring Drive.

It is a free stranding structure built in 1974. The building has approximately 780 square feet in the basement and 10,433 square feet on the first floor.

Building interior includes an a community room, crafts room, arts room, billiards room, multi-purpose room, catering / kitchen, office, storage room, porch area and restrooms.

Per the IBC Code, it would be classified as an assembly occupancy. Per IBC Table 601 , the facility is a construction Type 5B.

The building has the following general systems:

ARCHITECTURAL /STRUCTURAL SYSTEM

- Foundation Walls on Strip Footings
- Foundation Walls with Footings- Basement
- Single Story- Wood Roof Framing- Crawl Space
- EIFS Wall Finish-CMU Back Up
- Stone Veneer Walls with CMU Back Up
- Wood Roof Deck
- Wood Windows with Single Pane Glass
- Asphalt Shingled Roofing
- Hollow Metal Exterior Doors and Frames
- Wood Exterior Doors and Fames
- Wood Soffit and Fascia
- Gutters and Downspout

- Concrete Slab - On Grade
- Gypsum Board Ceilings
- Wood Framed Stage
- Painted CMU Interior Walls
- Floor Finishes - Precast Terrazzo, Vinyl Sheet Flooring
- Restroom- Gang- Men one (1)
- Restroom - Gang Women one (1)
- Wood Paneled Stud Walls
- Steel Framed Interior Viewing Windows
- Swinging Doors- Pair 6 x 7 wood
- Swinging Doors - 3 x 7 wood
- Overhead Rolling Service Door
- Interior Steel Stairs
- Concrete Stairs
- ACT System- Standard
- ACT System- Concealed Spline
- Fireplace
- Fixed Casework

HANDICAPPED ACCESSIBILITY

The McGovern Senior Center is non-compliant with handicapped accessibility.

HAZARDOUS MATERIAL

An inspection conducted by Sigma in 2002 showed that there was asbestos in the building.

MECHANICAL

HVAC

- Hot Water Boiler (2)
- Chiller Air Cooled (1)
- Chilled Water Pump (1)
- Boiler Pump (2)
- Heating Pumps (2)
- AHU (1)
- Return Air Fan (1)
- Pneumatic/DDC HVAC Control System
- General Exhaust Fans
- Hot Water Finned Pipe Heating System
- Hot Water Cabinet Unit Heaters
- Booster Coils

PLUMBING

- Water Meter
- Domestic Water Service
- Natural Gas Service 2"
- Sanitary Piping Hub-Type Cast Iron
- Storm Water Drainage
- Water Heater (1)
- Pump - Domestic Hot Water Recirculation (1)
- Sump Pumps (3)
- Utility Sinks (1)
- Wall Mounted Water Coolers (2)

FIRE PROTECTION SYSTEM

- Handheld Fire Extinguishers
- None



Asset Detail Report

By Asset Name

ELECTRICAL SYSTEM

- Voltages - 120/208, 3 Phase
- Service Disconnects - (2) 200 Amp Breakers, (2) 150 Amp Breakers, and (1) 60 Amp Breaker all in MDP
- Distribution - Four (4) Panels
- Lighting - Interior & Exterior
- Exit Lights
- Emergency Battery Units
- Fire Alarm System
- Public Address System
- Security Cameras
- Security - Alarm System
- Telephone
- Data

DISCLAIMER

This report reflects equipment or system deficiencies, and construction cost estimates to correct those deficiencies. The construction cost estimates may not reflect the actual total project costs. The construction cost estimates do not include costs for project management, owner services, planning and design, plan review fees, construction management, construction general conditions, overhead and profit, testing services and design and construction contingencies. All projects need to be submitted to the AE & ES section of DAS-FM to verify actual cost estimates for any Capital Improvement Project (CIP) budget requests.



System List Report

By Asset Name

Currency : USD

Department/Division: Department on Aging
Site: McGovern Park

Asset: McGovern Park Senior Center 1435

Asset Size: 12,983 SF

Asset Replacement Value: 2,404,063

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings	75	0.00	Good	2049	Aug 29, 2017	5,736	95,603
A1012 - Column Foundations and Pile Caps	Concrete Column Piers and Footings	75	0.00	Good	2049	Aug 29, 2017	1,286	21,441
A1012 - Column Foundations and Pile Caps	Concrete Column Piers at Exterior Walls	100	0.00	Good	2074	Aug 29, 2017	10,992	10,992
A1031 - Standard Slab on Grade	Concrete Slab on Grade	75	0.00	Good	2049	Aug 29, 2017	337	5,616
A2021 - Basement Wall Construction	Foundation Wall and Footings 9'-6" Ft - Full Basement	75	0.00	Good	2049	Aug 29, 2017	2,835	47,249
B1010 - Floor Construction	Wood Framed Stage	75	0.00	Good	2049	Aug 29, 2017	986	16,429
B1020 - Roof Construction	Single-Story - Wood Roof - Crawl Space-Basement	75	0.00	Good	2049	Aug 29, 2017	29,352	489,204
B2010 - Exterior Walls	EIFS Wall Finish - CMU Backup	75	0.00	Good	2049	Aug 29, 2017	10,330	86,082
B2010 - Exterior Walls	Stone Veneer Walls with CMU Back Up	75	0.02	Good	2049	Aug 29, 2017	27,500	229,164
B2020 - Exterior Windows	Wood Windows	30	0.00	Good	2027	Aug 29, 2017	26,125	20,900
B2030 - Exterior Doors	Door Assembly - 3 x 7 Wood	30	0.00	Poor	2019	Aug 29, 2017	23,256	18,605
B2030 - Exterior Doors	Door Assembly - 6 x 7 HM	30	0.00	Good	2045	Aug 29, 2017	17,495	13,996
B2030 - Exterior Doors	Door Assembly - 6 x 7 Wood	30	0.00	Fair	2022	Aug 29, 2017	4,477	3,581
B3011 - Roof Finishes	Asphalt Shingled Roofing	20	0.00	Good	2034	Aug 29, 2017	81,871	65,496
B3015 - Roof Eaves and Soffits	Exterior Wood Soffit and Fascia System	30	0.00	Good	2027	Aug 29, 2017	43,895	43,895
B3016 - Gutters and Downspouts	Gutters and Downspouts - Aluminum	25	0.00	Good	2039	Aug 29, 2017	21,970	17,576
C10 - Interior Construction	Restroom - Complete - Gang Men	30	0.00	Good	2027	Aug 29, 2017	17,637	14,110
C10 - Interior Construction	Restroom - Complete - Gang Women	30	0.00	Good	2027	Aug 29, 2017	16,959	13,567
C1010 - Partitions	CMU Block Walls - Painted	50	0.00	Good	2027	Aug 29, 2017	29,364	47,362
C1010 - Partitions	Wood Panels Finish on Wood Stud Walls	50	0.00	Good	2027	Aug 29, 2017	24,210	24,210
C1017 - Interior Windows and Storefronts	Steel Framed Interior Windows	50	0.00	Good	2027	Aug 29, 2017	10,080	10,080
C1020 - Interior Doors	Overhead / Rolling Service Door	50	0.00	Good	2027	Aug 29, 2017	4,750	3,800
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	0.00	Good	2027	Aug 29, 2017	33,005	26,404
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - NR	50	0.00	Good	2027	Aug 29, 2017	6,049	4,839
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	0.00	Fair	2022	Aug 29, 2017	3,150	2,520
C2010 - Stair Construction	Concrete Stairs	75	0.00	Good	2049	Aug 29, 2017	18,000	18,000
C2010 - Stair Construction	Interior Steel Stairs	75	0.00	Good	2049	Aug 29, 2017	3,030	8,189
C3020 - Floor Finishes	Terrazzo - Precast	50	0.00	Good	2027	Aug 29, 2017	35,515	28,412
C3020 - Floor Finishes	Vinyl Sheet Goods	12	0.00	Good	2027	Aug 29, 2017	123,040	98,432
C3030 - Ceiling Finishes	ACT System - Concealed Spline	20	0.00	Good	2027	Aug 29, 2017	33,488	26,790
C3030 - Ceiling Finishes	ACT System - Standard	20	0.00	Fair	2022	Aug 29, 2017	70,214	56,171
C3030 - Ceiling Finishes	Plaster Veneer On GWB - 1-Coat	30	0.00	Good	2027	Aug 29, 2017	13,725	10,980
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	0.00	Fair	2022	Aug 29, 2017	1,906	3,812
D2018 - Drinking Fountains and Coolers	Water Coolers - Wall-Mounted	20	0.00	Fair	2022	Aug 29, 2017	4,454	3,563
D2020 - Domestic Water Distribution	Commercial Water Heater	13	0.00	Good	2027	Aug 29, 2017	5,674	5,674
D2020 - Domestic Water Distribution	Plumbing Distribution	30	0.00	Fair	2022	Aug 29, 2017	43,183	34,547
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	0.00	Good	2027	Aug 29, 2017	11,766	9,413
D2040 - Rain Water Drainage	Sump Pump - Submersible - 1/2 HP	12	0.00	Fair	2022	Aug 29, 2017	7,659	7,659
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 1 1/2" Feed	40	0.00	Fair	2022	Aug 29, 2017	34,234	27,387
D3010 - Energy Supply	Four Pipe Distribution System w/Pump	30	0.00	Good	2027	Aug 29, 2017	162,288	129,830
D3020 - Heat Generating Systems	Boiler HW - Gas-Fired w/Redundancy	28	0.00	Good	2043	Aug 29, 2017	41,476	33,181
D3023 - Auxiliary Equipment	Booster Coil System	20	0.00	Fair	2022	Aug 29, 2017	12,051	9,641
D3030 - Cooling Generating Systems	Chiller - Reciprocating - Air-Cooled	15	0.05	Good	2031	Aug 29, 2017	95,571	76,456
D3040 - Distribution Systems	AHU - 1 Constant Volume Built up w/Distribution	25	0.00	Fair	2020	Aug 29, 2017	80,789	64,632



System List Report

By Asset Name

Currency : USD

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
D3040 - Distribution Systems	Exhaust System - General Building	25	0.00	Fair	2020	Aug 29, 2017	10,917	8,734
D3040 - Distribution Systems	Fan Coil System - Cabinet - Heating - 2 Pipe	30	0.00	Fair	2022	Aug 29, 2017	27,144	21,715
D3040 - Distribution Systems	Return Air Ductwork and Fan	20	0.00	Good	2034	Aug 29, 2017	83,706	66,965
D3060 - Controls and Instrumentation	DDC/Pneumatic System - Hybrid	20	0.00	Fair	2022	Aug 29, 2017	79,539	71,017
D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	0.00	Good	2027	Aug 29, 2017	484	461
D5012 - Low Tension Service and Dist.	120/208 Volt, 150 Amp MLO Panel B	30	0.00	Fair	2022	Aug 29, 2017	6,947	5,558
D5012 - Low Tension Service and Dist.	120/208 Volt, 150 Amp MLO Panel C	30	0.00	Fair	2022	Aug 29, 2017	6,947	5,558
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panels A(L) & A(R)	30	0.00	Fair	2022	Aug 29, 2017	13,342	10,674
D5012 - Low Tension Service and Dist.	120/208 Volt, 400 Amp - Main Electrical Service	30	0.00	Fair	2022	Aug 29, 2017	16,213	12,970
D5012 - Low Tension Service and Dist.	120/208 Volt, 60 Amp MLO Panel X	30	1.25	Poor	2017	Aug 29, 2017	4,206	3,365
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	0.00	Fair	2022	Aug 29, 2017	36,077	28,862
D5022 - Lighting Equipment	Lighting Fixtures - Exterior	20	0.00	Fair	2022	Aug 29, 2017	6,190	4,952
D5022 - Lighting Equipment	Lighting Fixtures - Interior	20	0.00	Fair	2020	Aug 29, 2017	62,675	50,140
D5031 - Public Address and Music Systems	Public Address System	15	0.00	Good	2027	Aug 29, 2017	10,731	8,585
D5033 - Telephone Systems	Telephone System	10	0.00	Fair	2022	Aug 29, 2017	13,143	12,399
D5037 - Fire Alarm Systems	Fire Alarm System	10	0.00	Good	2027	Aug 29, 2017	39,525	31,620
D5038 - Security and Detection Systems	Security System	10	0.00	Good	2027	Aug 29, 2017	16,252	13,002
D5038 - Security and Detection Systems	Security System - CCTV	10	0.00	Good	2022	Aug 29, 2017	15,526	12,421
D5039 - Local Area Networks	LAN System	15	0.00	Fair	2020	Aug 29, 2017	8,936	8,430
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	10	0.00	Good	2027	Aug 29, 2017	2,095	1,676
D5092 - Emergency Light and Power Systems	Exit Signs	10	0.00	Good	2027	Aug 29, 2017	6,249	4,999
E2010 - Fixed Furnishings	Fireplace	30	0.00	Not in Use	2022	Aug 29, 2017	25,000	25,000
E2010 - Fixed Furnishings	Fixed Casework - Average	25	0.00	Fair	2022	Aug 29, 2017	11,845	9,476
Asset: McGovern Park Senior Center 1435								2,404,063
Site: McGovern Park								2,404,063
Department/Division: Department on Aging								2,404,063
Summary								2,404,063



Requirement Forecast Report

By Name

The values shown on this page do not include any soft costs. See following pages for totals with estimated soft costs included.

Department/Division: Department on Aging

Site: McGovern Park

Asset: McGovern Park Senior Center

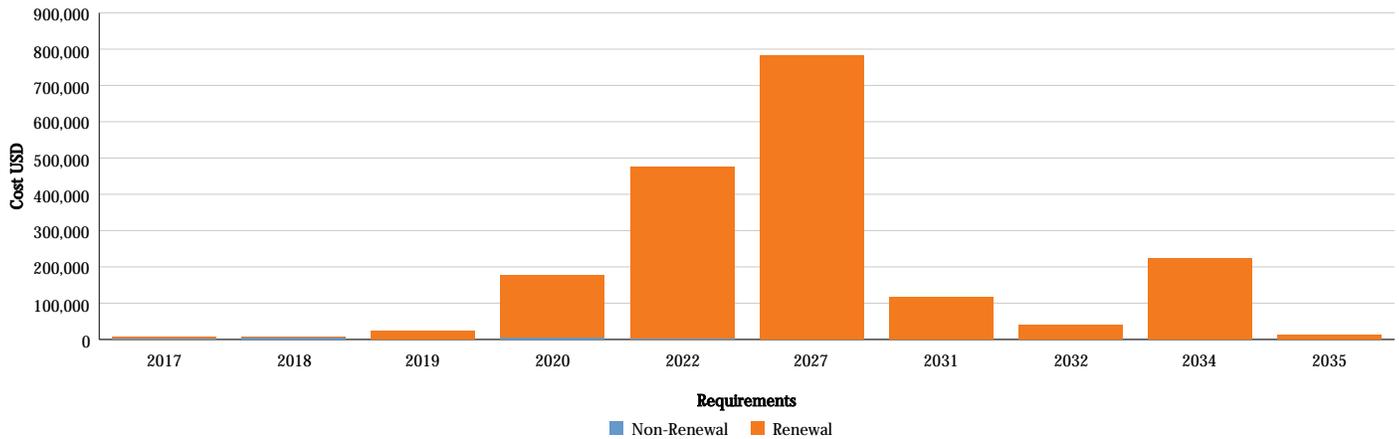
Currency: USD

Period: 20 years

Inflation: 1.50%

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2017	4,206	3,780	7,986
2018	0	5,527	5,527
2019	23,959	0	23,959
2020	170,777	6,713	177,490
2022	473,186	1,724	474,909
2027	780,933	0	780,933
2031	117,720	0	117,720
2032	39,780	0	39,780
2034	223,130	0	223,130
2035	11,682	0	11,682
Total	1,845,372	17,744	1,863,116



Funding Needs Report

Site: **McGovern Park**

Asset: **McGovern Park Senior Center**

Asset Number: **1435**

4500 Custer Avenue
Milwaukee WI, 53218

Detail of Requirements/Renewals and Funding Needed by Year

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2017	HVAC	D3030 - Cooling Generating Systems	0	3,780	3,780
	Electrical	D5012 - Low Tension Service and Dist.	4,206	0	4,206
			Subtotal for 2017	4,206	3,780
					Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$1,597
					Construction General Conditions and Overhead and Profit - 20% = \$1,597
					Design and Construction Contingency - 10% = \$799
					Estimated Total Projects Cost for 2017 = \$11,979
Year	System	Requirement Name	Renewal	Non-Renewal	Total
2018	Architectural	B2010 - Exterior Walls	0	5,527	5,527
			Subtotal for 2018	0	5,527
					Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$1,105
					Construction General Conditions and Overhead and Profit - 20% = \$1,105
					Design and Construction Contingency - 10% = \$553
					Estimated Total Projects Cost for 2018 = \$8,290
Year	System	Requirement Name	Renewal	Non-Renewal	Total
2019	Architectural	B2030 - Exterior Doors	23,959	0	23,959
			Subtotal for 2019	23,959	0
					Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$4,792
					Construction General Conditions and Overhead and Profit - 20% = \$4,792
					Design and Construction Contingency - 10% = \$2,396
					Estimated Total Projects Cost for 2019 = \$35,938

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2020	Architectural	B2010 - Exterior Walls	Paint Exterior Wood Siding	0	2,008	2,008
		B2020 - Exterior Windows	Paint Exterior Wood Windows	0	4,706	4,706
	HVAC	D3040 - Distribution Systems	AHU - 1 Constant Volume Built up w/Distribution Renewal	84,480	0	84,480
		D3040 - Distribution Systems	Exhaust System - General Building Renewal	11,416	0	11,416
	Electrical	D5022 - Lighting Equipment	Lighting Fixtures - Interior Renewal	65,538	0	65,538
		D5039 - Local Area Networks	LAN System Renewal	9,344	0	9,344
	Subtotal for 2020			170,777	6,713	177,490
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$35,498	
Construction General Conditions and Overhead and Profit - 20% =					\$35,498	
Design and Construction Contingency - 10% =					\$17,749	
Estimated Total Projects Cost for 2020 =					\$266,236	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2022	Architectural	B2030 - Exterior Doors	Door Assembly - 6 x 7 Wood Renewal	4,823	0	4,823
		C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification) Renewal	3,393	0	3,393
		C3030 - Ceiling Finishes	ACT System - Standard Renewal	75,640	0	75,640
	Plumbing	D2010 - Plumbing Fixtures	Custodial/Utility Sinks - 50% Renewal	2,053	0	2,053
		D2018 - Drinking Fountains and Coolers	Water Coolers - Wall-Mounted Renewal	4,798	0	4,798
		D2020 - Domestic Water Distribution	Plumbing Distribution Renewal	46,521	0	46,521
		D2040 - Rain Water Drainage	Sump Pump - Submersible - 1/2 HP Renewal	8,250	0	8,250
		D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 1 1/2" Feed Renewal	36,880	0	36,880
		HVAC	D3023 - Auxiliary Equipment	Booster Coil System Renewal	12,982	0
	D3023 - Auxiliary Equipment		Install Condensate Drain for Cooling Booster Coil	0	1,724	1,724
	D3040 - Distribution Systems		Fan Coil System-Cabinet-Heating 2 Pipe	29,242	0	29,242
	D3060 - Controls and Instrumentation		DDC/Pneumatic System-Hybrid-Average	85,686	0	85,686
	Electrical	D5012 - Low Tension Service and Dist.	120/208 Volt, 400 Amp - Main Electrical Service Renewal	17,466	0	17,466
		D5012 - Low Tension Service and Dist.	120/208 Volt, 150 Amp MLO Panel C Renewal	7,484	0	7,484
		D5012 - Low Tension Service and Dist.	120/208 Volt, 150 Amp MLO Panel B Renewal	7,484	0	7,484
		D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panels A(L) & A(R) Renewal	14,373	0	14,373
		D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices Renewal	38,866	0	38,866
		D5022 - Lighting Equipment	Lighting Fixtures - Exterior Renewal	6,668	0	6,668
		D5033 - Telephone Systems	Telephone System Renewal	14,158	0	14,158
		D5038 - Security and Detection Systems	Security System - CCTV Renewal	16,726	0	16,726
	Architectural	E2010 - Fixed Furnishings	Fixed Casework - Average Renewal	12,760	0	12,760
		E2010 - Fixed Furnishings	Fireplace Renewal	26,932	0	26,932
	Subtotal for 2022			473,186	1,724	474,909
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$94,982	
Construction General Conditions and Overhead and Profit - 20% =					\$94,982	
Design and Construction Contingency - 10% =					\$47,491	
Estimated Total Projects Cost for 2022 =					\$712,364	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2027	Architectural	B2020 - Exterior Windows	Wood Windows Renewal	30,319	0	30,319
		B3015 - Roof Eaves and Soffits	Exterior Wood Soffit and Fascia System Renewal	50,942	0	50,942
		C10 - Interior Construction	Restroom - Complete - Gang Men Renewal	20,469	0	20,469
		C10 - Interior Construction	Restroom - Complete - Gang Women Renewal	19,681	0	19,681
		C1010 - Partitions	Wood Panels Finish on Wood Stud Walls Renewal	28,097	0	28,097
		C1010 - Partitions	CMU Block Walls - Painted - 62% Renewal	34,078	0	34,078
		C1017 - Interior Windows and Storefronts	Steel Framed Interior Windows Renewal	11,698	0	11,698
		C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR Renewal	38,303	0	38,303
		C1020 - Interior Doors	Overhead / Rolling Service Door Renewal	5,513	0	5,513
		C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - NR Renewal	7,020	0	7,020
		C3020 - Floor Finishes	Vinyl Sheet Goods Renewal	142,793	0	142,793
		C3020 - Floor Finishes	Terrazzo - Precast Renewal	41,217	0	41,217
		C3030 - Ceiling Finishes	ACT System - Concealed Spline Renewal	38,864	0	38,864
	C3030 - Ceiling Finishes	Plaster Veneer On GWB - 1-Coat Renewal	15,928	0	15,928	
	Plumbing	D2020 - Domestic Water Distribution	Domestic Water Heaters - Renewal	6,585	0	6,585
		D2040 - Rain Water Drainage	Roof Drainage - Gravity Renewal	13,655	0	13,655
	HVAC	D3010 - Energy Supply	Four Pipe Distribution System w/Pump Renewal	188,341	0	188,341
	Fire Protection	D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet Renewal	562	0	562
	Electrical	D5031 - Public Address and Music Systems	Public Address System Renewal	12,454	0	12,454
D5037 - Fire Alarm Systems		Fire Alarm System Renewal	45,870	0	45,870	
D5038 - Security and Detection Systems		Security System Renewal	18,861	0	18,861	
D5092 - Emergency Light and Power Systems		Emergency Battery Pack Lights Renewal	2,432	0	2,432	
	D5092 - Emergency Light and Power Systems	Exit Signs Renewal	7,252	0	7,252	
Subtotal for 2027			780,933	0	780,933	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$156,187	
Construction General Conditions and Overhead and Profit - 20% =					\$156,187	
Design and Construction Contingency - 10% =					\$78,093	
Estimated Total Projects Cost for 2027 =					\$1,171,400	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2031	HVAC	D3030 - Cooling Generating Systems	Chiller - Reciprocating - Air-Cooled Renewal	117,720	0	117,720
Subtotal for 2031			117,720	0	117,720	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$23,544	
Construction General Conditions and Overhead and Profit - 20% =					\$23,544	
Design and Construction Contingency - 10% =					\$11,772	
Estimated Total Projects Cost for 2031 =					\$176,579	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2032	Architectural	C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification) Renewal	3,938	0	3,938
	Electrical	D5033 - Telephone Systems	Telephone System Renewal	16,431	0	16,431
		D5038 - Security and Detection Systems	Security System - CCTV Renewal	19,411	0	19,411
Subtotal for 2032			39,780	0	39,780	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$7,956	
Construction General Conditions and Overhead and Profit - 20% =					\$7,956	
Design and Construction Contingency - 10% =					\$3,978	
Estimated Total Projects Cost for 2032 =					\$59,671	

Year		System	Requirement Name	Renewal	Non-Renewal	Total
2034	Architectural	B3011 - Roof Finishes	Asphalt Shingled Roofing Renewal	105,451	0	105,451
	Plumbing	D2040 - Rain Water Drainage	Sump Pump - Submersible - 1/2 HP Renewal	9,864	0	9,864
	HVAC	D3040 - Distribution Systems	Return Air Ductwork and Fan Renewal	107,815	0	107,815
Subtotal for 2034				223,130	0	223,130
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =						\$44,626
Construction General Conditions and Overhead and Profit - 20% =						\$44,626
Design and Construction Contingency - 10% =						\$22,313
Estimated Total Projects Cost for 2034 =						\$334,695

Year		System	Requirement Name	Renewal	Non-Renewal	Total
2035	Electrical	D5039 - Local Area Networks	LAN System Renewal	11,682	0	11,682
	Subtotal for 2035				11,682	0
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =						\$2,336
Construction General Conditions and Overhead and Profit - 20% =						\$2,336
Design and Construction Contingency - 10% =						\$1,168
Estimated Total Projects Cost for 2035 =						\$17,523



Department of Administrative Services
Milwaukee County
Facilities Condition Assessment Program

Department on Aging
Rose Park Senior Center
Asset No. 1830

2017 Facility Assessment Reports

- **Asset Detail Report 1**
- **System List Report 5**
- **Funding Needs Report..... 8**
- **Recommended Requirements List and Details..... 14**

Prepared by:
Milwaukee County - AE&ES Section
Facilities Condition Assessment Team

Final Reports

September 28, 2017

Department/Division: Department on Aging Asset: Rose Park Senior Center
Site: Rose Park Asset Number: 1830

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	263,197	FCI:	0.04
RI Cost:	6,369,704	RI:	0.96
Total Requirements Cost:	6,369,706	Asset Condition Rating:	Good
Current Replacement Value:	6,658,978	Date of most Recent Assessment:	Aug 31, 2017

Type	Building	Construction Type	WAC 5B Exterior Masonry - Unprotected
Area	35,706 SF	Historical Category	None
Use	Community Services Building	City	Milwaukee
Floors	2	State/Province/Region	UNITED STATES OF AMERICA
Address 1	3045 N Martin Luther King Drive	Zip/Postal Code	53212
Address 2	-	Architect	-
Year Constructed	1982	Commission Date	-
Year Renovated	2017	Decommission Date	-
Ownership	County Owned		

ACM Inspection Date:	01, Aug 2002	Asbestos Inspected:	Yes
Inventory:	Yes	Insurable Value of Building:	5367500
Insurable Value of Contents:	1700000	Facility Category:	Category 3

Photo



Front Elevation

Asset Description

Building General Description:

The Milwaukee County Rose Park Senior Center is located in Milwaukee, Wisconsin at 3045 North Martin Luther King Drive.

It is a two story free standing structure built in 1982. The building has approximately 35,706 square feet.

Building interior on the first floor includes the administrative offices, unisex staff restroom, male and female restrooms, male and female restrooms accessed from the exterior, mechanical room, assembly hall with stage, storage rooms, dining room, kitchen, meeting room, lounge-library and other support space. The second floor includes an elevator machine room, mechanical room, janitors closet, woodworking shop, multipurpose room, male and female restrooms, craft room, art room, dance-meeting room and a reading computer room.

Per the IBC Code, it would be classified as assembly hall and office occupancy. Per IBC Table 601, the facility is a construction type 3B.

The building has the following general systems:

ARCHITECTURAL /STRUCTURAL SYSTEM

- Concrete Block Foundation Walls on Strip Footings
- Foundation Wall and Footings 12 Ft- Basement
- Multi-story Precast Concrete Structure
- Brick Cavity Walls on CMU Back up
- Metal Paneled Walls
- Metal Wall Louvers
- Aluminum Windows With Single Glazing Sliding Panes
- Overhead Rolling Window Security Doors- Electric Operation
- Modified Bitumen Roofing System
- Built-up Roofing System
- Hollow Metal Exterior Doors and Frames
- Exterior Metal Paneled Soffit System

- Suspended Acoustical Tile Ceiling
- Concrete Slab on Grade
- GWB Steel Studs Walls
- Painted CMU Interior Walls
- Solid Core Wood Interior Doors
- Floor Finishes - Carpet, Vinyl, Ceramic Tile, Wood, Epoxy
- Metal Pipe Railings
- Interior Stairs
- Folding Partition
- Interior Non- Rated H.M. Doors
- Interior Rated H.M. Doors
- Rolling Interior Security Gate (Mechanical Operation)
- Overhead / Rolling Service Doors (Manual Operation)
- Restroom - Complete - Gang Men and Women
- Restroom- Dressing Rooms

- Interior Concrete Stairs
- Raised Wood Paneling
- Traction Geared Elevator
- Wheelchair Lift
- Kitchen Equipment
- Kitchen Cabinets
- Fixed Casework
- Stage Drapery

HANDICAPPED ACCESSIBILITY

The Rose Park Senior Center compliance with handicapped accessibility was evaluated utilizing Wisconsin Administrative Code, Comm. Section 69 and ADAAG. The center has partially accessible elevators and entrances. The activity center lacks accessible payphones, lever door hardware, exits, Braille permanent room signs, water fountains, and male and female restrooms.

HAZARDOUS MATERIAL

An asbestos inspection was conducted in 2002 by Sigma and showed that there was asbestos in the building. Some abatement work was done in 2003 by Onyx. The as-built drawing finish schedule indicates that vinyl asbestos floor tile was utilized within the building. Based on our field observations, the floor tile appears to be original. This suspected flooring should be investigated as to location and tested as required.

FIRE PROTECTION

There is no sprinkler system in this building.

MECHANICAL

HVAC

- Hot Water Boiler (1)
- Chiller - Water Cooled Condenser (1)
- Chilled Water Pump (1)
- Cooling Tower (1)
- Boiler Pump (1)
- Heating Pumps (2)
- AHU (1)
- Return Air Fan
- Pneumatic/DDC HVAC Control System
- General Exhaust Fans
- Hot Water Finned Pipe Heating System
- Hot Water Cabinet Unit Heaters
- Hot Water Unit Heaters

PLUMBING



Asset Detail Report

By Asset Name

- Water Meter (1)
- Domestic Water Service
- Backflow RPBP Valve
- Natural Gas Service 2"
- Sanitary Piping Hub-Type Cast Iron
- Storm Water Drainage
- Water Heater (1)
- Pump - Domestic Hot Water Recirculation (1)
- Clear Water Waste Sump (1)
- Utility Sinks (4)
- Wall Mounted Water Coolers (4)

ELECTRICAL SYSTEM

- Voltages - 120/208, 3 Phase
- Service Disconnect - 2000A Switchboard
- Distribution - (9) Panels
- Lighting - Interior & Exterior
- Stage Lighting
- Exit Lights
- Emergency Battery Units
- Fire Alarm System
- Public Address System
- Security System - Access Control
- Telephone
- Data

DISCLAIMER

This report reflects equipment or system deficiencies, and construction cost estimates to correct those deficiencies. The construction cost estimates may not reflect the actual total project costs. The construction cost estimates do not include costs for project management, owner services, planning and design, plan review fees, construction management, construction general conditions, overhead and profit, testing services and design and construction contingencies. All projects need to be submitted to the AE & ES section of DAS-FM to verify actual cost estimates for any Capital Improvement Project (CIP) budget requests.



System List Report By Asset Name

Currency : USD

Department/Division: Department on Aging
Site: Rose Park

Asset: Rose Park Senior Center 1830
Asset Size: 35,706 SF

Asset Replacement Value: 6,658,978

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings	75	0.00	Good	2057	Aug 31, 2017	2,614	43,572
A1011 - Wall Foundations	Foundation Wall and Footings 12-Ft - Full Basement	75	0.00	Good	2057	Aug 31, 2017	8,258	137,629
A1031 - Standard Slab on Grade	Concrete Slab on Grade	75	0.00	Good	2057	Aug 31, 2017	8,637	143,950
B1010 - Floor Construction	Multi-story Precast Concrete Structure	100	0.00	Good	2082	Aug 31, 2017	1,008,931	1,008,931
B2010 - Exterior Walls	Brick Cavity Walls - CMU Backup	75	0.00	Good	2057	Aug 31, 2017	56,168	468,071
B2010 - Exterior Walls	Metal Paneled Walls	60	0.00	Good	2042	Aug 31, 2017	256	2,136
B2013 - Exterior Louvers, Screens, and Fencing	Metal Wall Louvers	50	0.00	Good	2032	Aug 31, 2017	30,088	24,070
B2015 - Balcony Walls and Handrails	Metal Pipe Railings	50	0.00	Good	2032	Aug 31, 2017	21,000	16,800
B2020 - Exterior Windows	Aluminum Windows	30	0.00	Good	2027	Aug 31, 2017	162,362	129,890
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.07	Good	2027	Aug 31, 2017	30,880	24,704
B2030 - Exterior Doors	Door Assembly - 6 x 7 HM	30	0.00	Good	2027	Aug 31, 2017	11,663	9,330
B2030 - Exterior Doors	Overhead Rolling Window Security Doors - Electric Operation	30	0.00	Good	2027	Aug 31, 2017	110,790	88,632
B3011 - Roof Finishes	BUR (Built-Up Roofing)	40	0.00	Fair	2022	Aug 31, 2017	282,307	225,846
B3011 - Roof Finishes	Modified Bitumen	20	0.00	Good	2030	Aug 31, 2017	16,535	13,228
C10 - Interior Construction	Restroom - Complete - Gang Men (Exterior)	30	0.00	Good	2027	Aug 31, 2017	15,904	12,723
C10 - Interior Construction	Restroom - Complete - Gang Men (Interior)	30	0.00	Good	2027	Aug 31, 2017	48,050	38,440
C10 - Interior Construction	Restroom - Complete - Gang Women (Exterior)	30	0.00	Good	2027	Aug 31, 2017	16,462	13,169
C10 - Interior Construction	Restroom - Complete - Gang Women (Interior)	30	0.00	Good	2027	Aug 31, 2017	40,931	32,745
C10 - Interior Construction	Restroom - Complete - Single	30	0.00	Good	2027	Aug 31, 2017	6,079	4,863
C10 - Interior Construction	Restroom - Dressing Rooms	30	0.00	Good	2027	Aug 31, 2017	46,040	36,832
C1010 - Partitions	CMU Block Walls - Painted	50	0.00	Good	2032	Aug 31, 2017	128,991	208,050
C1010 - Partitions	Folding Partitions	15	0.00	Poor	2022	Aug 31, 2017	12,359	19,934
C1010 - Partitions	GWB Steel Stud Walls Painted	50	0.00	Good	2032	Aug 31, 2017	27,160	27,160
C1017 - Interior Windows and Storefronts	Steel Framed Interior Windows	50	0.00	Good	2032	Aug 31, 2017	24,940	24,940
C1020 - Interior Doors	Overhead/Rolling Service Doors (Manually Operated)	50	0.00	Good	2032	Aug 31, 2017	12,375	9,900
C1020 - Interior Doors	Rolling Interior Security Gate - (Mechanical Operation)	50	0.00	Poor	2032	Aug 31, 2017	7,431	5,945
C1020 - Interior Doors	Swinging Doors - 3 x 7 - Half Glass	50	0.00	Good	2032	Aug 31, 2017	22,223	17,778
C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - NR	50	0.00	Good	2032	Aug 31, 2017	17,299	13,839
C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - Rated	50	0.00	Good	2032	Aug 31, 2017	30,093	24,074
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	0.00	Good	2032	Aug 31, 2017	62,995	50,396
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 HM - NR	50	0.00	Good	2032	Aug 31, 2017	4,302	3,442
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 HM - Rated	50	0.00	Good	2032	Aug 31, 2017	55,864	44,691
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - NR	50	0.00	Good	2032	Aug 31, 2017	38,876	31,100
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	0.00	Fair	2022	Aug 31, 2017	4,183	3,347
C2011 - Regular Stairs	Interior Concrete Stairs	75	0.00	Good	2057	Aug 31, 2017	8,850	8,850
C2011 - Regular Stairs	Interior Stairs	75	0.00	Good	2057	Aug 31, 2017	22,154	59,876
C2014 - Stair Handrails and Balustrades	Vertical Metal Ladders	60	0.00	Good	2042	Aug 31, 2017	540	540
C3010 - Wall Finishes	Raised Wood Paneling	25	0.00	Good	2027	Aug 31, 2017	18,543	22,892
C3020 - Floor Finishes	Carpeting - Tile	10	0.00	Fair	2022	Aug 31, 2017	67,643	54,115
C3020 - Floor Finishes	Ceramic Tile	25	0.00	Fair	2022	Aug 31, 2017	22,208	17,766
C3020 - Floor Finishes	Epoxy Flooring	50	0.00	Good	2032	Aug 31, 2017	13,456	10,765
C3020 - Floor Finishes	VCT Floor Tile	10	0.00	Good	2027	Aug 31, 2017	65,105	52,084
C3020 - Floor Finishes	Vinyl Sheet Goods	12	0.00	Good	2027	Aug 31, 2017	65,585	52,468
C3020 - Floor Finishes	Wood Flooring - Premium	25	0.00	Good	2027	Aug 31, 2017	45,510	36,408
C3020 - Floor Finishes	Wood Flooring- Average	25	0.00	Fair	2022	Aug 31, 2017	24,562	19,650



System List Report

By Asset Name

Currency : USD

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
C3030 - Ceiling Finishes	ACT System	20	0.01	Good	2027	Aug 31, 2017	183,363	146,691
C3030 - Ceiling Finishes	Exterior Metal Paneled Soffit System	25	0.00	Fair	2022	Aug 31, 2017	25,327	20,262
C3030 - Ceiling Finishes	Wood Ceiling - Stained	30	0.00	Good	2027	Aug 31, 2017	9,670	7,736
D1010 - Elevators and Lifts	Traction Geared Elevator	35	0.00	Good	2027	Aug 31, 2017	112,500	90,000
D1013 - Lifts	Wheelchair Lift	25	0.00	Good	2027	Aug 31, 2017	16,010	15,247
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	0.00	Good	2027	Aug 31, 2017	16,771	15,246
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mount	20	0.00	Fair	2020	Aug 31, 2017	11,917	9,534
D2020 - Domestic Water Distribution	Water Dist Complete	30	0.00	Good	2027	Aug 31, 2017	130,550	116,044
D2022 - Hot Water Service	Domestic Water Heating - Boilers	25	0.00	Good	2029	Aug 31, 2017	17,859	16,235
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch	50	0.00	Good	2032	Aug 31, 2017	122,739	98,192
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	0.00	Fair	2032	Aug 31, 2017	73,644	58,915
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	0.00	Fair	2022	Aug 31, 2017	82,570	66,056
D3020 - Heat Generating Systems	Hot Water Heating-Boiler	25	0.00	Good	2027	Aug 31, 2017	73,314	58,651
D3030 - Cooling Generating Systems	Chiller - Screw-Type w/Cooling Tower	20	0.00	Good	2024	Aug 31, 2017	168,003	134,402
D3030 - Cooling Generating Systems	Mini Split Ductless DX System	15	1.25	Poor	2018	Aug 31, 2017	5,150	4,120
D3040 - Distribution Systems	Central AHU - Const Volume w/Distribution	25	0.03	Fair	2029	Aug 31, 2017	97,285	77,828
D3040 - Distribution Systems	Exhaust System - General Building	25	1.25	Fair	2018	Aug 31, 2017	171,300	137,040
D3040 - Distribution Systems	Fan Coil System - Cabinet Unit Heaters	25	0.00	Good	2029	Aug 31, 2017	32,552	26,041
D3040 - Distribution Systems	Four Pipe Distribution System w/Pump	30	0.00	Fair	2022	Aug 31, 2017	594,393	475,514
D3040 - Distribution Systems	Four Pipe Distribution System w/Pump	30	0.00	Good	2027	Aug 31, 2017	514,166	428,472
D3040 - Distribution Systems	Perimeter Heat System - Hydronic Fin Tube	18	0.04	Fair	2027	Aug 31, 2017	76,179	60,943
D3042 - Exhaust Ventilation Systems	Inline Centrifugal Exhaust Fans	25	0.00	Fair	2022	Aug 31, 2017	16,260	16,260
D3050 - Terminal and Package Units	Unit Heater - Natural Gas	25	0.00	Not in Use	2027	Aug 31, 2017	5,336	4,764
D3050 - Terminal and Package Units	Unit Heaters - Electric	15	0.00	Fair	2022	Aug 31, 2017	1,826	1,630
D3050 - Terminal and Package Units	Unit Ventilators	25	0.10	Poor	2022	Aug 31, 2017	123,696	98,957
D3060 - Controls and Instrumentation	DDC/Pneumatic System - Hybrid - Average	25	0.05	Fair	2022	Aug 31, 2017	238,338	190,670
D3060 - Controls and Instrumentation	Refrigerant Leak Detection System	20	0.39	Poor	2024	Aug 31, 2017	13,902	12,412
D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet (SF)	30	0.00	Good	2024	Aug 31, 2017	3,444	3,280
D40 - Fire Protection	Wet Sprinkler System - Ordinary Hazard wo/Pump	35	0.00	Good	2027	Aug 31, 2017	339,207	271,366
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panels A1 & A2	30	0.00	Fair	2022	Aug 31, 2017	11,842	9,474
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panels B1 & B2	30	0.00	Fair	2022	Aug 31, 2017	10,251	8,201
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panels D1 & D2	30	0.00	Fair	2022	Aug 31, 2017	11,842	9,474
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panels E1 & E2	30	0.00	Fair	2022	Aug 31, 2017	11,842	9,474
D5012 - Low Tension Service and Dist.	120/208 Volt, 2000 Amp - Main Electrical Service	30	0.00	Fair	2022	Aug 31, 2017	125,009	100,008
D5012 - Low Tension Service and Dist.	120/208 Volt, 225 Amp MLO Panel C	30	0.00	Fair	2022	Aug 31, 2017	6,947	5,558
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	0.00	Fair	2022	Aug 31, 2017	99,221	79,377
D5022 - Lighting Equipment	Lighting Fixtures - Exterior	20	1.25	Poor	2018	Aug 31, 2017	6,804	5,443
D5022 - Lighting Equipment	Lighting Fixtures 1982 - Interior	20	1.25	Poor	2018	Aug 31, 2017	43,095	34,476
D5022 - Lighting Equipment	Lighting Fixtures 2005 - Interior	20	0.00	Fair	2025	Aug 31, 2017	129,280	103,424
D5022 - Lighting Equipment	Stage Lighting	20	0.00	Fair	2022	Aug 31, 2017	77,071	61,657
D5031 - Public Address and Music Systems	Public Address System	15	0.00	Fair	2022	Aug 31, 2017	38,357	30,685
D5031 - Public Address and Music Systems	Stage Sound Equipment	10	0.00	Good	2022	Aug 31, 2017	25,000	25,000
D5032 - Intercommunication and Paging System	Intercom System	10	0.00	Not in Use	2047	Aug 31, 2017	18,603	14,882
D5033 - Telephone Systems	Telephone System	10	0.00	Fair	2022	Aug 31, 2017	19,880	18,755
D5036 - Clock and Program Systems	Clock System	10	0.00	Not in Use	2047	Aug 31, 2017	10,384	8,307
D5037 - Fire Alarm Systems	Fire Alarm System	10	0.00	Good	2022	Aug 31, 2017	64,315	51,452
D5038 - Security and Detection Systems	Security System	10	0.00	Good	2022	Aug 31, 2017	12,518	10,014
D5039 - Local Area Networks	LAN System	15	0.00	Good	2027	Aug 31, 2017	7,372	6,955
D5091 - Grounding Systems	Lightning Protection System	30	0.00	Fair	2027	Aug 31, 2017	16,567	13,254
D5092 - Emergency Light and Power Systems	Emergency Battery Units (EBU)	20	0.00	Good	2032	Aug 31, 2017	1,784	1,427
D5092 - Emergency Light and Power Systems	Exit Signs	20	0.00	Good	2032	Aug 31, 2017	8,282	6,625



System List Report

By Asset Name

Currency : USD

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
E1023 - Theater and Stage Equipment	Stage Drapery	25	0.00	Good	2027	Aug 31, 2017	6,600	6,600
E2010 - Fixed Furnishings	Fixed Casework	25	0.00	Good	2027	Aug 31, 2017	30,905	24,724
E2010 - Fixed Furnishings	Kitchen Cabinets	20	0.00	Good	2027	Aug 31, 2017	69,563	55,651
Asset: Rose Park Senior Center 1830								6,658,978
Site: Rose Park								6,658,978
Department/Division: Department on Aging								6,658,978
Summary								6,658,978



Requirement Forecast Report By Name

The values shown on this page do not include any soft costs. See following pages for totals with estimated soft costs included.

Department/Division: Department on Aging

Site: Rose Park

Asset: Rose Park Senior Center

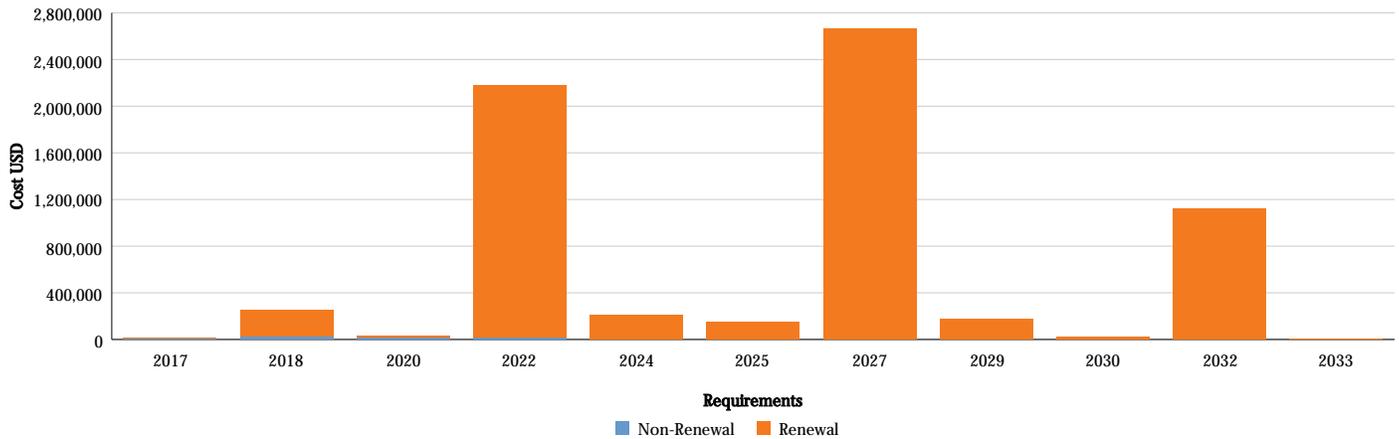
Currency: USD

Period: 20 years

Inflation: 1.50%

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2017	0	10,000	10,000
2018	229,745	27,250	256,994
2020	12,462	17,027	29,489
2022	2,165,093	14,890	2,179,983
2024	205,708	0	205,708
2025	145,632	0	145,632
2027	2,659,934	0	2,659,934
2029	176,587	0	176,587
2030	20,066	0	20,066
2032	1,121,558	0	1,121,558
2033	6,536	0	6,536
Total	6,743,321	69,167	6,812,487



Funding Needs Report

Site: **Rose Park**
 Asset: **Rose Park Senior Center**
 Asset Number: **1830**
 3045 N. Martin Luther King Drive
 Milwaukee, WI 53212

Detail of Requirements/Renewals and Funding Needed by Year

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2017	HVAC	D3050 - Terminal and Package Units	Repair Unit Ventilators	0	10,000	10,000
		Subtotal for 2017			0	10,000
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$2,000	
Construction General Conditions and Overhead and Profit - 20% =					\$2,000	
Design and Construction Contingency - 10% =					\$1,000	
Estimated Total Projects Cost for 2017 =					\$15,000	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2018	Architectural	B1010 - Floor Construction	Repair Concrete Floor Crack	0	4,238	4,238
		B2030 - Exterior Doors	Repair Exterior Door Rusted Frames	0	1,776	1,776
		C3030 - Ceiling Finishes	Replace Ceiling Tile (non fire-rated)	0	1,833	1,833
	HVAC	D3030 - Cooling Generating Systems	DX Condensing Unit - Less Than 25 Tons Renewal	5,228	0	5,228
		D3040 - Distribution Systems	Replace AHU-1 Actuators	0	2,024	2,024
		D3040 - Distribution Systems	Exhaust System - General Building Renewal	173,869	0	173,869
		D3040 - Distribution Systems	Repair Fin Tube Controls	0	2,346	2,346
		D3060 - Controls and Instrumentation	Diagnose Refrigerant Monitor Failure	0	4,883	4,883
		D3060 - Controls and Instrumentation	Investigate Building Automation System Diagnostic Alarms	0	10,150	10,150
	Electrical	D5022 - Lighting Equipment	Lighting Fixtures - Exterior Renewal	6,906	0	6,906
		D5022 - Lighting Equipment	Lighting Fixtures 1982 - Interior Renewal	43,741	0	43,741
	Subtotal for 2018			229,745	27,250	256,994
	Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$51,399
Construction General Conditions and Overhead and Profit - 20% =					\$51,399	
Design and Construction Contingency - 10% =					\$25,699	
Estimated Total Projects Cost for 2018 =					\$385,492	

Year		System	Requirement Name	Renewal	Non-Renewal	Total	
2020	Architectural	B2010 - Exterior Walls	Repair and Replace Brick	0	5,617	5,617	
		B2010 - Exterior Walls	Replace Wall Base Sealant	0	2,050	2,050	
		B2030 - Exterior Doors	Repair Exterior Window Security Rolling Doors	0	2,008	2,008	
	Plumbing	D2010 - Plumbing Fixtures	Water Coolers - Wall-Mount	12,462	0	12,462	
		HVAC	D3030 - Cooling Generating Systems	Repair Chiller	0	1,407	1,407
	D3030 - Cooling Generating Systems		Replace Condensing Unit	0	2,663	2,663	
	D3040 - Distribution Systems		Clean Ductwork	0	3,281	3,281	
	Subtotal for 2020				12,462	17,027	29,489
	Project Management, Owner Services, Planning and Design, and Construction Management - 20% =						\$5,898
	Construction General Conditions and Overhead and Profit - 20% =						\$5,898
Design and Construction Contingency - 10% =						\$2,949	
Estimated Total Projects Cost for 2020 =						\$44,233	

Year		System	Requirement Name	Renewal	Non-Renewal	Total	
2022	Architectural	B3011 - Roof Finishes	BUR (Built-Up Roofing) Renewal	304,125	0	304,125	
		C10 - Interior Construction	Repair Misc. Items- Men's Exterior Restroom	0	4,702	4,702	
		C10 - Interior Construction	Replace Toilet Partitions - Painted Metal	0	4,045	4,045	
		C1010 - Partitions	Folding Partitions - 62% Renewal	13,315	0	13,315	
		C1035 - Identifying Devices	Paint Exterior Signs On Building	0	2,114	2,114	
		C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification) Renewal	4,507	0	4,507	
		C3020 - Floor Finishes	Carpeting - Tile Renewal	72,871	0	72,871	
		C3020 - Floor Finishes	Replace Average VCT Flooring	0	4,029	4,029	
		C3020 - Floor Finishes	Ceramic Tile Renewal	23,924	0	23,924	
		C3020 - Floor Finishes	Wood Flooring- Average Renewal	26,461	0	26,461	
		C3030 - Ceiling Finishes	Exterior Metal Paneled Soffit System Renewal	27,285	0	27,285	
		Plumbing	D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF) Renewal	88,951	0	88,951
			HVAC	D3040 - Distribution Systems	Four Pipe Distribution System w/Pump Renewal	640,330	0
	D3042 - Exhaust Ventilation Systems	Inline Centrifugal Exhaust Fans Renewal		17,517	0	17,517	
	D3050 - Terminal and Package Units	Unit Ventilators Renewal		133,256	0	133,256	
	D3050 - Terminal and Package Units	Unit Heaters - Electric Renewal		1,967	0	1,967	
		D3060 - Controls and Instrumentation	DDC/Pneumatic System - Hybrid - Average Renewal	256,757	0	256,757	

Electrical

D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panels B1 & B2 Renewal	11,043	0	11,043
D5012 - Low Tension Service and Dist.	120/208 Volt, 2000 Amp - Main Electrical Service Renewal	134,671	0	134,671
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panels A1 & A2 Renewal	12,758	0	12,758
D5012 - Low Tension Service and Dist.	120/208 Volt, 225 Amp MLO Panel C Renewal	7,484	0	7,484
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panels D1 & D2 Renewal	12,758	0	12,758
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panels E1 & E2 Renewal	12,758	0	12,758
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices Renewal	106,889	0	106,889
D5022 - Lighting Equipment	Stage Lighting Renewal	83,028	0	83,028
D5031 - Public Address and Music Systems	Public Address System Renewal	41,321	0	41,321
D5031 - Public Address and Music Systems	Stage Sound Equipment Renewal	26,932	0	26,932
D5033 - Telephone Systems	Telephone System Renewal	21,416	0	21,416
D5037 - Fire Alarm Systems	Fire Alarm System Renewal	69,285	0	69,285
D5038 - Security and Detection Systems	Security System Renewal	13,485	0	13,485

Subtotal for 2022 **2,165,093** **14,890** **2,179,983**

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$435,997

Construction General Conditions and Overhead and Profit - 20% = \$435,997

Design and Construction Contingency - 10% = \$217,998

Estimated Total Projects Cost for 2022 = \$3,269,974

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2024	HVAC	D3030 - Cooling Generating Systems	186,457	0	186,457
		D3060 - Controls and Instrumentation	15,429	0	15,429
	Fire Protection	D40 - Fire Protection	3,822	0	3,822
Subtotal for 2024			205,708	0	205,708

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$41,142

Construction General Conditions and Overhead and Profit - 20% = \$41,142

Design and Construction Contingency - 10% = \$20,571

Estimated Total Projects Cost for 2024 = \$308,562

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2025	Electrical	D5022 - Lighting Equipment	145,632	0	145,632
Subtotal for 2025			145,632	0	145,632

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$29,126

Construction General Conditions and Overhead and Profit - 20% = \$29,126

Design and Construction Contingency - 10% = \$14,563

Estimated Total Projects Cost for 2025 = \$218,449

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2027	Architectural	B2020 - Exterior Windows	Aluminum Windows Renewal	188,428	0	188,428
		B2030 - Exterior Doors	Overhead Rolling Window Security Doors - Electric Operation Renewal	128,576	0	128,576
		B2030 - Exterior Doors	Door Assembly - 3 x 7 HM Renewal	35,837	0	35,837
		B2030 - Exterior Doors	Door Assembly - 6 x 7 HM Renewal	13,535	0	13,535
		C10 - Interior Construction	Restroom - Complete - Gang Women (Interior) Renewal	47,502	0	47,502
		C10 - Interior Construction	Restroom - Dressing Rooms Renewal	53,432	0	53,432
		C10 - Interior Construction	Restroom - Complete - Gang Women (Exterior) Renewal	19,105	0	19,105
		C10 - Interior Construction	Restroom - Complete - Gang Men (Exterior) Renewal	18,457	0	18,457
		C10 - Interior Construction	Restroom - Complete - Single Renewal	7,054	0	7,054
		C10 - Interior Construction	Restroom - Complete - Gang Men (Interior) Renewal	55,764	0	55,764
		C3010 - Wall Finishes	Raised Wood Paneling - 81% Renewal	21,520	0	21,520
		C3020 - Floor Finishes	Wood Flooring - Premium Renewal	52,816	0	52,816
		C3020 - Floor Finishes	Vinyl Sheet Goods Renewal	76,114	0	76,114
		C3020 - Floor Finishes	VCT Floor Tile Renewal	75,557	0	75,557
		C3030 - Ceiling Finishes	Wood Ceiling - Stained Renewal	11,222	0	11,222
		C3030 - Ceiling Finishes	ACT System Renewal	212,801	0	212,801
	Conveyance	D1010 - Elevators and Lifts	Traction Geared Elevator Renewal	130,561	0	130,561
		D1013 - Lifts	Wheelchair Lift Renewal	18,580	0	18,580
	Plumbing	D2010 - Plumbing Fixtures	Custodial/Utility Sinks Renewal	19,463	0	19,463
		D2020 - Domestic Water Distribution	Water Dist Complete Renewal	151,509	0	151,509
	HVAC	D3020 - Heat Generating Systems	Hot Water Heating-Boilers - 100% Renewal	85,084	0	85,084
		D3040 - Distribution Systems	Perimeter Heat System - Hydronic Fin Tube Renewal	88,409	0	88,409
		D3040 - Distribution Systems	Four Pipe Distribution System w/Pump Renewal	596,711	0	596,711
		D3050 - Terminal and Package Units	Unit Heaters - Hot Water Renewal	6,193	0	6,193
	Fire Protection	D40 - Fire Protection	Wet Sprinkler System - Ordinary Hazard wo/Pump Renewal	393,664	0	393,664
	Electrical	D5039 - Local Area Networks	LAN System Renewal	8,556	0	8,556
		D5091 - Grounding Systems	Lightning Protection System Renewal	19,227	0	19,227
	Architectural	E1023 - Theater and Stage Equipment	Stage Drapery Renewal	7,660	0	7,660
		E2010 - Fixed Furnishings	Kitchen Cabinets Renewal	80,731	0	80,731
		E2010 - Fixed Furnishings	Fixed Casework Renewal	35,866	0	35,866
	Subtotal for 2027			2,659,934	0	2,659,934
	Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$531,987
	Construction General Conditions and Overhead and Profit - 20% =					\$531,987
	Design and Construction Contingency - 10% =					\$265,993
	Estimated Total Projects Cost for 2027 =					\$3,989,900

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2029	Plumbing	D2022 - Hot Water Service	Hot Water Heating-Boilers - 100% Renewal	21,352	0	21,352
		HVAC	D3040 - Distribution Systems	Fan Coil System - Cabinet Unit Heaters Renewal	38,919	0
	D3040 - Distribution Systems		Central AHU - Const Volume w/Distribution Renewal	116,316	0	116,316
Subtotal for 2029			176,587	0	176,587	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$35,317	
Construction General Conditions and Overhead and Profit - 20% =					\$35,317	
Design and Construction Contingency - 10% =					\$17,659	
Estimated Total Projects Cost for 2029 =					\$264,881	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2030	Architectural	B3011 - Roof Finishes	Modified Bitumen Renewal	20,066	0	20,066
		Subtotal for 2030			20,066	0
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$4,013	
Construction General Conditions and Overhead and Profit - 20% =					\$4,013	
Design and Construction Contingency - 10% =					\$2,007	
Estimated Total Projects Cost for 2030 =					\$30,100	

Year	System	Requirement Name	Renewal	Non-Renewal	Total		
2032	Architectural	B2013 - Exterior Louvers, Screens, and Fencing	Metal Wall Louvers Renewal	37,617	0	37,617	
		B2015 - Balcony Walls and Handrails	Metal Pipe Railings Renewal	26,255	0	26,255	
		C1010 - Partitions	CMU Block Walls - Painted - 62% Renewal	161,269	0	161,269	
		C1010 - Partitions	GWB Steel Stud Walls Painted Renewal	33,956	0	33,956	
		C1017 - Interior Windows and Storefronts	Steel Framed Interior Windows Renewal	31,181	0	31,181	
		C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - Rated Renewal	37,623	0	37,623	
		C1020 - Interior Doors	Rolling Interior Security Gate - (Mechanical Operation) Renewal	9,291	0	9,291	
		C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - NR Renewal	21,628	0	21,628	
		C1020 - Interior Doors	Swinging Doors - 3 x 7 - Half Glass Renewal	27,784	0	27,784	
		C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR Renewal	78,758	0	78,758	
		C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 HM - Rated Renewal	69,842	0	69,842	
		C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 HM - NR Renewal	5,379	0	5,379	
		C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - NR Renewal	48,604	0	48,604	
		C1020 - Interior Doors	Overhead/Rolling Service Doors (Manually Operated) Renewal	15,472	0	15,472	
		C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification) Renewal	5,230	0	5,230	
		C3020 - Floor Finishes	Carpeting - Tile Renewal	84,570	0	84,570	
		C3020 - Floor Finishes	Epoxy Flooring Renewal	16,823	0	16,823	
		Plumbing	D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch Renewal	153,453	0	153,453
			D2040 - Rain Water Drainage	Roof Drainage - Gravity Renewal	92,072	0	92,072
		Electrical	D5031 - Public Address and Music Systems	Stage Sound Equipment Renewal	31,256	0	31,256
			D5033 - Telephone Systems	Telephone System Renewal	24,854	0	24,854
D5037 - Fire Alarm Systems	Fire Alarm System Renewal		80,409	0	80,409		
D5038 - Security and Detection Systems	Security System Renewal		15,650	0	15,650		
D5092 - Emergency Light and Power Systems	Exit Signs Renewal		10,354	0	10,354		
D5092 - Emergency Light and Power Systems	Emergency Battery Units (EBU) Renewal		2,230	0	2,230		
Subtotal for 2032			1,121,558	0	1,121,558		
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$224,312		
Construction General Conditions and Overhead and Profit - 20% =					\$224,312		
Design and Construction Contingency - 10% =					\$112,156		
Estimated Total Projects Cost for 2032 =					\$1,682,337		

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2033	HVAC	D3030 - Cooling Generating Systems	DX Condensing Unit - Less Than 25 Tons Renewal	6,536	0	6,536
		Subtotal for 2033			6,536	0
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$1,307	
Construction General Conditions and Overhead and Profit - 20% =					\$1,307	
Design and Construction Contingency - 10% =					\$654	
Estimated Total Projects Cost for 2033 =					\$9,804	



Requirement List Report
By Prime System

Department/Division Name: Department on Aging

Site Name: Rose Park

Asset Name: Rose Park Senior Center-1830

Reporting Currency : USD

Prime System : All

Requirement Priority : 5 - Does Not Meet Current Codes or Standards, 6 - Recommended

Requirement Category : All

Requirements Included: All

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
B2030 - Exterior Doors	Provide Second Exit for Dead End Corridor	REQ-1266	Code Compliance	5 - Does Not Meet Current Codes or Standards	Exterior Enclosure				Open	Door Assembly - 6 x 7 HM	18,986
B2030 - Exterior Doors											18,986



Requirement List Report
By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
C10 - Interior Construction	Restrooms: Provide Code Compliant Public/Staff	REQ-1843	Accessibility	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Restroom - Complete - Gang Women (Interior)	141,959
C10 - Interior Construction											141,959
C1010 - Partitions	Multipurpose Room Fire Separations	REQ-28952	Life Safety	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	CMU Block Walls - Painted	96,349
C1010 - Partitions											96,349
C1017 - Interior Windows and Storefronts	Glazing: Provide Safety Type	REQ-1010	Code Compliance	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Steel Framed Interior Windows	13,265
C1017 - Interior Windows and Storefronts											13,265



Requirement List Report
By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
C1020 - Interior Doors	Exit Access Corridors: Provide Fire Rating	REQ-1167	Code Compliance	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Swinging Doors - Pair - 6 x 7 Wd - NR	108,647
C1020 - Interior Doors											108,647
C1035 - Identifying Devices	Provide Code Compliant Room Signs	REQ-1137	Accessibility	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Fittings - Signage (Room Numbering and Identification)	14,284
C1035 - Identifying Devices											14,284



Requirement List Report
By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
C2011 - Regular Stairs	Provide Compliant Stage Steps	REQ-1101	Code Compliance	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Interior Concrete Stairs	5,701
C2011 - Regular Stairs	Provide Handrails/Guards Compliant at Exit Stairs	REQ-994	Code Compliance	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Interior Stairs	2,511
C2011 - Regular Stairs	Provide Protected Vertical Opening	REQ-1102	Code Compliance	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Interior Stairs	27,186
C2011 - Regular Stairs											35,398
C3020 - Floor Finishes	Hazardous Materials: Verify and Test Flooring	REQ-1113	Environmental	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	VCT Floor Tile	1,819
C3020 - Floor Finishes											1,819
D1010 - Elevators and Lifts	Elevator Shaft: Remove Non Compliant Window	REQ-1265	Code Compliance	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Traction Geared Elevator	2,269
D1010 - Elevators and Lifts											2,269



Requirement List Report
By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
D2010 - Plumbing Fixtures	Drinking Fountains: Not ADA Compliant	REQ-1120	Accessibility	5 - Does Not Meet Current Codes or Standards	Plumbing System				Open	Water Coolers - Wall-Mount	3,756
D2010 - Plumbing Fixtures	Reverse Hot and Cold Spigots at Janitor Sink	REQ-1475	Code Compliance	5 - Does Not Meet Current Codes or Standards	Plumbing System				Open	Custodial/ Utility Sinks	2,228
D2010 - Plumbing Fixtures											5,984
D3040 - Distribution Systems	Chilled Water System Improvements	REQ-53485	Modernization	6 - Recommended	HVAC System				Open	Four Pipe Distribution System w/Pump	561
D3040 - Distribution Systems											561



Requirement List Report
By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
D4030 - Fire Protection Specialties	Provide Code Compliant Fire Separation at Multipurpose Room	REQ-1262	Code Compliance	5 - Does Not Meet Current Codes or Standards	System Not Linked				Open		63,705
D4030 - Fire Protection Specialties											63,705
D5038 - Security and Detection Systems	Install Security Camera System	REQ-53067	Security	6 - Recommended	System Not Linked				Open		73,115
D5038 - Security and Detection Systems											73,115
D5091 - Grounding Systems	Review the Lightning Protection System	REQ-53097	Code Compliance	6 - Recommended	Electrical System				Open	Lightning Protection System	4,000
D5091 - Grounding Systems											4,000
Rose Park Senior Center-1830											580,341
Rose Park											580,341
Department on Aging											580,341
Summary											580,341



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Rose Park Senior Center

Site: Rose Park

Asset Number: 1830

Prime System: B20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Second Exit for Dead End Corridor		
Requirement ID	REQ-1266	Action Date	
Linked System	Door Assembly - 6 x 7 HM	Date Inspected	Aug 31, 2017
Category	Code Compliance	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	18,986

Requirement Description

This requirement consists of providing a second exit for the first floor administrative area which has a dead end corridor of approximately 32 feet that is not compliant with Wisconsin Administrative Code, Comm. 51.152.

No photo available.

Actions

Action Name	Egress
Option	Conventional
Prime Action	Yes
Description	Provide a second exit to the exterior to eliminate a dead end corridor.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
015433406600C	Rent trailer, platform, flush deck 2 axle, 40 ton (Crew)	0.50	Ea.	188.83	94
015433407300C	Rent truck tractor 4 x 2 drive, 220 H.P. (Crew)	0.50	Ea.	363.19	182
024119163100	Selective demolition, cutout, toothing masonry cutouts, brick, hard mortar, toothing	14.00	V.L.F.	15.67	219
024119163400	Selective demolition, cutout, toothing masonry cutouts, block, hard mortar, toothing	15.00	V.L.F.	9.40	141
024119251220	Selective demolition, saw cutting, masonry walls, block, solid, per inch of depth	136.00	L.F.	7.86	1,069
031113651050	C.I.P. concrete forms, slab on grade, bulkhead with keyway, wood, 6" high, 2 uses, includes erecting, bracing, stripping and cleaning	18.00	L.F.	7.20	130
033053404525	Structural concrete, in place, handicap access ramp (4000 psi), railing both sides, 5' wide, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	6.00	L.F.	704.25	4,226
033053404700	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete	1.30	C.Y.	231.14	300



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	(Portland cement Type I), and placing, excludes finishing				
081213250100	Door frames, steel channels with anchors and bar stops, 6" channel@ 8.2 lb/LF, 3' x 7' door, weighs 150 lb	1.00	Ea.	516.43	516
081313131760	Doors, commercial, steel, insulated, full panel, 18 ga., 3'-0" x 7'-0" x 1-3/4" thick	1.00	Ea.	634.75	635
087120152250	Door hardware, school, single, exterior, incl. lever, panic device	1.00	Door	1,636.41	1,636
087120360580	Door hardware, panic device, for rim locks, single door, economy with night latch, touch bar narrow stile, US28	1.00	Ea.	486.71	487
090505300100	Walls and partitions demolition, brick, 4" to 12" thick	20.00	C.F.	14.14	283
090505300280	Walls and partitions demolition, concrete block, 8" thick, remove damaged blocks	21.00	S.F.	2.96	62
CARPJ	Carpenters (JourneyMan)	4.00	hour	81.41	326
CLABJ	Common Building Laborers (JourneyMan)	20.00	hour	64.74	1,295
	Allowance Modify Interior Space	1.00	LS	7,385.00	7,385
				Subtotal:	18,988
				Adjustment Factor:	1.0000
				Grand Total:	18,988



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Rose Park Senior Center

Site: Rose Park

Asset Number: 1830

Prime System: C10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Restrooms: Provide Code Compliant Public/Staff		
Requirement ID	REQ-1843	Action Date	
Linked System	Restroom - Complete - Gang Women (Interior)	Date Inspected	Aug 31, 2017
Category	Accessibility	Finish Date	
Prime System	C10 - Interior Construction	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	141,959

Requirement Description

The building first and second floor restrooms are not compliant with ADAAG section 4.1.3 (11) and 4.17 and Wisconsin Administrative Code, Comm. 69.30 with respect to wheelchair clearances, toilet stall, fixtures, sink scald protection, etc. In addition, the male and female restrooms accessed from the exterior are not accessible. The staff unisex toilet in the administration area is partially accessible except for the sloped floor. The restrooms have ceramic tile floors, painted concrete block walls and suspended gypsum board ceilings.

No photo available.

Actions

Action Name Restrooms

Option Conventional

Prime Action Yes

Description Modify six restrooms by replacing and reconfiguring partitions and upgrading finishes. The upgraded finishes to include ceramic tile floors and walls and suspended acoustical tile ceilings. This work shall result in the loss of water closets to accommodate wheel chair accessible toilet stalls. Work to include ADA accessible water closets, sinks and urinals.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	5.00	Week	496.85	2,484
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	30.00	Ton	76.60	2,298
090505101120	Ceiling demolition, gypsum plaster, on metal lath, remove	500.00	S.F.	2.25	1,125
090505202000	Flooring demolition, tile, ceramic, thin set	500.00	S.F.	1.66	830
092213131600	Furring, walls, on steel, galvanized, 1-5/8" channels, 16" O.C.	2,000.00	S.F.	3.21	6,420
092613205000	Blueboard, fire resistant, on walls or ceilings, standard, 5/8" thick, excludes finish	2,000.00	S.F.	1.08	2,160



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
093113103310	Ceramic tile, floors, glazed, porcelain type, thin set, 1 color, color group 2, 2" x 2" or 2" x 1"	500.00	S.F.	14.03	7,015
093113103350	Ceramic tile, 1" x 1", floors, porcelain type, for random blend, 2 colors, add	500.00	S.F.	1.19	595
093113105400	Ceramic tile, walls, interior, thin set, 4-1/4" x 4-1/4"	2,000.00	S.F.	9.23	18,460
093213100600	Ceramic tile, cove base, mud set, 4-1/4" x 4-1/4"	250.00	L.F.	17.80	4,450
095123300800	Complete suspended ceilings, mineral fiber, lay-in board, 2' x 2' x 3/4", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels	500.00	S.F.	5.13	2,565
102113131000	Partitions, toilet, cubicles, floor & ceiling anchored, powder coated steel	12.00	Ea.	877.13	10,526
102113131400	Partitions, toilet, cubicles, floor & ceiling anchored, incl. 52" grab bars, for handicap units, add	6.00	Ea.	407.00	2,442
102113134200	Entrance screens, toilet, floor mounted, powder coated steel, 58" h x 48" w	6.00	Ea.	349.58	2,097
102113134704	Entrance screens, toilet, urinal screen, ceiling braced, powder coated steel, 18" w	1.00	Ea.	433.26	433
102813131000	Toilet accessories, grab bars, straight, stainless steel, 30" long	12.00	Ea.	64.17	770
102813131100	Toilet accessories, grab bars, straight, stainless steel, 36" long	12.00	Ea.	69.77	837
220505101221	Fixture, counter top lavatory, disconnect and remove	2.00	Ea.	31.86	64
220505101400	Fixture, water closet, floor mounted, selective demolition, includes 10' piping	13.00	Ea.	99.03	1,287
220719100245	Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, p trap, 1-1/4" or 1-1/2"	8.00	Ea.	43.44	348
220719100265	Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, valve and supply cover, 1/2", 3/8", and 7/16" pipe size	16.00	Ea.	86.00	688
220719100285	Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, tailpiece offset (wheelchair), 1-1/4" pipe size	8.00	Ea.	39.92	319
221113232140	Pipe, copper, tubing, solder, 1/2" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	300.00	L.F.	13.75	4,125
221113232180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	150.00	L.F.	15.89	2,384
224116136210	Lavatory, wall hung, vitreous china, white, with backsplash, wheelchair type, single bowl, 27" x 20", includes trim	2.00	Ea.	1,096.26	2,193
224213133400	Water closet, children's size bowl only, floor mounted, tankless, rough-in, supply, waste and vent	12.00	Ea.	984.41	11,813
224213163120	Urinal, wall hung, vitreous china, with self-closing valve, blowout type	1.00	Ea.	995.93	996
224213163300	Urinal, wall hung, rough-in, supply, waste and vent	1.00	Ea.	1,178.70	1,179
224216341490	Sink, laboratory, rough-in, supply, waste and vent	2.00	Ea.	940.09	1,880
224313403380	Water closet, healthcare, bowl only, floor mounted, tankless, hospital type, slotted rim for bed pan, elongated bowl, rear spud, 18" high, includes flush valve and seat	12.00	Ea.	705.36	8,464
CARPJ	Carpenters (JourneyMan)	48.00	hour	81.41	3,908
Subtotal:					105,155
Adjustment Factor:					1.3500
Grand Total:					141,959



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Rose Park Senior Center

Site: Rose Park

Asset Number: 1830

Prime System: C10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Multipurpose Room Fire Separations		
Requirement ID	REQ-28952	Action Date	
Linked System	CMU Block Walls - Painted	Date Inspected	May 22, 2012
Category	Life Safety	Finish Date	
Prime System	C1010 - Partitions	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Unknown	Estimated Cost	96,349

Requirement Description

This requirement consists of providing compliant fire separation at the Multipurpose Room. Existing Conditions are not compliant with the Wisconsin Administrative Code and IBC. Renovations will include providing a compliant fire rated door assembly, removing the second floor window, providing an automatic closing fire service window, and protected exit discharge.

No photo available.

Actions

Action Name Multipurpose Room Fire Separations

Option Conventional

Prime Action Yes

Description Cost estimate is for building renovations at the Rose Senior Center needed to provide compliant fire separation at the Multipurpose Room. Existing Conditions are not compliant with the Wisconsin Administrative Code and IBC. Renovations will include providing a compliant fire rated door assembly, removing the second floor window, providing an automatic closing fire service window, and protected exit discharge.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Construction Management	1.00		4,416.14	4,416
	Fire Separation	1.00	Est.	65,743.34	65,743
	General Conditions (15%)	1.00	Typ.	10,931.53	10,932
	Inflate to 2013 (5.5%)	1.00	Typ.	3,615.89	3,616
	Owners Services	1.00		802.52	803
	Planning & Design	1.00		9,634.80	9,635
	Project Management	1.00		1,204.91	1,205
				Subtotal:	96,349
				Adjustment Factor:	1.0000
				Grand Total:	96,349



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Rose Park

Asset: Rose Park Senior Center

Asset Number: 1830

Prime System: C10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Glazing: Provide Safety Type		
Requirement ID	REQ-1010	Action Date	
Linked System	Steel Framed Interior Windows	Date Inspected	Aug 31, 2017
Category	Code Compliance	Finish Date	
Prime System	C1017 - Interior Windows and Storefronts	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	13,265

Requirement Description

The glazing at the main vestibule entrance doors, interior door sidelights and glass wall at first floor vestibule are not labeled safety glass per Wisconsin Administrative Code, Comm. 51.14.

No photo available.

Actions

Action Name Windows

Option Conventional

Prime Action Yes

Description Replace glass indicated with labeled safety type.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
080505200620	Window demolition, glass, over 10 S.F. per window	425.00	S.F.	3.59	1,526
088110100900	Float glass, tempered, tinted, 1/4" thick	425.00	S.F.	23.55	10,009
				Subtotal:	11,534
				Adjustment Factor:	1.1500
				Grand Total:	13,265



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Rose Park Senior Center

Site: Rose Park

Asset Number: 1830

Prime System: C10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Exit Access Corridors: Provide Fire Rating		
Requirement ID	REQ-1167	Action Date	
Linked System	Swinging Doors - Pair - 6 x 7 Wd - NR	Date Inspected	Aug 31, 2017
Category	Code Compliance	Finish Date	
Prime System	C1020 - Interior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	108,647

Requirement Description

The exit access corridors are not fire resistance rated per the requirements of Table 51.03-A of the Wisconsin Administrative Code, Comm. 51. The door assemblies are not fire rated labeled fire door assemblies per Comm. 51.047. The doors are equipped with closers that prevent automatic closure of the door. The second floor pool table room and lounge are not separated from the corridor. Reference a separate deficiency for the egress corridor passing by a non compliant floor opening.

No photo available.

Actions

Action Name	Corridors
Option	Conventional
Prime Action	Yes
Description	Provide second floor corridor fire separation walls and replace first and second floor door assemblies.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190800	Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	755.62	756
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	10.00	Ton	76.60	766
042210341200	Concrete block partitions, lightweight blocks, hollow, 2000 psi, 8" x 8" x 16", tooled joints both sides, includes mortar, excludes scaffolding, horizontal reinforcing, vertical reinforcing and grout	1,200.00	S.F.	12.01	14,412
080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	20.00	Ea.	33.63	673
080505102000	Door demolition, door frames, metal, remove	20.00	Ea.	84.58	1,692
081213135400	Frames, steel, knock down, "B" label, single, hollow metal, 14 ga., up to 5-3/4" deep, 4'-0" x 7'-0"	24.00	Ea.	319.33	7,664
081416200890	Doors, wood, fire, particle core, 7 face plies, "B" label, 90 minutes, oak face, 1-3/4" x 3'-0" x 7'-0"	24.00	Ea.	619.26	14,862



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
087120152550	Door hardware, school, single, classroom, ANSI F84, incl. lever handle	24.00	Door	1,157.25	27,774
099113900370	Paints & coatings, walls, concrete masonry units (CMU), smooth surface, first coat, latex, brushwork	1,200.00	S.F.	1.05	1,260
099113900380	Paints & coatings, walls, concrete masonry units (CMU), smooth surface, second coat, latex, brushwork	1,200.00	S.F.	0.71	852
CARPJ	Carpenters (JourneyMan)	120.00	hour	81.41	9,769
				Subtotal:	80,479
				Adjustment Factor:	1.3500
				Grand Total:	108,647



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Rose Park

Asset: Rose Park Senior Center

Asset Number: 1830

Prime System: C10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Code Compliant Room Signs		
Requirement ID	REQ-1137	Action Date	
Linked System	Fittings - Signage (Room Numbering and Identification)	Date Inspected	Aug 31, 2017
Category	Accessibility	Finish Date	
Prime System	C1035 - Identifying Devices	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	14,284

Requirement Description

The permanent room signing does not conform with the ADAAG Standard 4.1.3 (16) and the Wisconsin Administrative Code, Comm. 69.11.

No photo available.

Actions

Action Name Signs

Option Conventional

Prime Action Yes

Description Provide ADAAG and WAC compliant permanent room signage.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
CARPJ	Carpenters (JourneyMan)	80.00	hour	81.41	6,513
	Furnish and install signs	80.00	Ea.	73.85	5,908
				Subtotal:	12,421
				Adjustment Factor:	1.1500
				Grand Total:	14,284



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Rose Park Senior Center

Site: Rose Park

Asset Number: 1830

Prime System: C20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Compliant Stage Steps		
Requirement ID	REQ-1101	Action Date	
Linked System	Interior Concrete Stairs	Date Inspected	Aug 31, 2017
Category	Code Compliance	Finish Date	
Prime System	C2011 - Regular Stairs	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	5,701

Requirement Description

The backstage step guards that exceed the 6 inches maximum spacing and 42 inch minimum height required by Wisconsin Administrative Code, Comm. 51.162 (5). At the stage steps and backstage steps, the handrail end extensions and grip and one side is missing a handrail per the requirements of Wisconsin Administrative Code, Comm. 51.16.

No photo available.

Actions

Action Name Guards/Handrails Steps

Option Conventional

Prime Action Yes

Description Provide building code compliant guard spacing and height at back stage steps and add a handrail and provide handrail extensions by replacing the existing rails.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
055213500580	Railing, pipe, steel, primed, 3 rails, 3'-6" high, posts @ 5' O.C., 1-1/4" dia, shop fabricated	30.00	L.F.	66.16	1,985
055213500930	Railing, pipe, steel, wall rail, primed, 1-1/4" dia, shop fabricated	25.00	L.F.	32.36	809
PORDJ	Painters, Ordinary (JourneyMan)	8.00	hour	67.92	543
	Allowance-Decrease Guard Spacing	90.00	S.F.	14.76	1,328
	Remove railing	30.00	L.F.	9.73	292
				Subtotal:	4,957
				Adjustment Factor:	1.1500
				Grand Total:	5,701



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Rose Park

Asset: Rose Park Senior Center

Asset Number: 1830

Prime System: C20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Handrails/Guards Compliant at Exit Stairs		
Requirement ID	REQ-994	Action Date	
Linked System	Interior Stairs	Date Inspected	Aug 31, 2017
Category	Code Compliance	Finish Date	
Prime System	C2011 - Regular Stairs	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	2,511

Requirement Description

The enclosed exit stair has guards that exceed the 6 inches maximum spacing required by Wisconsin Administrative Code, Comm. 51.162 (5). The inside handrail is not continuous and the other lacks handrail end extensions per the requirements of Wisconsin Administrative Code, Comm. 51.16.

No photo available.

Actions

Action Name Guards/Handrails Exit Stairs

Option Conventional

Prime Action Yes

Description Provide building code compliant guard spacing and provide continuity and handrail extensions at landings by modifying the existing rails.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
PSSTJ	Painters, Structural Steel (JourneyMan)	4.00	hour	78.39	314
SSWLJ	Welders, Structural Steel (JourneyMan)	6.00	hour	97.65	586
	Allowance-Decrease Guard Spacing	80.00	S.F.	14.76	1,181
	Material for Modifying Rails	10.00	L.F.	10.31	103
Subtotal:					2,183
Adjustment Factor:					1.1500
Grand Total:					2,511



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Rose Park

Asset: Rose Park Senior Center

Asset Number: 1830

Prime System: C20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Protected Vertical Opening		
Requirement ID	REQ-1102	Action Date	
Linked System	Interior Stairs	Date Inspected	Aug 31, 2017
Category	Code Compliance	Finish Date	
Prime System	C2011 - Regular Stairs	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	27,186

Requirement Description

The interior stair floor opening between the first and second floors is not compliant with the requirements for the protection of vertical openings as required by Wisconsin Administrative Code, Comm. 51.02 (11) and 54.08. The floor opening is not separated from the second floor exit access corridor. The opening does not qualify as an atrium as the floor opening does not connect three or more levels excluding mezzanines per WAC 51.01 (5b).

No photo available.

Actions

Action Name Floor Openings

Option Conventional

Prime Action Yes

Description The condition observed is a grand fathered condition and should be addressed at the time of substantial renovation. An allowance is provided for correction.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Allowance	800.00	S.F.	29.55	23,640
Subtotal:					23,640
Adjustment Factor:					1.1500
Grand Total:					27,186



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Rose Park

Asset: Rose Park Senior Center

Asset Number: 1830

Prime System: C30

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Hazardous Materials: Verify and Test Flooring		
Requirement ID	REQ-1113	Action Date	
Linked System	VCT Floor Tile	Date Inspected	Aug 31, 2017
Category	Environmental	Finish Date	
Prime System	C3020 - Floor Finishes	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	1,819

Requirement Description

The As-Built drawing finish schedule indicates that vinyl asbestos floor tile was used. This item is for verifying the presence of the vinyl asbestos floor tile and the testing cost for the suspected hazardous materials, as necessary.

No photo available.

Actions

Action Name Hazardous Materials

Option Conventional

Prime Action Yes

Description Test and test the suspected asbestos flooring.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
028213450110	OSHA testing, certified technician, max	2.00	Day	338.91	678
028213450130	OSHA testing, industrial hygienist, max	2.00	Day	451.88	904
				Subtotal:	1,582
				Adjustment Factor:	1.1500
				Grand Total:	1,819



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Rose Park Senior Center

Site: Rose Park

Asset Number: 1830

Prime System: D10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Elevator Shaft: Remove Non Compliant Window		
Requirement ID	REQ-1265	Action Date	
Linked System	Traction Geared Elevator	Date Inspected	Aug 31, 2017
Category	Code Compliance	Finish Date	
Prime System	D1010 - Elevators and Lifts	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	2,269

Requirement Description

The elevator shaft has an interior window that is in non compliance with the requirements of ASME A17.1 and the Wisconsin Administrative Code, Comm. 18.31.

No photo available.

Actions

Action Name	Elevator
Option	Conventional
Prime Action	Yes
Description	Remove interior window in elevator shaft wall and block up.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119163400	Selective demolition, cutout, toothing masonry cutouts, block, hard mortar, toothing	12.00	V.L.F.	9.40	113
042210341300	Concrete block partitions, lightweight blocks, hollow, 2000 psi, 12" x 8" x 16", tooled joints both sides, includes mortar, excludes scaffolding, horizontal reinforcing, vertical reinforcing and grout	100.00	S.F.	15.47	1,547
080505200280	Window demolition, aluminum, to 50 S.F.	2.00	Ea.	107.62	215
099113900540	Paints & coatings, walls, concrete masonry units (CMU), porous, first coat, latex, roller	100.00	S.F.	0.55	55
099113900550	Paints & coatings, walls, concrete masonry units (CMU), porous, second coat, latex, roller	100.00	S.F.	0.43	43
Subtotal:					1,973
Adjustment Factor:					1.1500
Grand Total:					2,269



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Rose Park Senior Center

Site: Rose Park

Asset Number: 1830

Prime System: D20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Drinking Fountains: Not ADA Compliant		
Requirement ID	REQ-1120	Action Date	
Linked System	Water Coolers - Wall-Mount	Date Inspected	Aug 31, 2017
Category	Accessibility	Finish Date	
Prime System	D2010 - Plumbing Fixtures	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	3,756

Requirement Description

The senior center building water fountain is not accessible as it is not dual level and is installed at the wrong height. Wisconsin Administrative Code, Comm. 69 requires that drinking fountains be installed in accordance with ADAAG section 4.1.3 (10). ADAAG section 4.1.3 (10) states that where only one drinking fountain is provided it shall be accessible to individuals who use wheelchairs in accordance with section 4.1.5 and once accessible to those who have difficulty bending or stooping. In addition, ADAAG requires that drinking fountains be installed no more than 36" to the spigot.

No photo available.

Actions

Action Name Drinking Fountain

Option Conventional

Prime Action Yes

Description Replace the first floor water fountain with a dual level drinking fountain to comply with the previously mentioned Wisconsin and ADAAG sections.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	0.10	Ton	76.60	8
220505101601	Fixture, water fountain, free standing, selective demolition	1.00	Ea.	63.72	64
220523201450	Valves, bronze, ball, 150 psi, 1/2", threaded or soldered	1.00	Ea.	50.02	50
224713102820	Drinking fountain, wall mounted, non-recessed, stainless steel, dual level for handicapped type, single bubbler, for connection to cold water supply	1.00	Ea.	1,981.94	1,982
224713103980	Drinking fountain, wall mounted, non-recessed, for connection to cold water supply, for rough-in, supply and waste, add	1.00	Ea.	549.29	549
260505109000	Electrical demolition, minimum labor/equipment charge	1.00	Job	172.82	173
260519200150	Armored cable, copper, solid, 600 V, 2 conductor, #12, BX, exposed	0.50	C.L.F.	351.51	176



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260533160150	Outlet boxes, pressed steel, 4" square	1.00	Ea.	37.75	38
260533160250	Outlet boxes, pressed steel, covers, blank, 4" square	1.00	Ea.	11.91	12
260533160652	Switch boxes, steel	1.00	Ea.	32.74	33
262726202470	Duplex receptacle, grounded, 120 volt, 20 amp	1.00	Ea.	34.41	34
	Allowance for Cutting, Patching and Matching	1.00	EA	147.71	148
				Subtotal:	3,266
				Adjustment Factor:	1.1500
				Grand Total:	3,756



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Rose Park Senior Center

Site: Rose Park

Asset Number: 1830

Prime System: D20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Reverse Hot and Cold Spigots at Janitor Sink		
Requirement ID	REQ-1475	Action Date	
Linked System	Custodial/Utility Sinks	Date Inspected	Oct 8, 2002
Category	Code Compliance	Finish Date	
Prime System	D2010 - Plumbing Fixtures	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Warwick	Estimated Cost	2,228

Requirement Description

The International Plumbing Code (607.4) requires the hot water faucet to be on the left side. The janitors sink adjacent to the public restrooms has the hot on the right and the cold on the left.

No photo available.

Actions

Action Name Plumbing

Option Conventional

Prime Action Yes

Description Remove sink and spigots. Demo wall as necessary. Reconnect hot and cold water lines to proper position. Repair wall. Reinstall spigots and sink.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
042210100600	Concrete block, hollow, normal weight, 2000 psi, 4" x 8" x 16", includes material only	35.00	Ea.	1.39	49
090505300200	Walls and partitions demolition, concrete block, 4" thick	15.00	S.F.	2.71	41
220505106100	Fixture, plumbing, remove and reset fixtures, difficult access	1.00	Ea.	198.06	198
221113231120	Pipe, copper, tubing, solder, 3/8" diameter, type K, includes coupling & clevis hanger assembly 10' O.C.	4.00	L.F.	14.33	57
221113231140	Pipe, copper, tubing, solder, 1/2" diameter, type K, includes coupling & clevis hanger assembly 10' O.C.	10.00	L.F.	15.38	154
BRICJ	Bricklayers (JourneyMan)	8.00	hour	79.25	634
PLUMJ	Plumbers (JourneyMan)	8.00	hour	100.62	805
Subtotal:					1,937
Adjustment Factor:					1.1500
Grand Total:					2,228

Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Rose Park

Asset: Rose Park Senior Center

Asset Number: 1830

Prime System: D30

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Chilled Water System Improvements		
Requirement ID	REQ-53485	Action Date	
Linked System	Four Pipe Distribution System w/Pump	Date Inspected	Aug 31, 2017
Category	Modernization	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	6 - Recommended	Actual Cost	0
Inspector	Dave Heyer	Estimated Cost	561

Requirement Description

The 2017 Zien Mechanical Report indicated that the chilled water system needs improvements.

Linked Photos



Four Pipe Distribution System w/Pump

Actions

Action Name	Chilled Water System and Pump Improvements
Option	Conventional
Prime Action	Yes
Description	This requirement consists of the labor and materials to make the improvements included in the attached mechanical report.



Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
230953104684	Control component, thermometers, mercury filled, industrial, union connection type, angle stem, 12" scale	1.00	Ea.	277.36	277
D30435501520	Replace pipe insulation foam rubber 3/4"	10.00	L.F.	27.88	279
	Panel Bulb	1.00	Ea.	5.00	5
				Subtotal:	561
				Adjustment Factor:	1.0000
				Grand Total:	561



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Rose Park Senior Center

Site: Rose Park

Asset Number: 1830

Prime System: D40

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Code Compliant Fire Separation at Multipurpose Room		
Requirement ID	REQ-1262	Action Date	
Linked System		Date Inspected	Aug 31, 2017
Category	Code Compliance	Finish Date	
Prime System	D4030 - Fire Protection Specialties	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	63,705

Requirement Description

The multipurpose room lacks compliant fire separations per the requirements of Wisconsin Administrative Code, Comm. 54.01-38B and 54.08 as follows:

1. The fusible link fire service window is not automatic closing.
2. A non fire rated window at the second floor level overlooks the assembly room.
3. The door back stage to the corridor is not fire rated.
4. The discharge from the assembly room is to a lobby that lacks a protected passage to the exterior.

No photo available.

Actions

Action Name Assembly Room: Provide Fire Separation

Option Conventional

Prime Action Yes

Description Provide a fire rated door assembly, remove and block up window second floor, provide automatic closing fire service window and provide a protected discharge.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	496.85	497
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	2.00	Ton	76.60	153
042210341300	Concrete block partitions, lightweight blocks, hollow, 2000 psi, 12" x 8" x 16", tooled joints both sides, includes mortar, excludes scaffolding, horizontal reinforcing, vertical reinforcing and grout	150.00	S.F.	15.47	2,320
080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	1.00	Ea.	33.63	34
080505100220	Door demolition, exterior door, double, 6' x 7' high,	1.00	Ea.	44.84	45



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	1-3/4" thick, remove				
080505102000	Door demolition, door frames, metal, remove	1.00	Ea.	84.58	85
080505201040	Window demolition, steel, to 50 S.F., remove old mesh	3.00	Ea.	134.52	404
081213135400	Frames, steel, knock down, "B" label, single, hollow metal, 14 ga., up to 5-3/4" deep, 4'-0" x 7'-0"	1.00	Ea.	319.33	319
081213135840	Frames, hollow metal, steel, knock down, "B" label, double, 14 ga., 6-3/4" deep, 7'-0" h x 8'-0" w	1.00	Ea.	532.84	533
081416200890	Doors, wood, fire, particle core, 7 face plies, "B" label, 90 minutes, oak face, 1-3/4" x 3'-0" x 7'-0"	1.00	Ea.	619.26	619
083323109000	Doors, rolling service, steel, manual, minimum labor/equipment charge	1.00	Job	1,605.83	1,606
087120152550	Door hardware, school, single, classroom, ANSI F84, incl. lever handle	1.00	Door	1,157.25	1,157
CARPJ	Carpenters (JourneyMan)	4.00	hour	81.41	326
E 015433400170C	Rent aerial lift, telescoping boom to 40' high, 500 lb cap (Crew) (Retired by RSMeans 2017)	2.00	Ea.	351.14	702
ELECJ	Electricians (JourneyMan)	16.00	hour	91.50	1,464
	Allowance for Protected Passage or Discharge	1.00	LS	36,925.04	36,925
				Subtotal:	47,189
				Adjustment Factor:	1.3500
				Grand Total:	63,705



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Rose Park Senior Center

Site: Rose Park

Asset Number: 1830

Prime System: D50

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Install Security Camera System		
Requirement ID	REQ-53067	Action Date	
Linked System		Date Inspected	Aug 31, 2017
Category	Security	Finish Date	
Prime System	D5038 - Security and Detection Systems	Status	Open
Priority	6 - Recommended	Actual Cost	0
Inspector	Craig Dodge	Estimated Cost	73,115

Requirement Description

This requirement consists of installing a security camera system. Cameras should be installed to monitor the buildings exterior and parking lot.

No photo available.

Actions

Action Name Install Security Camera System

Option Conventional

Prime Action Yes

Description

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260523100020	Control cable, copper, THHN wire with PVC jacket, 600 V, 2 wires, #14	30.00	C.L.F.	115.58	3,467
260533131770	Rigid galvanized steel conduit, 3/4" diameter, to 10' H, incl 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 LF	600.00	L.F.	13.80	8,280
271513137240	Unshielded twisted pair (UTP) cable, solid, PVC jacket, #24, 4 pair, category 6	30.00	C.L.F.	118.69	3,561
282313103000	Closed circuit television system (CCTV), industrial quality, for pan and tilt, add	6.00	Ea.	3,868.13	23,209
282319100300	Digital video recorder, pentaplex hybrid, internet protocol, and hard drive, 8 channel	1.00	Ea.	4,057.82	4,058
282323500220	Video surveillance camera accessories, multiple camera video recorder	1.00	Ea.	2,159.27	2,159
282323500234	Video surveillance, master monitor station, 3 doors x 5 color monitor with tilt feature, complete	1.00	Ea.	1,242.41	1,242



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
282323500400	Video surveillance cameras, internet protocol (IP) network, day/night, color, includes power supply	1.00	Ea.	1,535.32	1,535
ELEJ	Electricians (JourneyMan)	120.00	hour	91.50	10,980
				Subtotal:	58,492
				Adjustment Factor:	1.2500
				Grand Total:	73,115

Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Rose Park

Asset: Rose Park Senior Center

Asset Number: 1830

Prime System: D50

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Review the Lightning Protection System		
Requirement ID	REQ-53097	Action Date	
Linked System	Lightning Protection System	Date Inspected	Aug 31, 2017
Category	Code Compliance	Finish Date	
Prime System	D5091 - Grounding Systems	Status	Open
Priority	6 - Recommended	Actual Cost	0
Inspector	Craig Dodge	Estimated Cost	4,000

Requirement Description

This requirement consists of hiring a consultant that specializes in Lightning Protection Systems to review the existing system to make sure it is adequate. It was observed that the majority of the mechanical equipment on the roof was not bonded to the system and the conductor running across the roof was not secured properly.

Linked Photos



Lightning Protection System



Lightning Protection System

Actions

Action Name Review the Lightning Protection System

Option Conventional



Prime Action Yes

Description

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Estimated Cost for Consultant and Project	1.00	Ea	4,000.00	4,000
				Subtotal:	4,000
				Adjustment Factor:	1.0000
				Grand Total:	4,000



Department of Administrative Services
Milwaukee County
Facilities Condition Assessment Program

Department on Aging
Kelly Nutrition Center
Asset No. 3125

2017 Facility Assessment Reports

- **Asset Detail Report 1**
- **System List Report 5**
- **Funding Needs Report..... 7**
- **Recommended Requirements List and Details..... 10**

Prepared by:
Milwaukee County - AE&ES Section
Facilities Condition Assessment Team

Final Reports

September 28, 2017



Asset Detail Report

By Asset Name

Department/Division: Department on Aging **Asset:** Kelly Nutrition Building
Site: Warnimont Park **Asset Number:** 3125

Assets are ordered by Asset Name **Currency: USD**

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	630,899	RI:	0.83
Total Requirements Cost:	630,899	Asset Condition Rating:	Good
Current Replacement Value:	760,699	Date of most Recent Assessment:	Sep 12, 2017

Type	Building	Construction Type	WAC 5B Exterior Masonry - Unprotected
Area	4,290 SF	Historical Category	None
Use	Community Services Building	City	Cudahy
Floors	1	State/Province/Region	UNITED STATES OF AMERICA
Address 1	5400 S Lake Drive	Zip/Postal Code	53110
Address 2	-	Architect	-
Year Constructed	1956	Commission Date	-
Year Renovated	1974	Decommission Date	-
Ownership	Client Owned	Asbestos Inspected:	Yes
ACM Inspection Date:	01, Oct 2002	Occupancy Classification:	I-1 Institutional
Inventory:	Yes	Insurable Value of Contents:	0
Insurable Value of Building:	0		
Facility Category:	Category 3		

Photo



Architectural 01 View of North Elevation

Asset Description

Building General Description:

The Warnimont Park Kelly Nutrition Building is located in the Village of Cudahy, Wisconsin at 6100 South Lake Drive.

It is a free stranding structure built in 1956 as a Nike Missile site. It was renovated in 1974 to become the Nutrition Center. The building is a 4,290 square foot, single story facility.

Building interior contains two dining rooms, a boiler room, male and female restrooms, a lounge, a service kitchen and other support spaces.

Per the IBC Code, it is classified as an Assembly Occupancy. Per IBC Table 601, the facility is a construction type 5B.

The building has the following general systems:

ARCHITECTIRAL /STRUCTURAL SYSTEM

- Foundation Wall and Footings
- Concrete Footings
- Wood Roof Girder
- Single Story - Wood Roof Structure
- Wood Columns
- Roof Wood Girder
- CMU Block Walls Painted
- Precast Concrete Window Sill
- CMU, Exterior Block Walls
- Wood Windows with Storms
- Gutters and Downspouts
- Single - Ply Membrane - Fully Adhered
- Hollow Metal Exterior Doors and Frames
- Metal Paneled Soffit

- Concrete Slab - On Grade



Asset Detail Report

By Asset Name

- Acoustical Tile Ceilings
- Plaster Veneer on GWB Ceiling
- Painted CMU Interior Walls
- Wall Plaster on Lath & Studs Furring
- Solid Core Wood Interior Doors
- Floor Finishes - Rubber, Vinyl, Epoxy, VCT, and Exposed Concrete
- Restroom - Complete - Gang
- Restroom Complete - Double

MECHANICAL

HVAC

- Hot Water Boiler (1)
- Boiler Pump (1)
- Heating Pumps (1)
- Packaged Rooftop Units (2)
- HVAC Control System (1)
- General Exhaust Fans (3)
- Hot Water Finned Pipe Heating System (1)

PLUMBING

- Domestic Water Service (1)
- Backflow RPBP Valve (1)
- Natural Gas Service 1 1/2 "
- Sanitary Piping Hub-Type Cast Iron
- Storm Water Drainage
- Water Heater (1)
- Utility Sinks (1)
- Water Coolers (2)

FIRE PROTECTION SYSTEM

- Handheld Fire Extinguishers

ELECTRICAL SYSTEM

- Voltages - 120/208, 3 Phase
- Service Disconnect - 400 Amp Breaker in Main Panel
- Distribution - (2) Panels
- Lighting - Interior & Exterior
- Exit Lights
- Emergency Battery Units
- Fire Alarm System



Asset Detail Report

By Asset Name

- Security System - Motion Detectors
- Telephone
- Data

DISCLAIMER

This report reflects equipment or system deficiencies, and construction cost estimates to correct those deficiencies. The construction cost estimates may not reflect the actual total project costs. The construction cost estimates do not include costs for project management, owner services, planning and design, plan review fees, construction management, construction general conditions, overhead and profit, testing services and design and construction contingencies. All projects need to be submitted to the AE & ES section of DAS-FM to verify actual cost estimates for any Capital Improvement Project (CIP) budget requests.



System List Report By Asset Name

Currency : USD

Department/Division: Department on Aging
Site: Warnimont Park

Asset: Kelly Nutrition Building 3125
Asset Size: 4,290 SF
Asset Replacement Value: 760,699

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A1010 - Standard Foundations	Foundation Wall and Footings	75	0.00	Good	2049	Sep 12, 2017	2,902	48,365
A1012 - Column Foundations and Pile Caps	Concrete Footings	75	0.00	Good	2049	Sep 12, 2017	332	5,526
A1031 - Standard Slab on Grade	Concrete Slab on Grade	75	0.00	Good	2049	Sep 12, 2017	1,853	30,888
B1021 - Flat Roof Construction	Single-Story - Wood Roof Structure	75	0.00	Good	2049	Sep 12, 2017	4,504	75,075
B1021 - Flat Roof Construction	Wood Columns	75	0.00	Good	2049	Sep 12, 2017	51	854
B1021 - Flat Roof Construction	Wood Roof Girder	75	0.00	Good	2049	Sep 12, 2017	258	4,306
B2010 - Exterior Walls	CMU Block Walls - Painted	75	0.00	Good	2049	Sep 12, 2017	6,630	55,250
B2020 - Exterior Windows	Wood Windows with Storms	30	0.00	Good	2027	Sep 12, 2017	30,202	24,162
B2021 - Windows	Precast Concrete Window Sill	60	0.00	Good	2034	Sep 12, 2017	4,251	4,251
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	Good	2027	Sep 12, 2017	18,828	15,062
B3010 - Roof Coverings	Single-Ply Membrane - Fully Adhered	25	0.00	Good	2035	Sep 12, 2017	48,488	38,791
B3015 - Roof Eaves and Soffits	Metal Paneled Soffit	25	0.00	Good	2027	Sep 12, 2017	8,540	6,832
B3016 - Gutters and Downspouts	Gutters and Downspouts - Aluminum	25	0.00	Good	2035	Sep 12, 2017	1,509	1,207
C10 - Interior Construction	Restroom - Complete - Double	30	0.00	Good	2041	Sep 12, 2017	12,607	10,085
C10 - Interior Construction	Restroom - Complete - Gang	30	0.00	Good	2041	Sep 12, 2017	13,094	10,475
C1010 - Partitions	CMU Block Walls - Painted	50	0.00	Good	2027	Sep 12, 2017	13,394	21,603
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	0.00	Good	2027	Sep 12, 2017	19,028	15,222
C3010 - Wall Finishes	Wall Plaster on Lath & Studs Furring	50	0.00	Good	2027	Sep 12, 2017	12,315	19,862
C3020 - Floor Finishes	Rubber flooring	15	0.00	Good	2027	Sep 12, 2017	93,283	74,626
C3020 - Floor Finishes	VCT	10	0.00	Good	2027	Sep 12, 2017	2,354	1,883
C3020 - Floor Finishes	Vinyl Sheet Goods	12	0.00	Good	2027	Sep 12, 2017	3,975	3,180
C3030 - Ceiling Finishes	Acoustical Tile Ceiling System	20	0.00	Good	2027	Sep 12, 2017	18,780	15,024
C3030 - Ceiling Finishes	Plaster Veneer On GWB - 1 Coat	30	0.00	Good	2027	Sep 12, 2017	14,878	11,902
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	0.00	Fair	2022	Sep 12, 2017	1,789	3,578
D2018 - Drinking Fountains and Coolers	Water Coolers - Wall-Mounted	20	0.00	Fair	2022	Sep 12, 2017	5,206	4,165
D2020 - Domestic Water Distribution	Plumbing Distribution	30	0.00	Fair	2022	Sep 12, 2017	18,521	14,817
D2020 - Domestic Water Distribution	Water Heater	13	0.00	Good	2027	Sep 12, 2017	5,674	5,674
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	0.00	Fair	2022	Sep 12, 2017	7,561	6,049
D3020 - Heat Generating Systems	Boiler HW - Gas-Fired w/Redundancy	28	0.00	Good	2042	Sep 12, 2017	18,125	14,500
D3040 - Distribution Systems	Exhaust System - General Building	25	0.00	Good	2027	Sep 12, 2017	18,388	14,711
D3040 - Distribution Systems	Heating Distribution System w/Pump	30	0.00	Fair	2022	Sep 12, 2017	37,538	30,030
D3040 - Distribution Systems	Perimeter Heat System - Hydronic Fin Tube - New	18	0.00	Fair	2022	Sep 12, 2017	52,211	46,617
D3050 - Terminal and Package Units	Rooftop Unitary AC - Cooling Only - 11 Ton	15	0.00	Fair	2022	Sep 12, 2017	20,636	16,509
D3050 - Terminal and Package Units	Rooftop Unitary AC - Cooling Only - 9 Ton	15	0.00	Fair	2022	Sep 12, 2017	15,540	12,432
D3060 - Controls and Instrumentation	Electric Controls Basic	20	0.00	Fair	2022	Sep 12, 2017	10,811	9,652
D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MLO Panel A	30	0.00	Fair	2022	Sep 12, 2017	5,799	4,639
D5012 - Low Tension Service and Dist.	120/208 Volt, 400 Amp - Main Electrical Service	30	0.00	Good	2027	Sep 12, 2017	19,592	15,673
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	0.00	Fair	2022	Sep 12, 2017	3,241	2,593
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	0.00	Fair	2022	Sep 12, 2017	14,687	11,750
D5022 - Lighting Equipment	Lighting Fixtures	20	0.00	Fair	2022	Sep 12, 2017	25,447	20,358
D5030 - Communications and Security	Security System - Burglar Alarm	15	0.00	Good	2027	Sep 12, 2017	3,046	3,046
D5031 - Public Address and Music Systems	Public Address System	15	0.00	Good	2022	Sep 12, 2017	7,531	6,025
D5033 - Telephone Systems	Telephone System	10	0.00	Fair	2022	Sep 12, 2017	8,686	8,194
D5037 - Fire Alarm Systems	Fire Alarm System	10	0.00	Good	2022	Sep 12, 2017	6,977	5,582
D5092 - Emergency Light and Power Systems	Emergency Battery Units (EBU)	20	0.00	Good	2037		713	713



System List Report

By Asset Name

Currency : USD

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
D5092 - Emergency Light and Power Systems	Exit Signs	20	0.00	Good	2032	Sep 12, 2017	2,166	2,166
E2010 - Fixed Furnishings	Kitchen Cabinets - Average	20	0.00	Good	2027	Sep 12, 2017	8,493	6,795
Asset: Kelly Nutrition Building 3125								760,699
Site: Warnimont Park								760,699
Department/Division: Department on Aging								760,699
Summary								760,699



Requirement Forecast Report *By Name*

The values shown on this page do not include any soft costs. See following pages for totals with estimated soft costs included.

Department/Division: Department on Aging

Site: Warnimont Park

Asset: Kelly Nutrition Building

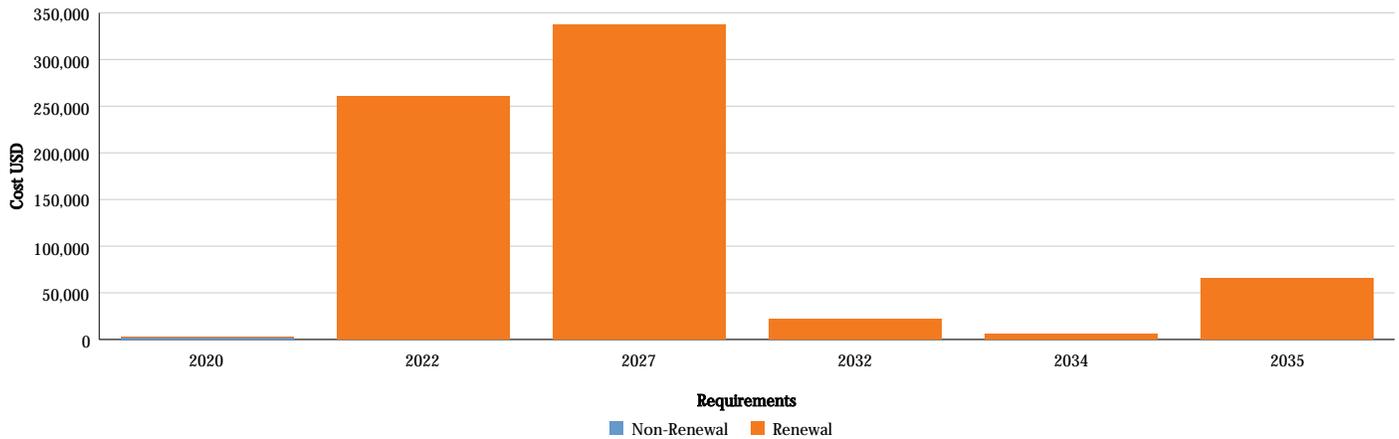
Currency: USD

Period: 20 years

Inflation: 1.50%

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2020	0	2,520	2,520
2022	260,897	0	260,897
2027	337,450	0	337,450
2032	22,289	0	22,289
2034	5,475	0	5,475
2035	65,364	0	65,364
Total	691,475	2,520	693,995



Funding Needs Report

Site: **Warnimont Park**
 Asset: **Kelly Nutrition Center**
 Asset Number: **3125**
 5400 S. Lake Drive
 Cudahy, WI 53110

Detail of Requirements/Renewals and Funding Needed by Year

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2020	HVAC	D3050 - Terminal and Package Units	Replace East RTU Compressor Contactors	0	2,520	2,520
		Subtotal for 2020			0	2,520
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$504	
Construction General Conditions and Overhead and Profit - 20% =					\$504	
Design and Construction Contingency - 10% =					\$252	
Estimated Total Projects Cost for 2020 =					\$3,780	

Year	System	Requirement Name	Renewal	Non-Renewal	Total		
2022	Plumbing	D2010 - Plumbing Fixtures	Custodial/Utility Sinks - 50% Renewal	1,927	0	1,927	
		D2018 - Drinking Fountains and Coolers	Water Coolers - Wall-Mounted Renewal	5,609	0	5,609	
		D2020 - Domestic Water Distribution	Plumbing Distribution Renewal	19,952	0	19,952	
		D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF) Renewal	8,145	0	8,145	
	HVAC	D3040 - Distribution Systems	Heating Distribution System w/Pump Renewal	40,439	0	40,439	
		D3040 - Distribution Systems	Perimeter Heat System - Hydronic Fin Tube - New Renewal	56,246	0	56,246	
		D3050 - Terminal and Package Units	Rooftop Unitary AC - Cooling Only - 9 Ton Renewal	16,741	0	16,741	
		D3050 - Terminal and Package Units	Rooftop Unitary AC - Cooling Only - 11 Ton Renewal	22,231	0	22,231	
		D3060 - Controls and Instrumentation	DDC/Pneumatic System-Hybrid-Average	11,646	0	11,646	
	Electrical	D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MLO Panel A Renewal	6,247	0	6,247	
		D5020 - Lighting and Branch Wiring	Lighting - Exterior Renewal	3,491	0	3,491	
		D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices Renewal	15,822	0	15,822	
		D5022 - Lighting Equipment	Lighting Fixtures Renewal	27,414	0	27,414	
		D5031 - Public Address and Music Systems	Public Address System Renewal	8,113	0	8,113	
		D5033 - Telephone Systems	Telephone System Renewal	9,357	0	9,357	
		D5037 - Fire Alarm Systems	Fire Alarm System Renewal	7,516	0	7,516	
		Subtotal for 2022			260,897	0	260,897
		Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$52,179
		Construction General Conditions and Overhead and Profit - 20% =					\$52,179
Design and Construction Contingency - 10% =					\$26,090		
Estimated Total Projects Cost for 2022 =					\$391,345		

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2027	Architectural	B2020 - Exterior Windows	Wood Windows with Storms Renewal	35,051	0	35,051
		B2030 - Exterior Doors	Door Assembly - 3 x 7 HM Renewal	21,850	0	21,850
		B3015 - Roof Eaves and Soffits	Metal Paneled Soffit Renewal	9,911	0	9,911
		C1010 - Partitions	CMU Block Walls - Painted - 62% Renewal	15,544	0	15,544
		C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR Renewal	22,083	0	22,083
		C3010 - Wall Finishes	Wall Plaster on Lath & Studs Furring - 62% Renewal	14,292	0	14,292
		C3020 - Floor Finishes	Vinyl Sheet Goods Renewal	4,613	0	4,613
		C3020 - Floor Finishes	VCT Renewal	2,732	0	2,732
		C3020 - Floor Finishes	Rubber flooring Renewal	108,259	0	108,259
		C3030 - Ceiling Finishes	Acoustical Tile Ceiling System Renewal	21,795	0	21,795
	C3030 - Ceiling Finishes	Plaster Veneer On GWB - 1 Coat Renewal	17,266	0	17,266	
	Plumbing	D2020 - Domestic Water Distribution	Domestic Water Heaters - Renewal	6,585	0	6,585
	HVAC	D3040 - Distribution Systems	Exhaust System - General Building Renewal	21,340	0	21,340
Electrical	D5012 - Low Tension Service and Dist.	120/208 Volt, 400 Amp - Main Electrical Service Renewal	22,737	0	22,737	
	D5030 - Communications and Security	Security System - Burglar Alarm Renewal	3,535	0	3,535	
Architectural	E2010 - Fixed Furnishings	Kitchen Cabinets - Average Renewal	9,857	0	9,857	
Subtotal for 2027			337,450	0	337,450	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$67,490	
Construction General Conditions and Overhead and Profit - 20% =					\$67,490	
Design and Construction Contingency - 10% =					\$33,745	
Estimated Total Projects Cost for 2027 =					\$506,175	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2032	Electrical	D5033 - Telephone Systems	Telephone System Renewal	10,859	0	10,859
		D5037 - Fire Alarm Systems	Fire Alarm System Renewal	8,723	0	8,723
		D5092 - Emergency Light and Power Systems	Exit Signs Renewal	2,707	0	2,707
Subtotal for 2032			22,289	0	22,289	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$4,458	
Construction General Conditions and Overhead and Profit - 20% =					\$4,458	
Design and Construction Contingency - 10% =					\$2,229	
Estimated Total Projects Cost for 2032 =					\$33,434	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2034	Architectural	B2021 - Windows	Precast Concrete Window Sill Renewal	5,475	0	5,475
Subtotal for 2034			5,475	0	5,475	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$1,095	
Construction General Conditions and Overhead and Profit - 20% =					\$1,095	
Design and Construction Contingency - 10% =					\$547	
Estimated Total Projects Cost for 2034 =					\$8,212	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2035	Architectural	B3016 - Gutters and Downspouts	Gutters and Downspouts - Aluminum Renewal	1,973	0	1,973
		B3010 - Roofing Coverings	Single-Ply Membrane - Fully Adhered Renewal	63,391	0	63,391
Subtotal for 2035			65,364	0	65,364	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$13,073	
Construction General Conditions and Overhead and Profit - 20% =					\$13,073	
Design and Construction Contingency - 10% =					\$6,536	
Estimated Total Projects Cost for 2035 =					\$98,046	



Requirement List Report
By Prime System

Department/Division Name: Department on Aging

Site Name: Warnimont Park

Asset Name: Kelly Nutrition Building-3125

Reporting Currency : USD

Prime System : All

Requirement Priority : 5 - Does Not Meet Current Codes or Standards

Requirement Category : All

Requirements Included: All

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
B2030 - Exterior Doors	Provide Accessible Egress	REQ-1259	Accessibility	5 - Does Not Meet Current Codes or Standards	Exterior Enclosure				Open	Door Assembly - 3 x 7 HM	8,179
B2030 - Exterior Doors	Provide Second Egress Exit	REQ-993	Life Safety	5 - Does Not Meet Current Codes or Standards	Exterior Enclosure				Open	Door Assembly - 3 x 7 HM	12,763
B2030 - Exterior Doors											20,942



Requirement List Report

By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
D2018 - Drinking Fountains and Coolers	Upgrade Drinking Fountains to ADAAG Compliance	REQ-1366	Accessibility	5 - Does Not Meet Current Codes or Standards	Plumbing System				Open	Water Coolers - Wall-Mounted	4,709
D2018 - Drinking Fountains and Coolers											4,709
D2020 - Domestic Water Distribution	Extend Vent Stacks	REQ-1385	Code Compliance	5 - Does Not Meet Current Codes or Standards	Plumbing System				Open	Plumbing Distribution	4,167
D2020 - Domestic Water Distribution											4,167
E2010 - Fixed Furnishings	Provide ADAAG Compliant Casework	REQ-1219	Accessibility	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Kitchen Cabinets - Average	8,593
E2010 - Fixed Furnishings											8,593
Kelly Nutrition Building-3125											38,411
Warnimont Park											38,411
Department on Aging											38,411
Summary											38,411



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Kelly Nutrition Building

Site: Warnimont Park

Asset Number: 3125

Prime System: B20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Accessible Egress		
Requirement ID	REQ-1259	Action Date	
Linked System	Door Assembly - 3 x 7 HM	Date Inspected	Sep 12, 2017
Category	Accessibility	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	8,179

Requirement Description

The Kelley Nutrition Building lacks the accessible means of egress complying with AADAG section 4.3.10 and Wisconsin Administrative Code, Comm. 69. Exits to the exterior are not accessible such as:

1. The exterior exit door from the dining area has a six inch step down from a landing and ends at the grass area creating a non-accessible surface to move away from the building.

No photo available.

Actions

Action Name	Accessibility
Option	Conventional
Prime Action	Yes
Description	The scope of work to include extension of the walk and the providing of a ramp.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
015433406600C	Rent trailer, platform, flush deck 2 axle, 40 ton (Crew)	0.50	Ea.	188.83	94
015433407300C	Rent truck tractor 4 x 2 drive, 220 H.P. (Crew)	0.50	Ea.	363.19	182
033053404525	Structural concrete, in place, handicap access ramp (4000 psi), railing both sides, 5' wide, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	6.00	L.F.	704.25	4,226
320610100310	Sidewalks, driveways, and patios, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3000 psi, 4" thick, excludes base	200.00	S.F.	4.73	946
320610100520	Sidewalks, driveways, and patios, sidewalks, concrete, excludes base, for 8" thick bank run gravel base, add	200.00	S.F.	1.85	370
CLABJ	Common Building Laborers (JourneyMan)	20.00	hour	64.74	1,295
Subtotal:					7,112
Adjustment Factor:					1.1500
Grand Total:					8,179



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Warnimont Park

Asset: Kelly Nutrition Building

Asset Number: 3125

Prime System: B20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Second Egress Exit		
Requirement ID	REQ-993	Action Date	
Linked System	Door Assembly - 3 x 7 HM	Date Inspected	Sep 12, 2017
Category	Life Safety	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	12,763

Requirement Description

The dining area with kitchen lacks a second exit per Wisconsin Administrative Code, Comm. 55.07.

No photo available.

Actions

Action Name	Egress
Option	Conventional
Prime Action	Yes
Description	Provide a second exit to the exterior.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
015433406600C	Rent trailer, platform, flush deck 2 axle, 40 ton (Crew)	0.50	Ea.	188.83	94
015433407300C	Rent truck tractor 4 x 2 drive, 220 H.P. (Crew)	0.50	Ea.	363.19	182
024119163400	Selective demolition, cutout, toothing masonry cutouts, block, hard mortar, toothing	15.00	V.L.F.	9.40	141
024119251220	Selective demolition, saw cutting, masonry walls, block, solid, per inch of depth	136.00	L.F.	7.86	1,069
031113651050	C.I.P. concrete forms, slab on grade, bulkhead with keyway, wood, 6" high, 2 uses, includes erecting, bracing, stripping and cleaning	18.00	L.F.	7.20	130
033053404525	Structural concrete, in place, handicap access ramp (4000 psi), railing both sides, 5' wide, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	6.00	L.F.	704.25	4,226
033053404700	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing, excludes finishing	1.30	C.Y.	231.14	300
081213250100	Door frames, steel channels with anchors and bar stops, 6" channel@ 8.2 lb/LF, 3' x 7' door, weighs 150 lb	1.00	Ea.	516.43	516



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
081313131760	Doors, commercial, steel, insulated, full panel, 18 ga., 3'-0" x 7'-0" x 1-3/4" thick	1.00	Ea.	634.75	635
087120152250	Door hardware, school, single, exterior, incl. lever, panic device	1.00	Door	1,636.41	1,636
087120360580	Door hardware, panic device, for rim locks, single door, economy with night latch, touch bar narrow stile, US28	1.00	Ea.	486.71	487
090505300280	Walls and partitions demolition, concrete block, 8" thick, remove damaged blocks	21.00	S.F.	2.96	62
CARPJ	Carpenters (JourneyMan)	4.00	hour	81.41	326
CLABJ	Common Building Laborers (JourneyMan)	20.00	hour	64.74	1,295
				Subtotal:	11,098
				Adjustment Factor:	1.1500
				Grand Total:	12,763



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Warnimont Park

Asset: Kelly Nutrition Building

Asset Number: 3125

Prime System: D20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Upgrade Drinking Fountains to ADAAG Compliance		
Requirement ID	REQ-1366	Action Date	
Linked System	Water Coolers - Wall-Mounted	Date Inspected	Oct 8, 2002
Category	Accessibility	Finish Date	
Prime System	D2018 - Drinking Fountains and Coolers	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Warwick	Estimated Cost	4,709

Requirement Description

The drinking fountains are not compliant per ADAAG sections 4.1.2 (9), 4.15.3. One should be replaced.

No photo available.

Actions

Action Name Drinking Fountains
Option Conventional
Prime Action Yes
Description Replace the drinking fountain.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
220505101600	Fixture, water fountain, free standing, remove, includes 10' piping	1.00	Ea.	99.03	99
220505101620	Fixture, old water cooler, wall or deck mounted, selective demolition, includes 10' piping	1.00	Ea.	132.04	132
220523201450	Valves, bronze, ball, 150 psi, 1/2", threaded or soldered	1.00	Ea.	50.02	50
224713102820	Drinking fountain, wall mounted, non-recessed, stainless steel, dual level for handicapped type, single bubbler, for connection to cold water supply	1.00	Ea.	1,981.94	1,982
224713107580	Drinking fountain, wall mounted, fully recessed, for connection to cold water supply, for rough-in, supply and waste, add	1.00	Ea.	624.29	624
260505109000	Electrical demolition, minimum labor/equipment charge	1.00	Job	172.82	173
260519200150	Armored cable, copper, solid, 600 V, 2 conductor, #12, BX, exposed	0.30	C.L.F.	351.51	105
260533160150	Outlet boxes, pressed steel, 4" square	1.00	Ea.	37.75	38
260533160250	Outlet boxes, pressed steel, covers, blank, 4" square	1.00	Ea.	11.91	12



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260533160652	Switch boxes, steel	1.00	Ea.	32.74	33
262726202470	Duplex receptacle, grounded, 120 volt, 20 amp	1.00	Ea.	34.41	34
	Allowance for Cutting, Patching and Matching	1.00	EA	812.34	812
				Subtotal:	4,095
				Adjustment Factor:	1.1500
				Grand Total:	4,709



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Kelly Nutrition Building

Site: Warnimont Park

Asset Number: 3125

Prime System: D20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Extend Vent Stacks		
Requirement ID	REQ-1385	Action Date	
Linked System	Plumbing Distribution	Date Inspected	Oct 8, 2002
Category	Code Compliance	Finish Date	
Prime System	D2020 - Domestic Water Distribution	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Warwick	Estimated Cost	4,167

Requirement Description

Six vent stacks located on the roof of this building extended less than 12 inches above the roof line. The 1997 International Plumbing Code section 904.1 requires that they extend a minimum of 12".

No photo available.

Actions

Action Name	Vents
Option	Conventional
Prime Action	Yes
Description	Extend vent stacks in order to comply with the referenced Code.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
221316203020	Pipe, cast iron soil, single hub, service weight, 3" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' O.C.	6.00	L.F.	46.46	279
221316203050	Pipe, cast iron soil, single hub, service weight, 6" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' O.C.	6.00	L.F.	79.30	476
221316304960	Gasket and making push-on joint, cast iron soil, hub and spigot, 3", gasket joint, includes gasket	6.00	Ea.	56.12	337
221316304990	Gasket and making push-on joint, cast iron soil, hub and spigot, 6", gasket joint, includes gasket	6.00	Ea.	86.68	520
PLUMJ	Plumbers (JourneyMan)	20.00	hour	100.62	2,012
Subtotal:					3,824
Adjustment Factor:					1.1500
Grand Total:					4,167



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Kelly Nutrition Building

Site: Warnimont Park

Asset Number: 3125

Prime System: E20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide ADAAG Compliant Casework		
Requirement ID	REQ-1219	Action Date	
Linked System	Kitchen Cabinets - Average	Date Inspected	Sep 12, 2017
Category	Accessibility	Finish Date	
Prime System	E2010 - Fixed Furnishings	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	8,593

Requirement Description

The multipurpose room counter at kitchen and the kitchen casework are not accessible per ADAAG section 4.1.3 (11) and Wisconsin Administrative Code, Comm. 69 due to stove and sink lacking knee space, counter height, cabinet height, etc. Also, the service window between the rooms is not fire rated.

No photo available.

Actions

Action Name Casework
Option Conventional
Prime Action Yes
Description Provide compliant casework.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	496.85	497
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	0.25	Ton	76.60	19
060505201060	Selective demolition, millwork and trim, wood base cabinets, remove and reset	6.00	Ea.	76.72	460
060505201560	Selective demolition, millwork and trim, counter top, L, U or C shape, remove and reset	24.00	L.F.	34.53	829
113013150950	Countertop cook tops, residential appliances, standard, 4 burner, maximum	1.00	Ea.	2,186.77	2,187
123623130100	Countertops, stock, plastic laminate, 24" wide, includes backsplash, maximum	12.00	L.F.	66.26	795
220505106100	Fixture, plumbing, remove and reset fixtures, difficult access	1.00	Ea.	198.06	198



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
PORDJ	Painters, Ordinary (JourneyMan)	4.00	hour	67.92	272
	Provide Fire Rated Service Window	1.00	LS	2,215.50	2,216
				Subtotal:	7,472
				Adjustment Factor:	1.1500
				Grand Total:	8,593



Department of Administrative Services
Milwaukee County
Facilities Condition Assessment Program

Department on Aging
Kelly Senior Center
Asset No. 3130

2017 Facility Assessment Reports

- **Asset Detail Report 1**
- **System List Report 5**
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Prepared by:
Milwaukee County - AE&ES Section
Facilities Condition Assessment Team

Final Reports

September 28, 2017

Department/Division: Department on Aging Asset: Kelly Senior Center
Site: Warnimont Park Asset Number: 3130

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	1,621,124	RI:	0.92
Total Requirements Cost:	1,621,124	Asset Condition Rating:	Good
Current Replacement Value:	1,768,762	Date of most Recent Assessment:	Sep 12, 2017

Type	Building	Construction Type	WAC 5B Exterior Masonry - Unprotected
Area	12,720 SF	Historical Category	None
Use	Community Services Building	City	Cudahy
Floors	1	State/Province/Region	UNITED STATES OF AMERICA
Address 1	5400 S Lake Drive	Zip/Postal Code	53110
Address 2	-	Architect	-
Year Constructed	1956	Commission Date	-
Year Renovated	1974	Decommission Date	-
Ownership	Client Owned		

ACM Inspection Date:	24, Aug 2011	Asbestos Inspected:	Yes
Inventory:	No	Insurable Value of Building:	1575200
Insurable Value of Contents:	100000	Facility Category:	Category 3

Photo



Architectural 01 View of North and East Elevations

Asset Description

Building General Description:

The Warnimont Park Kelly Senior Center is located in the Village of Cudahy, Wisconsin at 6100 South Lake Drive.

It is a free stranding structure built in 1956 as a Nike missile site. In 1974, the building was renovated to be a senior center. The building is a single story facility with approximately 12,720 square feet.

Building interior includes an a lounge, office, utility room, game room, meeting rooms, workshop, arts and crafts, activity room and restrooms.

Per the IBC Code, it is classified as an Assembly Occupancy and office occupancy. Per IBC Table 601, the facility is a construction type 5B.

The building has the following general systems:

ARCHITECTURAL /STRUCTURAL SYSTEM

- Wood Roof Girder Supported by Column
- CMU, Exterior Block Walls
- Concrete Block Foundation Walls on Strip Footings
- Single Story - Wood Roof Structure
- Wood Roof Girder
- Roof Wood Columns
- Wood Windows with Single Pane Glass and Storm Windows
- Single- Ply Membrane- Fully Adhered
- Hollow Metal Exterior Doors and Frames
- Precast Concrete Window Sills
- Gutter and Downspouts- Aluminum
- Metal Paneled Soffit

- Concrete Slab - On Grade
- Plaster Veneer on GWB Ceiling
- Painted CMU Interior Walls
- Wall Plaster on Lath & Studs Furring
- Solid Core Wood Interior Doors
- Hollow Metal Interior Doors
- Restroom - Complete - Men's Gang
- Restroom - Complete - Women's Gang
- Restroom - Complete - Men's Double
- Restroom - Complete - Women's Single
- Kitchen Cabinets
- Floor Finishes - Rubber, Epoxy, and Exposed Concrete

HANDICAPPED ACCESSIBILITY

The Kelly Senior Center is non- compliant with handicapped accessibility. The building does have accessible entranceways.



FIRE PROTECTION

There was no sprinkler system in this building.

MECHANICAL

HVAC

- Hot Water Boiler (1)
- Boiler Pump (1)
- Heating Pumps (2)
- HVAC Control System
- General Exhaust Fans
- Toilet Exhaust Fans (2)
- Hot Water Finned Pipe Heating System
- Hot Water Cabinet Unit Heaters

PLUMBING

- Water Meter - Unknown
- Domestic Water Service 3"
- Natural Gas Service 2"
- Sanitary Piping Hub-Type Cast Iron
- Storm Water Drainage
- Water Heater (1)
- Pump - Domestic Hot Water Recirculation (1)
- Utility Sinks (1)
- Wall Mounted Water Coolers (2)

ELECTRICAL SYSTEM

- Voltages - 120/208, 3 Phase
- Service Disconnect - 400 Amp Main Breaker in Main Panel
- Distribution - (3) Panels
- Lighting - Interior & Exterior
- Exit Lights with Emergency Heads
- Fire Alarm System
- Security System - Burglar Alarm
- Public Address
- Telephone
- Data

DISCLAIMER

This report reflects equipment or system deficiencies, and construction cost estimates to correct those deficiencies. The



Asset Detail Report

By Asset Name

construction cost estimates may not reflect the actual total project costs. The construction cost estimates do not include costs for project management, owner services, planning and design, plan review fees, construction management, construction general conditions, overhead and profit, testing services and design and construction contingencies. All projects need to be submitted to the AE & ES section of DAS-FM to verify actual cost estimates for any Capital Improvement Project (CIP) budget requests.



System List Report

By Asset Name

Currency : USD

Department/Division: Department on Aging

Asset: Kelly Senior Center 3130

Site: Warnimont Park

Asset Size: 12,720 SF

Asset Replacement Value: 1,768,762

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A1010 - Standard Foundations	Foundation Wall and Footings	75	0.00	Good	2049	Sep 12, 2017	6,571	109,511
A1012 - Column Foundations and Pile Caps	Concrete Footings	75	0.00	Good	2049	Sep 12, 2017	442	7,369
A1031 - Standard Slab on Grade	Concrete Slab on Grade	75	0.00	Good	2049	Sep 12, 2017	4,961	82,680
B1021 - Flat Roof Construction	Roof Wood Columns	75	0.00	Good	2049	Sep 12, 2017	93	1,542
B1021 - Flat Roof Construction	Single-Story - Wood Roof Structure	75	0.00	Good	2049	Sep 12, 2017	4,663	77,719
B1021 - Flat Roof Construction	Wood Roof Girder	75	0.00	Good	2049	Sep 12, 2017	400	6,660
B2010 - Exterior Walls	CMU Block Walls - Painted	75	0.00	Good	2049	Sep 12, 2017	19,846	165,384
B2020 - Exterior Windows	Wood Windows	30	0.00	Fair	2022	Sep 12, 2017	86,944	69,555
B2021 - Windows	Precast Concrete Window Sill	60	0.00	Good	2034	Sep 12, 2017	14,316	14,316
B2030 - Exterior Doors	Door Assembly - 6 x 7 HM	30	0.00	Good	2027	Sep 12, 2017	15,183	12,147
B3010 - Roof Coverings	Single-Ply Membrane - Fully Adhered	25	0.00	Good	2035	Sep 12, 2017	143,770	115,016
B3015 - Roof Eaves and Soffits	Metal Paneled Soffit	25	0.00	Good	2035	Sep 12, 2017	20,481	16,384
B3016 - Gutters and Downspouts	Gutters and Downspouts - Aluminum	25	0.00	Good	2035	Sep 12, 2017	5,318	4,254
C10 - Interior Construction	Restroom - Complete - Men - Gang	30	0.00	Good	2030	Sep 12, 2017	45,884	36,707
C10 - Interior Construction	Restroom - Complete - Women - Gang	30	0.00	Good	2030	Sep 12, 2017	26,289	21,031
C10 - Interior Construction	Restroom - Complete - Women - Single	30	0.00	Fair	2022	Sep 12, 2017	4,466	3,573
C10 - Interior Construction	Restroom - Complete - Men - Double	30	0.00	Fair	2022	Sep 12, 2017	14,017	11,214
C1010 - Partitions	CMU Block Walls - Painted	50	0.00	Good	2027	Sep 12, 2017	42,352	68,310
C1010 - Partitions	GWB Steel Stud Walls Painted	50	0.00	Good	2027	Sep 12, 2017	6,518	6,518
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	0.00	Good	2027	Sep 12, 2017	35,997	28,798
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 HM - NR	50	0.00	Good	2027	Sep 12, 2017	5,334	4,268
C3010 - Wall Finishes	Wall Plaster on Lath & Studs Furring	50	0.00	Good	2027	Sep 12, 2017	32,090	51,758
C3020 - Floor Finishes	Epoxy Flooring	50	0.00	Good	2027	Sep 12, 2017	6,291	5,033
C3020 - Floor Finishes	Rubber Flooring	15	0.00	Good	2027	Sep 12, 2017	287,335	229,868
C3030 - Ceiling Finishes	Plaster Veneer On GWB - 1 Coat	30	0.00	Good	2027	Sep 12, 2017	116,388	93,110
D2010 - Plumbing Fixtures	Custodial/Utility Sink	30	0.00	Good	2027	Sep 12, 2017	1,906	3,812
D2018 - Drinking Fountains and Coolers	Water Coolers - Wall-Mounted	20	0.00	Fair	2022	Sep 12, 2017	5,206	4,165
D2020 - Domestic Water Distribution	Commercial Water Heater	15	0.00	Fair	2022	Sep 12, 2017	2,540	2,540
D2020 - Domestic Water Distribution	Plumbing Distribution	30	0.00	Fair	2022	Sep 12, 2017	50,586	40,469
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	0.00	Fair	2024	Sep 12, 2017	28,779	23,023
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	0.00	Fair	2022	Sep 12, 2017	33,541	26,833
D3020 - Heat Generating Systems	Boiler HW - Gas-Fired w/Redundancy	28	0.00	Good	2027	Sep 12, 2017	22,870	18,296
D3040 - Distribution Systems	Exhaust System - General Building	25	0.00	Fair	2022	Sep 12, 2017	69,728	55,782
D3040 - Distribution Systems	Fan Coil System - Cabinet - Heating - 2 Pipe	30	0.00	Fair	2022	Sep 12, 2017	24,100	19,280
D3040 - Distribution Systems	Heating Distribution System w/Pump	30	0.00	Fair	2022	Sep 12, 2017	111,300	89,040
D3060 - Controls and Instrumentation	HVAC Controls	20	0.00	Fair	2022	Sep 12, 2017	28,493	25,440
D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MLO Panel A	30	0.00	Fair	2022	Sep 12, 2017	3,591	2,873
D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MLO Panel A-1	30	0.00	Fair	2030	Sep 12, 2017	3,029	2,423
D5012 - Low Tension Service and Dist.	120/208 Volt, 225 Amp MLO Panels B(L) & B(R)	30	0.00	Fair	2022	Sep 12, 2017	21,788	17,431
D5012 - Low Tension Service and Dist.	120/208 Volt, 400 Amp - Main Electrical Service	30	0.00	Fair	2022	Sep 12, 2017	18,340	14,672
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	0.00	Fair	2022	Sep 12, 2017	6,481	5,185
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	0.00	Fair	2022	Sep 12, 2017	43,547	34,838
D5022 - Lighting Equipment	Lighting Fixtures	20	0.00	Fair	2020	Sep 12, 2017	75,452	60,361
D5030 - Communications and Security	Security System - Burglar Alarm	15	0.00	Fair	2023	Sep 12, 2017	9,031	9,031
D5031 - Public Address and Music Systems	Public Address System	15	0.00	Good	2022	Sep 12, 2017	16,782	13,425
D5033 - Telephone Systems	Telephone System	10	0.00	Fair	2022	Sep 12, 2017	19,315	18,221



System List Report

By Asset Name

Currency : USD

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
D5037 - Fire Alarm Systems	Fire Alarm System	10	0.00	Good	2022	Sep 12, 2017	22,001	22,001
D5039 - Local Area Networks	LAN System	15	0.00	Fair	2022	Sep 12, 2017	8,755	8,259
D5092 - Emergency Light and Power Systems	Exit Signs	20	0.00	Good	2032	Sep 12, 2017	2,166	2,166
E2010 - Fixed Furnishings	Kitchen Cabinets - Average	20	0.00	Good	2027	Sep 12, 2017	8,089	6,471
Asset: Kelly Senior Center 3130								1,788,762
Site: Warmmont Park								1,788,762
Department/Division: Department on Aging								1,788,762
Summary								1,788,762



Requirement Forecast Report By Name

The values shown on this page do not include any soft costs. See following pages for totals with estimated soft costs included.

Department/Division: Department on Aging

Site: Warnimont Park

Asset: Kelly Senior Center

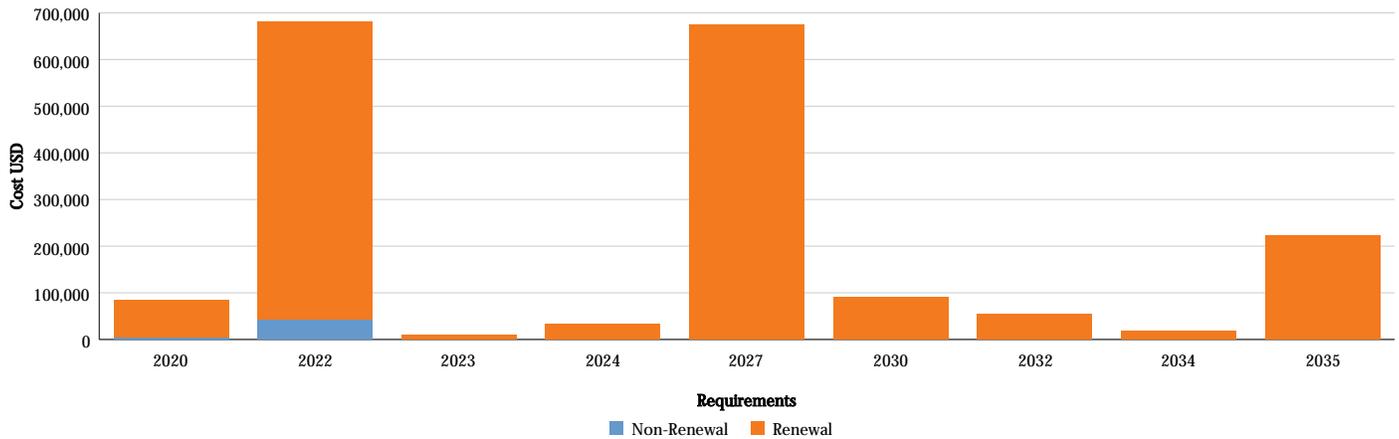
Currency: USD

Period: 20 years

Inflation: 1.50%

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2020	78,898	4,531	83,429
2022	637,236	43,454	680,690
2023	9,875	0	9,875
2024	31,940	0	31,940
2027	673,525	0	673,525
2030	91,261	0	91,261
2032	54,362	0	54,362
2034	18,439	0	18,439
2035	221,684	0	221,684
Total	1,817,221	47,985	1,865,206



Funding Needs Report

Site: **Warnimont Park**

Asset: **Kelly Senior Center**

Asset Number: **3130**

5400 S. Lake Drive
Cudahy, WI 53110

Detail of Requirements/Renewals and Funding Needed by Year

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2020	Architectural	B2010 - Exterior Walls	0	2,800	2,800
		B2020 - Exterior Windows	0	1,731	1,731
	Electrical	D5022 - Lighting Equipment	78,898	0	78,898
Subtotal for 2020			78,898	4,531	83,429
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$16,686
Construction General Conditions and Overhead and Profit - 20% =					\$16,686
Design and Construction Contingency - 10% =					\$8,343
Estimated Total Projects Cost for 2020 =					<u>\$125,143</u>

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2022	Architectural	B2020 - Exterior Windows	Wood Windows Renewal	93,663	0	93,663
		B2030 - Exterior Doors	Replace Exterior Door Assembly - 6 x 7 HM	0	4,363	4,363
		B2030 - Exterior Doors	Provide Fire Rated Doors at Exit Access Corridors	0	33,348	33,348
		C10 - Interior Construction	Restroom - Complete -Men - Double Renewal	15,100	0	15,100
		C10 - Interior Construction	Restroom - Complete - Women - Single Renewal	4,811	0	4,811
		C3020 - Floor Finishes	Repair Rubber Tile Flooring	0	5,743	5,743
	Plumbing	D2018 - Drinking Fountains and Coolers	Water Coolers - Wall-Mounted Renewal	5,609	0	5,609
		D2020 - Domestic Water Distribution	Plumbing Distribution Renewal	54,496	0	54,496
		D2020 - Domestic Water Distribution	Domestic Water Heaters - Renewal	2,736	0	2,736
		D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF) Renewal	36,133	0	36,133
	HVAC	D3040 - Distribution Systems	Exhaust System - General Building Renewal	75,117	0	75,117
		D3040 - Distribution Systems	Heating Distribution System w/Pump Renewal	119,902	0	119,902
		D3040 - Distribution Systems	Fan Coil System-Cabinet-Heating 2 Pipe	25,962	0	25,962
		D3060 - Controls and Instrumentation	HVAC Controls	30,695	0	30,695
	Electrical	D5012 - Low Tension Service and Dist.	120/208 Volt, 400 Amp - Main Electrical Service Renewal	19,757	0	19,757
		D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MLO Panel A Renewal	3,869	0	3,869
		D5012 - Low Tension Service and Dist.	120/208 Volt, 225 Amp MLO Panels B(L) & B(R) Renewal	23,472	0	23,472
		D5020 - Lighting and Branch Wiring	Lighting - Exterior Renewal	6,982	0	6,982
		D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices Renewal	46,913	0	46,913
		D5031 - Public Address and Music Systems	Public Address System Renewal	18,078	0	18,078
D5033 - Telephone Systems		Telephone System Renewal	20,807	0	20,807	
D5037 - Fire Alarm Systems		Fire Alarm System Renewal	23,701	0	23,701	
D5039 - Local Area Networks		LAN System Renewal	9,431	0	9,431	
Subtotal for 2022			637,236	43,454	680,690	

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$136,138
Construction General Conditions and Overhead and Profit - 20% = \$136,138
Design and Construction Contingency - 10% = \$68,069
Estimated Total Projects Cost for 2022 = \$1,021,035

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2023	Electrical	D5030 - Communications and Security	Security System - Burglar Alarm Renewal	9,875	0	9,875
		Subtotal for 2023			9,875	0

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$1,975
Construction General Conditions and Overhead and Profit - 20% = \$1,975
Design and Construction Contingency - 10% = \$988
Estimated Total Projects Cost for 2023 = \$14,813

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2024	Plumbing	D2040 - Rain Water Drainage	Roof Drainage - Gravity Renewal	31,940	0	31,940
		Subtotal for 2024			31,940	0

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$6,388
Construction General Conditions and Overhead and Profit - 20% = \$6,388
Design and Construction Contingency - 10% = \$3,194
Estimated Total Projects Cost for 2024 = \$47,910

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2027	Architectural	B2030 - Exterior Doors	Door Assembly - 6 x 7 HM Renewal	17,621	0	17,621
		C1010 - Partitions	GWB Steel Stud Walls Painted Renewal	7,565	0	7,565
		C1010 - Partitions	CMU Block Walls - Painted - 62% Renewal	49,151	0	49,151
		C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR Renewal	41,776	0	41,776
		C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 HM - NR Renewal	6,191	0	6,191
		C3010 - Wall Finishes	Wall Plaster on Lath & Studs Furring - 62% Renewal	37,242	0	37,242
		C3020 - Floor Finishes	Rubber Flooring Renewal	333,464	0	333,464
		C3020 - Floor Finishes	Epoxy Flooring Renewal	7,301	0	7,301
		C3030 - Ceiling Finishes	Plaster Veneer On GWB - 1 Coat Renewal	135,073	0	135,073
		Plumbing	D2010 - Plumbing Fixtures	Custodial/Utility Sink - 50% Renewal	2,212	0
HVAC	D3020 - Heat Generating Systems	Boiler HW - Gas-Fired w/Redundancy - 100% Renewal	26,541	0	26,541	
Architectural	E2010 - Fixed Furnishings	Kitchen Cabinets - Average Renewal	9,387	0	9,387	
			Subtotal for 2027	673,525	0	673,525

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$134,705

Construction General Conditions and Overhead and Profit - 20% = \$134,705

Design and Construction Contingency - 10% = \$67,353

Estimated Total Projects Cost for 2027 = \$1,010,288

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2030	Architectural	C10 - Interior Construction	Restroom - Complete - Men - Gang Renewal	55,683	0	55,683
		C10 - Interior Construction	Restroom - Complete - Women - Gang Renewal	31,903	0	31,903
	Electrical	D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MLO Panel A-1 Renewal	3,676	0	3,676
			Subtotal for 2030	91,261	0	91,261

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$18,252

Construction General Conditions and Overhead and Profit - 20% = \$18,252

Design and Construction Contingency - 10% = \$9,126

Estimated Total Projects Cost for 2030 = \$136,892

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2032	Electrical	D5033 - Telephone Systems	Telephone System Renewal	24,148	0	24,148
		D5037 - Fire Alarm Systems	Fire Alarm System Renewal	27,507	0	27,507
		D5092 - Emergency Light and Power Systems	Exit Signs Renewal	2,707	0	2,707
			Subtotal for 2032	54,362	0	54,362

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$10,872

Construction General Conditions and Overhead and Profit - 20% = \$10,872

Design and Construction Contingency - 10% = \$5,436

Estimated Total Projects Cost for 2032 = \$81,543

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2034	Architectural	B2021 - Windows	Precast Concrete Window Sill Renewal	18,439	0	18,439
		Subtotal for 2034			18,439	0
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$3,688	
Construction General Conditions and Overhead and Profit - 20% =					\$3,688	
Design and Construction Contingency - 10% =					\$1,844	
Estimated Total Projects Cost for 2034 =					\$27,658	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2035	Architectural	B3010 - Roof Coverings	Single-Ply Membrane - Fully Adhered Renewal	187,956	0	187,956
		B3015 - Roof Eaves and Soffits	Metal Paneled Soffit Renewal	26,775	0	26,775
		B3016 - Gutters and Downspouts	Gutters and Downspouts - Aluminum Renewal	6,952	0	6,952
		Subtotal for 2035			221,684	0
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$44,337	
Construction General Conditions and Overhead and Profit - 20% =					\$44,337	
Design and Construction Contingency - 10% =					\$22,168	
Estimated Total Projects Cost for 2035 =					\$332,526	



Requirement List Report
By Prime System

Department/Division Name: Department on Aging

Site Name: Warnimont Park

Asset Name: Kelly Senior Center-3130

Reporting Currency : USD

Prime System : All

Requirement Priority : 5 - Does Not Meet Current Codes or Standards

Requirement Category : All

Requirements Included: All

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
B2030 - Exterior Doors	Provide Compliant Thresholds at Exterior Doors	REQ-1295	Accessibility	5 - Does Not Meet Current Codes or Standards	Exterior Enclosure				Open	Door Assembly - 6 x 7 HM	6,107
B2030 - Exterior Doors											6,107



Requirement List Report
By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
C1020 - Interior Doors	Provide Code Compliant Exit Discharge	REQ-1227	Code Compliance	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Swinging Doors - 3 x 7 Wd - NR	15,087
C1020 - Interior Doors	Provide Door Panic Hardware	REQ-1274	Life Safety	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Swinging Doors - 3 x 7 Wd - NR	2,543
C1020 - Interior Doors											17,630
D2020 - Domestic Water Distribution	Extend Vent Stacks	REQ-1376	Code Compliance	5 - Does Not Meet Current Codes or Standards	Plumbing System				Open	Plumbing Distribution	6,328
D2020 - Domestic Water Distribution											6,328
Kelly Senior Center-3130											30,065
Warnimont Park											30,065
Department on Aging											30,065
Summary											30,065



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Kelly Senior Center

Site: Warnimont Park

Asset Number: 3130

Prime System: B20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Compliant Thresholds at Exterior Doors		
Requirement ID	REQ-1295	Action Date	
Linked System	Door Assembly - 6 x 7 HM	Date Inspected	Sep 12, 2017
Category	Accessibility	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	6,107

Requirement Description

The Kelley Senior Center has thresholds at the exterior doors greater than the one half inch allowed by AADAG section 4.13.8 and Wisconsin Administrative Code, Comm. 69.

No photo available.

Actions

Action Name Thresholds

Option Conventional

Prime Action Yes

Description Modify thresholds at exterior doors to comply with one half inch maximum.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
CARPJ	Carpenters (JourneyMan)	24.00	hour	81.41	1,954
CEFIJ	Cement Finishers (JourneyMan)	24.00	hour	75.10	1,802
CLABJ	Common Building Laborers (JourneyMan)	24.00	hour	64.74	1,554
				Subtotal:	5,310
				Adjustment Factor:	1.1500
				Grand Total:	6,108



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Kelly Senior Center

Site: Warnimont Park

Asset Number: 3130

Prime System: C10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Code Compliant Exit Discharge		
Requirement ID	REQ-1227	Action Date	
Linked System	Swinging Doors - 3 x 7 Wd - NR	Date Inspected	Sep 12, 2017
Category	Code Compliance	Finish Date	
Prime System	C1020 - Interior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	15,087

Requirement Description

The exit discharge at the multipurpose room with kitchen is not a protected passageway to the exterior exit and therefore, not compliant with the requirements of Wisconsin Administrative Code, Comm. 51.01-38B and 54.08. The exit is not protected with a door at the cased opening to the corridor at the toilets. The kitchen and multipurpose room doors open to the exit lobby and are not fire rated doors. Lastly, storage cabinets are located within the exit discharge lobby.

No photo available.

Actions

Action Name	Exit Discharge
Option	Conventional
Prime Action	Yes
Description	Provide fire rated door assemblies and remove storage from exit discharge.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	496.85	497
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	2.00	Ton	76.60	153
080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	1.00	Ea.	33.63	34
080505100220	Door demolition, exterior door, double, 6' x 7' high, 1-3/4" thick, remove	1.00	Ea.	44.84	45
080505102000	Door demolition, door frames, metal, remove	2.00	Ea.	84.58	169
081213135400	Frames, steel, knock down, "B" label, single, hollow metal, 14 ga., up to 5-3/4" deep, 4'-0" x 7'-0"	1.00	Ea.	319.33	319
081213135840	Frames, hollow metal, steel, knock down, "B" label, double, 14 ga., 6-3/4" deep, 7'-0" h x 8'-0" w	2.00	Ea.	532.84	1,066
081416200890	Doors, wood, fire, particle core, 7 face plies, "B" label, 90	5.00	Ea.	619.26	3,096



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	minutes, oak face, 1-3/4" x 3'-0" x 7'-0"				
087120152550	Door hardware, school, single, classroom, ANSI F84, incl. lever handle	5.00	Door	1,157.25	5,786
CARPJ	Carpenters (JourneyMan)	24.00	hour	81.41	1,954
				Subtotal:	13,119
				Adjustment Factor:	1.1500
				Grand Total:	15,087



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Warnimont Park

Asset: Kelly Senior Center

Asset Number: 3130

Prime System: C10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Door Panic Hardware		
Requirement ID	REQ-1274	Action Date	
Linked System	Swinging Doors - 3 x 7 Wd - NR	Date Inspected	Sep 12, 2017
Category	Life Safety	Finish Date	
Prime System	C1020 - Interior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	2,543

Requirement Description

The doors from the multipurpose room with kitchen and at the main entrance door lack panic devices per Wisconsin Administrative Code Comm. 51.15 as the use is assembly with over 100 occupants.

No photo available.

Actions

Action Name Door Hardware

Option Conventional

Prime Action Yes

Description Add panic hardware on the doors indicated.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
087120422130	Door hardware, mortise lockset, commercial, cast knobs and full escutcheon trim, keyed, single cylinder, typical, grade 1	3.00	Ea.	655.68	1,967
CARPJ	Carpenters (JourneyMan)	3.00	hour	81.41	244
				Subtotal:	2,211
				Adjustment Factor:	1.1500
				Grand Total:	2,543

Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Warnimont Park

Asset: Kelly Senior Center

Asset Number: 3130

Prime System: D20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Extend Vent Stacks		
Requirement ID	REQ-1376	Action Date	
Linked System	Plumbing Distribution	Date Inspected	Sep 12, 2017
Category	Code Compliance	Finish Date	
Prime System	D2020 - Domestic Water Distribution	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Dave Heyer	Estimated Cost	6,328

Requirement Description

2002

Ten (white PVC) vent stacks located on the roof of this building extended less than 12 inches above the roof line. The 1997 International Plumbing Code section 904.1 requires that they extend a minimum of 12".

2017

This condition remains.

Linked Photos



Boiler HW - Gas-Fired w/Redundancy

Actions

Action Name	Vents
Option	Conventional
Prime Action	Yes
Description	Extend vent stacks in order to comply with the referenced Code.



Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
221316203020	Pipe, cast iron soil, single hub, service weight, 3" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' O.C.	10.00	L.F.	46.46	465
221316203050	Pipe, cast iron soil, single hub, service weight, 6" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' O.C.	10.00	L.F.	79.30	793
221316304960	Gasket and making push-on joint, cast iron soil, hub and spigot, 3", gasket joint, includes gasket	10.00	Ea.	56.12	561
221316304990	Gasket and making push-on joint, cast iron soil, hub and spigot, 6", gasket joint, includes gasket	10.00	Ea.	86.68	867
PLUMJ	Plumbers (JourneyMan)	28.00	hour	100.62	2,817
				Subtotal:	5,503
				Adjustment Factor:	1.1500
				Grand Total:	6,328



Department of Administrative Services
Milwaukee County
Facilities Condition Assessment Program

Department on Aging
Washington Park Senior Center
Asset No. 1990

2017 Facility Assessment Reports

- **Asset Detail Report 1**
- **System List Report 6**
- **Funding Needs Report..... 9**
- **Recommended Requirements List and Details..... 15**

Prepared by:
Milwaukee County - AE&ES Section
Facilities Condition Assessment Team

Final Reports

September 28, 2017

Department/Division: Department on Aging **Asset:** Washington Park Senior Center
Site: Washington Park **Asset Number:** 1990

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	320,321	FCI:	0.06
RI Cost:	4,938,429	RI:	0.86
Total Requirements Cost:	4,938,428	Asset Condition Rating:	Fair
Current Replacement Value:	5,745,435	Date of most Recent Assessment:	Sep 14, 2017

Type	Building	Construction Type	None
Area	30,092 SF	Historical Category	None
Use	Community Services Building	City	Milwaukee
Floors	1	State/Province/Region	UNITED STATES OF AMERICA
Address 1	4420 W Vliet St	Zip/Postal Code	53208
Address 2	-	Architect	Grellinger-Rose Associates, Inc.
Year Constructed	1967	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	County Owned		

ACM Inspection Date:	27, Aug 2008	Asbestos Inspected:	Yes
Inventory:	Yes	Insurable Value of Building:	3775100
Insurable Value of Contents:	350000	Facility Category:	Category 3

Photo



Front Elevation

Asset Description

Building General Description:

The Washington Park Senior Center is located in the City of Milwaukee, Wisconsin at 4420 W. Vliet Street.

It is a one story free standing structure built in 1967 The building has approximately 30,000 square feet.

Building interior includes an a multipurpose room, crafts rooms, woodworking, boiler room, storage, dressing rooms, wardrobe, kitchen, lounge, lobby, office, conference room, meeting rooms, card room, billiards room, hall, game room, courtyard and restrooms.

Per the IBC Code, it would be classified as an assembly occupancy. Per IBC Table 601 , the facility is a construction type 5B.

The building has the following general systems:

ARCHITECTIRAL /STRUCTURAL SYSTEM

- Wood Roof Girder Supported by Column
- Stone Veneer Walls on CMU Back Up
- Brick Cavity Wall on CMU Back Up
- Single Story - Wood Over Hall
- Single Story - Wood Framed Roof on Bearing Walls
- Precast Concrete Roof/ Floor Slabs
- Exterior Insulated Panels
- Wood Roof Deck
- Foundation Walls and Footings
- Wood Windows with Single Pane Glass and Metal Cladded
- Window Screens
- Steel Windows
- Precast Concrete Window Sills
- Aluminum Storefront Entrance
- Built-up Roofing System
- Single-Ply Membrane - Mechanically Fastened
- Hollow Metal Exterior Doors and Frames
- Exterior Stairs- Concrete
- Patio Concrete Paving
- Metal Wall Louvers

- Concrete Slab On Grade
- Paneling Walls
- Gypsum Board Ceilings
- Acoustical Panel Ceiling System
- Painted CMU Interior Walls
- Solid Core Wood Interior Doors
- Floor Finishes - VCT, Quarry, Stone, Wood, Carpeting and Exposed Concrete
- Restroom - Complete - Gang Men
- Restroom - Complete - Gang Women
- Restroom Complete - Gang Single

- Folding Partitions
- Overhead/ Rolling Service Door (Manual Operation)
- Stairs- Wood
- Wall Covering - Vinyl
- Plaster on CMU Walls
- Acoustical Wall Panels
- Wood Wall Paneling
- Wheelchair Lift
- Drapery
- Countertops and Shelves
- Fireplace
- Fixed Casework
- Wardrobe Cabinets
- Site Development- fencing- Wood
- Retaining Planter Wall- Dry Set Stone

HANDICAPPED ACCESSIBILITY

Regarding Barrier Free Design, Room door handles, signage, and reception counters appear to need upgrading. ADAAG and State code rules further require that all public restrooms be compliant. This would require that the two north bathrooms be upgraded.

HAZARDOUS MATERIALS

Possible asbestos containing materials (ACM) may be present in existing floor tiles, acoustical wall and ceiling panels and pipe insulation.

MECHANICAL

MECHANICAL SYSTEMS

HVAC

- Hot Water Boiler (1)
- Heating Pump (2)
- Chiller Water Cooled (1)
- Cooling Tower (1)
- Chilled Water Pump (1)
- AHU (3)
- Return Air Fan (1)
- Packaged Rooftop Heating/Cooling Unit (1)
- Pneumatic/DDC HVAC Control System
- Air Compressor (1)
- Air Dryer (1)
- General Exhaust Fans
- Power Roof Ventilator (6)
- Kitchen Exhaust
- Hot Water Finned Pipe Heating System



Asset Detail Report

By Asset Name

- Hot Water Cabinet Unit Heaters
- Hot Water Unit Heaters
- Wall Heater
- Electric Baseboard

FIRE PROTECTION

- There is no sprinkler system in this building.
- Handheld ABC Type Fire extinguishers

PLUMBING

- Water Meter
- Domestic Water Service
- Backflow RPBP Valve
- Natural Gas Service 2"
- Sanitary Piping Hub-Type Cast Iron
- Storm Water Drainage
- Water Heater (1)
- Tank w/Electric Heating Element
- Pump - Domestic Hot Water Recirculation
- Sump Pump
- Utility Sinks
- Wall Mounted Water Coolers

ELECTRICAL SYSTEM

- Voltages - 120/208, 3 Phase
- Service Disconnects - 1600A Switchboard
- Distribution - Ten (12) Panels
- Emergency Distribution - Panel, Automatic Transfer Switch, 10 kW Generator
- Lighting - Interior & Exterior
- Exit Lights
- Emergency Battery Units
- Fire Alarm System
- Public Address System
- Security System - Burglar Alarm
- Telephone

DISCLAIMER

This report reflects equipment or system deficiencies, and construction cost estimates to correct those deficiencies. The construction cost estimates may not reflect the actual total project costs. The construction cost estimates do not include costs for project management, owner services, planning and design, plan review fees, construction management, construction



Asset Detail Report

By Asset Name

general conditions, overhead and profit, testing services and design and construction contingencies. All projects need to be submitted to the AE & ES section of DAS-FM to verify actual cost estimates for any Capital Improvement Project (CIP) budget requests.



System List Report

By Asset Name

Currency : USD

Department/Division: Department on Aging
Site: Washington Park

Asset: Washington Park Senior Center 1990

Asset Size: 30,092 SF

Asset Replacement Value: 5,745,435

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A1010 - Standard Foundations	Foundation Wall and Footings	75	0.00	Good	2042	Sep 14, 2017	16,165	269,420
A1012 - Column Foundations and Pile Caps	Concrete Column Footings	75	0.00	Good	2042	Sep 14, 2017	1,740	29,000
A1031 - Standard Slab on Grade	Concrete Slab on Grade	75	0.00	Good	2042	Sep 14, 2017	13,733	228,888
A1031 - Standard Slab on Grade	Patio Concrete Paving	75	0.00	Good	2042	Sep 14, 2017	678	11,304
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	75	0.00	Good	2042	Sep 14, 2017	4,487	3,589
B1020 - Roof Construction	Single-Story - Wood Over Hall	75	0.00	Good	2042	Sep 14, 2017	10,609	176,816
B1020 - Roof Construction	Steel Beam	100	0.00	Good	2067	Sep 14, 2017	5,912	5,912
B1021 - Flat Roof Construction	Precast Concrete Roof / Floor Slabs	75	0.00	Good	2042	Sep 14, 2017	79,100	79,100
B1021 - Flat Roof Construction	Single-Story - Wood Framed Roof on Bearing Walls	75	0.00	Good	2042	Sep 14, 2017	18,329	305,482
B2010 - Exterior Walls	Brick Cavity Walls - CMU Backup	75	0.00	Good	2042	Sep 14, 2017	30,990	258,251
B2010 - Exterior Walls	Stone Veneer Walls on CMU Back up	75	0.00	Good	2042	Sep 14, 2017	34,118	284,313
B2011 - Exterior Wall Construction	Exterior Insulated Panels	50	0.00	Good	2027	Sep 14, 2017	19,116	19,116
B2013 - Exterior Louvers, Screens, and Fencing	Metal Wall Louvers	50	0.00	Good	2027	Sep 14, 2017	22,566	18,053
B2020 - Exterior Windows	Steel Windows	30	0.00	Fair	2022	Sep 14, 2017	1,716	1,373
B2020 - Exterior Windows	Window Screens	30	0.00	Fair	2022	Sep 14, 2017	3,490	2,792
B2020 - Exterior Windows	Wood Windows	30	0.00	Fair	2022	Sep 14, 2017	381,700	305,360
B2021 - Windows	Precast Concrete Window Sills	60	0.00	Good	2027	Sep 14, 2017	25,062	25,062
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	Good	2027	Sep 14, 2017	16,217	12,973
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM with Side Lite	30	0.00	Good	2040	Sep 14, 2017	9,007	7,205
B2030 - Exterior Doors	Door Assembly - 6 x 7 HM	30	0.00	Good	2040	Sep 15, 2017	15,183	12,147
B2030 - Exterior Doors	Door Assembly - 6 x 7 Storefront	30	0.00	Good	2027	Sep 14, 2017	44,500	35,600
B2030 - Exterior Doors	Door Assembly with Transom - 3 x 7 HM	30	0.00	Good	2040	Sep 14, 2017	6,012	4,810
B3011 - Roof Finishes	BUR (Built-Up Roofing)	40	0.00	Good	2050	Sep 14, 2017	314,262	251,409
B3011 - Roof Finishes	Single-Ply Membrane - Mechanically Fastened	20	0.04	Good	2034	Sep 14, 2017	97,917	78,334
B3015 - Roof Eaves and Soffits	Exterior Wood Soffit System	25	0.00	Good	2027	Aug 31, 2017	40,318	32,254
C10 - Interior Construction	Restroom - Complete - Gang Men	30	0.00	Good	2027	Sep 14, 2017	40,617	32,494
C10 - Interior Construction	Restroom - Complete - Gang Women	30	0.00	Good	2027	Sep 14, 2017	39,566	31,653
C10 - Interior Construction	Restroom - Complete - Single	30	0.00	Good	2027	Sep 14, 2017	9,059	7,247
C1010 - Partitions	CMU Block Walls - Painted	50	0.00	Good	2027	Sep 14, 2017	141,922	228,906
C1010 - Partitions	Folding Partitions	15	0.00	Good	2027	Sep 14, 2017	12,940	20,872
C1020 - Interior Doors	Overhead/Rolling Service Door - (Manual Operation)	50	0.00	Good	2027	Sep 14, 2017	10,875	8,700
C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - Rated	50	0.00	Good	2027	Sep 14, 2017	51,531	41,225
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	0.00	Good	2027	Sep 14, 2017	149,625	119,700
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - Rated	50	0.00	Good	2027	Sep 14, 2017	28,492	22,794
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - NR	50	0.00	Good	2027	Sep 14, 2017	6,859	5,487
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - Rated	50	0.00	Good	2027	Sep 14, 2017	16,558	13,246
C2011 - Regular Stairs	Stairs - Wood	75	0.00	Good	2042	Sep 14, 2017	1,360	3,675
C3010 - Wall Finishes	Acoustical Wall Panels	50	0.00	Good	2027	Sep 14, 2017	9,243	14,908
C3010 - Wall Finishes	Plaster on CMU Walls	50	0.00	Good	2027	Sep 14, 2017	9,542	15,390
C3010 - Wall Finishes	Wall Covering - Vinyl	10	0.00	Fair	2022	Sep 14, 2017	8,976	7,181
C3010 - Wall Finishes	Wall Wood Paneling	50	0.00	Good	2027	Sep 14, 2017	36,486	45,045
C3020 - Floor Finishes	Carpeting - Broadloom	10	0.00	Fair	2022	Sep 15, 2017	6,075	4,860
C3020 - Floor Finishes	Quarry Tile	25	0.00	Good	2027	Sep 14, 2017	18,654	14,923
C3020 - Floor Finishes	Stone Finish - Premium	40	0.00	Good	2027	Sep 14, 2017	33,505	26,804
C3020 - Floor Finishes	VCT - Average	10	0.00	Good	2027	Sep 14, 2017	87,399	69,919



System List Report

By Asset Name

Currency : USD

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
C3020 - Floor Finishes	VCT - Average- 2010	10	0.00	Good	2027	Sep 14, 2017	7,137	5,710
C3020 - Floor Finishes	Wood Flooring	50	0.00	Fair	2022	Sep 14, 2017	26,556	21,245
C3030 - Ceiling Finishes	Acoustic Paneled System	50	0.00	Good	2027	Sep 14, 2017	13,725	10,980
C3030 - Ceiling Finishes	ACT System - Concealed Spline	20	0.00	Good	2027	Sep 14, 2017	41,170	32,936
C3030 - Ceiling Finishes	Plaster Veneer On GWB	30	0.00	Good	2027	Sep 14, 2017	26,352	21,082
D1013 - Lifts	Wheelchair Lift	25	0.00	Good	2027	Sep 14, 2017	16,010	15,247
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	0.00	Fair	2027	Sep 14, 2017	6,988	6,353
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mount	20	0.00	Fair	2022	Sep 14, 2017	5,179	4,143
D2020 - Domestic Water Distribution	Water Dist Complete	30	0.00	Fair	2022	Sep 14, 2017	110,024	97,799
D2022 - Hot Water Service	Domestic Water Heating	25	0.00	Good	2035	Sep 14, 2017	17,859	16,235
D2022 - Hot Water Service	Solar Domestic Water Heating System	20	0.00	Good	2032	May 15, 2017	34,604	27,683
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	0.00	Fair	2022	Sep 14, 2017	103,441	82,753
D2040 - Rain Water Drainage	Roof Drainage - Gravity - Average	50	0.00	Good	2032	Sep 14, 2017	62,065	49,652
D2043 - Rainwater Drainage Equipment	Sump Pump - Submersible - 1/2 HP	12	0.00	Fair	2022	Sep 14, 2017	707	884
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed	40	0.00	Fair	2022	Sep 14, 2017	63,193	63,193
D3020 - Heat Generating Systems	Hot Water Heating-Boiler	25	0.00	Good	2035	Sep 18, 2017	81,690	65,352
D3030 - Cooling Generating Systems	Chiller - Reciprocating w/Cooling Tower	20	1.25	Poor	2018	Sep 14, 2017	317,121	253,696
D3040 - Distribution Systems	AHU - 2	25	0.00	Good	2035	Sep 15, 2017	87,834	70,267
D3040 - Distribution Systems	AHU - 3	25	0.00	Good	2027	Sep 15, 2017	85,147	68,118
D3040 - Distribution Systems	AHU -1 Const Volume w/Distribution	25	0.00	Good	2029	Sep 14, 2017	81,880	65,504
D3040 - Distribution Systems	Exhaust System - General Building	25	0.00	Fair	2027	Sep 14, 2017	34,295	27,436
D3040 - Distribution Systems	Exhaust System - Power Roof Ventilation	25	0.00	Good	2027	Sep 14, 2017	48,237	48,237
D3040 - Distribution Systems	Fan Coil System - Cabinet Unit Heaters	30	0.00	Fair	2022	Sep 14, 2017	79,570	63,656
D3040 - Distribution Systems	Four Pipe Distribution System w/Pump	30	0.00	Fair	2022	Sep 14, 2017	433,325	361,104
D3040 - Distribution Systems	Return Air Ductwork and Fan	20	0.00	Fair	2022	Sep 14, 2017	83,706	66,965
D3042 - Exhaust Ventilation Systems	Centrifugal Exhaust Fans	25	0.00	Fair	2022	Sep 14, 2017	16,260	16,260
D3044 - Hot Water Distribution	Perimeter Heat Units - Hydronic Fin Tube	18	0.00	Fair	2027	Sep 14, 2017	5,760	5,120
D3050 - Terminal and Package Units	RTU 1 - Elec. Heat/Cooling Offices	15	0.00	Fair	2021	Sep 14, 2017	16,216	12,973
D3050 - Terminal and Package Units	Unit Heaters - Hot Water	25	0.00	Fair	2022	Sep 14, 2017	14,648	13,079
D3050 - Terminal and Package Units	Unit Ventilators	25	0.00	Poor	2020	Sep 14, 2017	15,820	14,125
D3060 - Controls and Instrumentation	Electric Controls - Average	20	0.00	Good	2032	Sep 14, 2017	31,704	25,363
D3060 - Controls and Instrumentation	Pneumatic Controls - Average	20	0.00	Poor	2020	Sep 14, 2017	146,513	117,210
D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet (SF)	30	0.00	Fair	2022	Sep 15, 2017	1,123	1,069
D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MLO Panel A-2	30	0.00	Good	2022	Sep 14, 2017	4,311	3,449
D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp Panel L	30	0.00	Good	2040	Sep 14, 2017	5,040	4,032
D5012 - Low Tension Service and Dist.	120/208 Volt, 1600 Amp - Main Electrical Service	30	0.00	Fair	2022	Sep 14, 2017	117,427	93,942
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MCB Panel G	30	0.00	Fair	2022	Sep 14, 2017	11,967	9,574
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel A	30	0.00	Fair	2022	Sep 14, 2017	16,491	13,193
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel B	30	0.00	Fair	2022	Sep 14, 2017	12,074	9,659
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel C	30	0.00	Fair	2022	Sep 14, 2017	10,748	8,599
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel D	30	0.00	Fair	2022	Sep 14, 2017	6,947	5,558
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel F	30	0.00	Fair	2022	Sep 14, 2017	16,969	13,575
D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel H	30	0.00	Fair	2022	Sep 14, 2017	6,947	5,558
D5012 - Low Tension Service and Dist.	120/208 Volt, 60 Amp MLO Panel E	30	0.00	Fair	2022	Sep 14, 2017	2,112	1,690
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	0.00	Poor	2020	Sep 14, 2017	3,241	2,593
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	0.00	Fair	2022	Sep 14, 2017	103,021	82,417
D5022 - Lighting Equipment	Lighting Fixtures	20	0.00	Fair	2020	Sep 14, 2017	178,498	142,798
D5022 - Lighting Equipment	Stage Lighting	20	0.00	Fair	2022	Sep 14, 2017	63,131	50,505
D5031 - Public Address and Music Systems	Public Address System	15	0.00	Good	2022	Sep 14, 2017	26,332	21,066
D5031 - Public Address and Music Systems	Stage Sound System	15	0.00	Fair	2022	Sep 14, 2017	52,825	42,260
D5033 - Telephone Systems	Telephone System	10	0.00	Good	2027	Sep 14, 2017	60,924	57,476
D5036 - Clock and Program Systems	Clock System	10	0.00	Not in Use	2027	Sep 14, 2017	17,228	13,782
D5037 - Fire Alarm Systems	Fire Alarm System	10	0.00	Good	2022	Sep 14, 2017	11,124	11,124



System List Report

By Asset Name

Currency : USD

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
D5038 - Security and Detection Systems	Security System - Burglar Alarm System	10	0.00	Fair	2022	Sep 14, 2017	42,344	33,875
D5039 - Local Area Networks	LAN System	15	0.00	Good	2027	Sep 14, 2017	15,533	14,654
D5092 - Emergency Light and Power Systems	Emergency Generator - 10 kW	20	0.00	Not in Use	2027	Sep 14, 2017	16,889	13,511
D5092 - Emergency Light and Power Systems	Exit Signs	20	0.00	Good	2032	Sep 14, 2017	19,420	15,536
E1023 - Theater and Stage Equipment	Drapery	20	0.00	Good	2027	Sep 14, 2017	6,750	6,750
E2010 - Fixed Furnishings	Countertops and Shelves- Dressing Rooms	20	0.00	Good	2027	Sep 14, 2017	4,260	3,408
E2010 - Fixed Furnishings	Fireplace	30	0.00	Not in Use	2027	Sep 14, 2017	7,890	7,890
E2012 - Fixed Casework	Fixed Casework	50	0.00	Good	2027	Sep 14, 2017	48,034	38,428
E2012 - Fixed Casework	Wardrobe Cabinets	60	0.00	Good	2027	Sep 14, 2017	9,450	9,450
G2041 - Fences and Gates	Site Development - Fencing - Wood	20	0.00	Good	2030	Sep 14, 2017	3,434	2,747
G2042 - Retaining Walls	Retaining Planter Wall - Dry Set Stone	40	0.00	Good	2027	Sep 14, 2017	76,644	61,316
Asset: Washington Park Senior Center 1990								5,745,435
Site: Washington Park								5,745,435
Department/Division: Department on Aging								5,745,435
Summary								5,745,435



Requirement Forecast Report By Name

Department/Division: Department on Aging

Site: Washington Park

Asset: Washington Park Senior Center

The values shown on this page do not include any soft costs. See following pages for totals with estimated soft costs included.

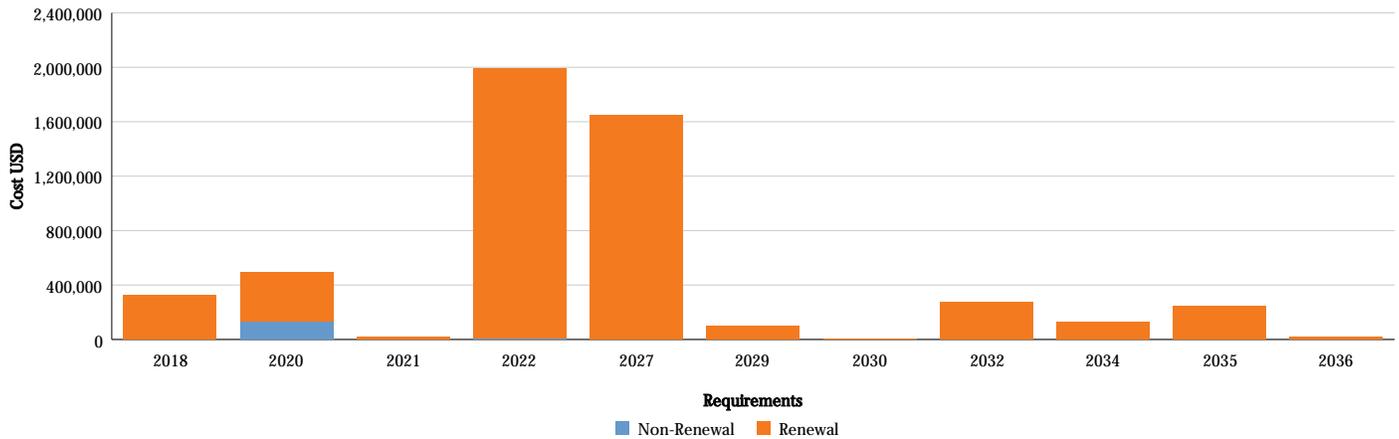
Currency: USD

Period: 20 years

Inflation: 1.50%

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2018	321,877	3,248	325,125
2020	359,788	135,689	495,477
2021	17,211	0	17,211
2022	1,987,009	7,762	1,994,771
2027	1,646,896	0	1,646,896
2029	97,897	0	97,897
2030	4,167	0	4,167
2032	270,442	0	270,442
2034	127,030	0	127,030
2035	244,973	0	244,973
2036	21,518	0	21,518
Total	5,098,808	148,699	5,245,507



Funding Needs Report

Site: **Washington Park**
 Asset: **Washington Park Senior Center**
 Asset Number: **1990**
 4420 W. Vliet Street
 Milwaukee, WI 53208

Detail of Requirements/Renewals and Funding Needed by Year

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2018	Architectural	B3011 - Roof Finishes	Repair Membrane at Nail Locations	0	3,248	3,248
	HVAC	D3030 - Cooling Generating Systems	Chiller - Reciprocating w/Cooling Tower Renewal	321,877	0	321,877
			Subtotal for 2018	321,877	3,248	325,125
					Project Management, Owner Services, Planning and Design, and Construction Management - 20% =	\$65,025
					Construction General Conditions and Overhead and Profit - 20% =	\$65,025
					Design and Construction Contingency - 10% =	\$32,513
					Estimated Total Projects Cost for 2018 =	\$487,688

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2020	Architectural	B2020 - Exterior Windows	Provide Sealant at Window Cladding	0	6,535	6,535
		B2020 - Exterior Windows	Paint Main Hall Clearstory Windows	0	1,819	1,819
		B2021 - Windows	Replace Window Sill Joint Sealant	0	2,562	2,562
		B2021 - Windows	Replace North Wall of Courtyard Window Sill	0	10,672	10,672
		C3010 - Wall Finishes	Repair Vinyl Wall Covering	0	2,351	2,351
		C3010 - Wall Finishes	Replace Floor Base in Corridors	0	5,043	5,043
		C3020 - Floor Finishes	Repair Deteriorated Floor Grout	0	2,494	2,494
	HVAC	D3050 - Terminal and Package Units	Unit Ventilators Renewal	16,543	0	16,543
		D3050 - Terminal and Package Units	Replace Unit Ventilator Fan Motor	0	9,511	9,511
		D3050 - Terminal and Package Units	Renovate Unit Ventilators	0	92,568	92,568
		D3060 - Controls and Instrumentation	Pneumatic Controls - Average Renewal	153,205	0	153,205
	Electrical	D5020 - Lighting and Branch Wiring	Lighting - Exterior Renewal	3,389	0	3,389
		D5022 - Lighting Equipment	Lighting Fixtures Renewal	186,651	0	186,651
	Architectural	G2042 - Retaining Walls	Repair Retaining Wall Cap	0	2,133	2,133
			Subtotal for 2020	359,788	135,689	495,477
					Project Management, Owner Services, Planning and Design, and Construction Management - 20% =	\$99,095
					Construction General Conditions and Overhead and Profit - 20% =	\$99,095
					Design and Construction Contingency - 10% =	\$49,548
					Estimated Total Projects Cost for 2020 =	\$743,215

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2021	Electrical	D3050 - Terminal and Package Units	RTU 1 - Elec. Heat/Cooling Offices Renewal	17,211	0	17,211
		Subtotal for 2021			17,211	0
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$3,442	
Construction General Conditions and Overhead and Profit - 20% =					\$3,442	
Design and Construction Contingency - 10% =					\$1,721	
Estimated Total Projects Cost for 2021 =					\$25,817	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2022	Architectural	B1020 - Roof Construction	Paint Laminated Arches Outriggers	0	5,656	5,656
		B2020 - Exterior Windows	Wood Windows Renewal	411,199	0	411,199
		B2020 - Exterior Windows	Steel Windows Renewal	1,848	0	1,848
		B2020 - Exterior Windows	Window Screens Renewal	3,760	0	3,760
		C3010 - Wall Finishes	Wall Covering - Vinyl Renewal	9,670	0	9,670
		C3020 - Floor Finishes	Wood Flooring Renewal	28,608	0	28,608
		C3020 - Floor Finishes	Carpeting - Broadloom Renewal	6,545	0	6,545
	Plumbing	D2010 - Plumbing Fixtures	Water Coolers - Wall-Mount - Renewal	5,579	0	5,579
		D2020 - Domestic Water Distribution	Water Dist Complete Renewal	118,527	0	118,527
		D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge Renewal	111,436	0	111,436
		D2043 - Rainwater Drainage Equipment	Sump Pump - Submersible - 1/2 HP - 80% Renewal	761	0	761
		D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed Renewal	68,077	0	68,077
	HVAC	D3040 - Distribution Systems	Fan Coil System - Cabinet Unit Heaters Renewal	85,720	0	85,720
		D3040 - Distribution Systems	Four Pipe Distribution System w/Pump Renewal	466,814	0	466,814
		D3040 - Distribution Systems	Return Air Ductwork and Fan Renewal	90,175	0	90,175
		D3042 - Exhaust Ventilation Systems	Centrifugal Exhaust Fans Renewal	17,517	0	17,517
		D3050 - Terminal and Package Units	Unit Heaters - Hot Water Renewal	15,780	0	15,780
	Fire Protection	D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet (SF) Renewal	1,210	0	1,210
	Electrical	D5012 - Low Tension Service and Dist.	120/208 Volt, 1600 Amp - Main Electrical Service Renewal	126,503	0	126,503
		D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel C Renewal	11,579	0	11,579
		D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel D Renewal	7,484	0	7,484
		D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MLO Panel A-2 Renewal	4,644	0	4,644
		D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel B Renewal	13,007	0	13,007
		D5012 - Low Tension Service and Dist.	120/208 Volt, 60 Amp MLO Panel E Renewal	2,275	0	2,275
		D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel A Renewal	17,766	0	17,766
		D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel F Renewal	18,280	0	18,280
		D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MCB Panel G Renewal	12,892	0	12,892
		D5012 - Low Tension Service and Dist.	120/208 Volt, 200 Amp MLO Panel H Renewal	7,484	0	7,484
		D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices Renewal	110,983	0	110,983
		D5022 - Lighting Equipment	Stage Lighting Renewal	68,010	0	68,010
		D5031 - Public Address and Music Systems	Stage Sound System Renewal	56,908	0	56,908
		D5031 - Public Address and Music Systems	Public Address System Renewal	28,367	0	28,367
		D5037 - Fire Alarm Systems	Fire Alarm System Renewal	11,984	0	11,984
D5038 - Security and Detection Systems		Security System - Burglar Alarm System Renewal	45,617	0	45,617	
Architectural	E2012 - Fixed Casework	Refinish Kitchen Cabinetry	0	2,106	2,106	
Subtotal for 2022			1,987,009	7,762	1,994,771	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$398,954	
Construction General Conditions and Overhead and Profit - 20% =					\$398,954	
Design and Construction Contingency - 10% =					\$199,477	
Estimated Total Projects Cost for 2022 =					\$2,992,156	

Year	System	Requirement Name	Renewal	Non-Renewal	Total		
2027	Architectural	B2011 - Exterior Wall Construction	Exterior Insulated Panels Renewal	22,185	0	22,185	
		B2013 - Exterior Louvers, Screens, and Fencing	Metal Wall Louvers Renewal	26,189	0	26,189	
		B2021 - Windows	Precast Concrete Window Sills Renewal	29,086	0	29,086	
		B2030 - Exterior Doors	Door Assembly - 6 x 7 Storefront Renewal	51,644	0	51,644	
		B2030 - Exterior Doors	Door Assembly - 3 x 7 HM Renewal	18,820	0	18,820	
		B3015 - Roof Eaves and Soffits	Exterior Wood Soffit System Renewal	46,790	0	46,790	
		C10 - Interior Construction	Restroom - Complete - Single Renewal	10,513	0	10,513	
		C10 - Interior Construction	Restroom - Complete - Gang Men Renewal	47,138	0	47,138	
		C10 - Interior Construction	Restroom - Complete - Gang Women Renewal	45,918	0	45,918	
		C1010 - Partitions	Folding Partitions - 62% Renewal	15,018	0	15,018	
		C1010 - Partitions	CMU Block Walls - Painted - 62% Renewal	164,706	0	164,706	
		C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR Renewal	173,646	0	173,646	
		C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - Rated Renewal	33,066	0	33,066	
		C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - NR Renewal	7,960	0	7,960	
		C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - Rated Renewal	19,216	0	19,216	
		C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - Rated Renewal	59,804	0	59,804	
		C1020 - Interior Doors	Overhead/Rolling Service Door- (Manual Operation) Renewal	12,621	0	12,621	
		C3010 - Wall Finishes	Acoustical Wall Panels - 62% Renewal	10,727	0	10,727	
		C3010 - Wall Finishes	Plaster on CMU Walls - 62% Renewal	11,074	0	11,074	
		C3010 - Wall Finishes	Wall Wood Paneling - 81% Renewal	42,344	0	42,344	
		C3020 - Floor Finishes	VCT - Average- 2010 Renewal	8,283	0	8,283	
		C3020 - Floor Finishes	Stone Finish - Premium Renewal	38,884	0	38,884	
		C3020 - Floor Finishes	VCT - Average Renewal	101,430	0	101,430	
		C3020 - Floor Finishes	Quarry Tile Renewal	21,649	0	21,649	
		C3030 - Ceiling Finishes	ACT System - Concealed Spline Renewal	47,780	0	47,780	
		C3030 - Ceiling Finishes	Plaster Veneer On GWB Renewal	30,583	0	30,583	
		C3030 - Ceiling Finishes	Acoustic Paneled System Renewal	15,928	0	15,928	
		Conveyance	D1013 - Lifts	Wheelchair Lift Renewal	18,580	0	18,580
		Plumbing	D2010 - Plumbing Fixtures	Custodial/Utility Sinks Renewal	8,110	0	8,110
		HVAC	D3040 - Distribution Systems	Exhaust System - General Building Renewal	39,800	0	39,800
			D3040 - Distribution Systems	AHU - 3 Renewal	98,817	0	98,817
			D3040 - Distribution Systems	Exhaust System - Power Roof Ventilation Renewal	55,981	0	55,981
			D3044 - Hot Water Distribution	Perimeter Heat Units - Hydronic Fin Tube Renewal	6,685	0	6,685
		Electrical	D5033 - Telephone Systems	Telephone System Renewal	70,705	0	70,705
			D5036 - Clock and Program Systems	Clock System Renewal	19,994	0	19,994
D5039 - Local Area Networks	LAN System Renewal		18,027	0	18,027		
D5092 - Emergency Light and Power Systems	Emergency Generator - 10 kW Renewal		19,600	0	19,600		
Architectural	E1023 - Theater and Stage Equipment	Drapery Renewal	7,834	0	7,834		
	E2010 - Fixed Furnishings	Countertops and Shelves- Dressing Rooms Renewal	4,943	0	4,943		
	E2010 - Fixed Furnishings	Fireplace Renewal	9,157	0	9,157		
	E2012 - Fixed Casework	Wardrobe Cabinets Renewal	10,967	0	10,967		
	E2012 - Fixed Casework	Fixed Casework Renewal	55,746	0	55,746		
	G2042 - Retaining Walls	Retaining Planter Wall - Dry Set Stone Renewal	88,949	0	88,949		
Subtotal for 2027			1,646,896	0	1,646,896		
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$329,379		
Construction General Conditions and Overhead and Profit - 20% =					\$329,379		
Design and Construction Contingency - 10% =					\$164,690		
Estimated Total Projects Cost for 2027 =					\$2,470,343		

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2029	HVAC	D3040 - Distribution Systems	AHU -1 Constant Volume w/Distribution Renewal	97,897	0	97,897
		Subtotal for 2029			97,897	0
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$19,579	
Construction General Conditions and Overhead and Profit - 20% =					\$19,579	
Design and Construction Contingency - 10% =					\$9,790	
Estimated Total Projects Cost for 2029 =					\$146,846	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2030	Architectural	G2041 - Fences and Gates	Site Development - Fencing - Wood Renewal	4,167	0	4,167
		Subtotal for 2030			4,167	0
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$833	
Construction General Conditions and Overhead and Profit - 20% =					\$833	
Design and Construction Contingency - 10% =					\$417	
Estimated Total Projects Cost for 2030 =					\$6,251	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2032	Architectural	C3010 - Wall Finishes	Wall Covering - Vinyl Renewal	11,222	0	11,222
		C3020 - Floor Finishes	Carpeting - Broadloom Renewal	7,595	0	7,595
	Plumbing	D2022 - Hot Water Service	Solar Domestic Water Heating System Renewal	43,263	0	43,263
		D2040 - Rain Water Drainage	Roof Drainage - Gravity - Average Renewal	77,595	0	77,595
	HVAC	D3060 - Controls and Instrumentation	Electric Controls - Average Renewal	39,637	0	39,637
	Electrical	D5037 - Fire Alarm Systems	Fire Alarm System Renewal	13,908	0	13,908
		D5038 - Security and Detection Systems	Security System - Burglar Alarm System Renewal	52,940	0	52,940
		D5092 - Emergency Light and Power Systems	Exit Signs Renewal	24,280	0	24,280
	Subtotal for 2032			270,442	0	270,442
	Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$54,088
Construction General Conditions and Overhead and Profit - 20% =					\$54,088	
Design and Construction Contingency - 10% =					\$27,044	
Estimated Total Projects Cost for 2032 =					\$405,663	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2034	Architectural	B3011 - Roof Finishes	Single-Ply Membrane - Mechanically Fastened Renewal	126,120	0	126,120
		Plumbing	D2043 - Rainwater Drainage Equipment	Sump Pump - Submersible - 1/2 HP - 80% Renewal	910	0
Subtotal for 2034			127,030	0	127,030	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$25,406	
Construction General Conditions and Overhead and Profit - 20% =					\$25,406	
Design and Construction Contingency - 10% =					\$12,703	
Estimated Total Projects Cost for 2034 =					\$190,545	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2035	Plumbing	D2022 - Hot Water Service	Hot Water Heating-Boilers - 100% Renewal	23,348	0	23,348
		HVAC	D3020 - Heat Generating Systems	Hot Water Heating-Boilers - 100% Renewal	106,797	0
		D3040 - Distribution Systems	AHU - 2 Renewal	114,828	0	114,828
Subtotal for 2035			244,973	0	244,973	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$48,995	
Construction General Conditions and Overhead and Profit - 20% =					\$48,995	
Design and Construction Contingency - 10% =					\$24,497	
Estimated Total Projects Cost for 2035 =					\$367,459	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2036	HVAC	D3050 - Terminal and Package Units	RTU 1 - Elec. Heat/Cooling Offices Renewal	21,518	0	21,518
Subtotal for 2036			21,518	0	21,518	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$4,304	
Construction General Conditions and Overhead and Profit - 20% =					\$4,304	
Design and Construction Contingency - 10% =					\$2,152	
Estimated Total Projects Cost for 2036 =					\$32,277	



Requirement List Report
By Prime System

Department/Division Name: Department on Aging

Site Name: Washington Park

Asset Name: Washington Park Senior Center-1990

Reporting Currency : USD

Prime System : All

Requirement Priority : 5 - Does Not Meet Current Codes or Standards, 6 - Recommended

Requirement Category : All

Requirements Included: All

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
C10 - Interior Construction	Main Restrooms at Lobby-Renovation	REQ-28938	Accessibility	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Restroom - Complete - Gang Men	129,251
C10 - Interior Construction											129,251



*Requirement List Report
By Prime System*

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
C1020 - Interior Doors	Install ADA Door Lever Handles	REQ-6131	Accessibility	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Swinging Doors - 3 x 7 Wd - NR	39,786
C1020 - Interior Doors											39,786
D3030 - Cooling Generating Systems	Repair of the Chiller System	REQ-53511	Operations	6 - Recommended	HVAC System				Open	Chiller - Reciprocating w/Cooling Tower	47,648
D3030 - Cooling Generating Systems											47,648
D3060 - Controls and Instrumentation	Install Building Automation System	REQ-28934	Functionality	6 - Recommended	HVAC System				Open	Pneumatic Controls - Average	117,828
D3060 - Controls and Instrumentation											117,828



Requirement List Report
By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
D5012 - Low Tension Service and Dist.	Add TVSS to Panel A	REQ-28916	Functionality	6 - Recommended	Electrical System				Open	120/208 Volt, 200 Amp MLO Panel A	1,955
D5012 - Low Tension Service and Dist.											1,955
D5021 - Branch Wiring Devices	Install GFCI Receptacles Near Wet Locations	REQ-53448	Code Compliance	5 - Does Not Meet Current Codes or Standards	Electrical System				Open	Branch Wiring - Equipment & Devices	2,441
D5021 - Branch Wiring Devices											2,441
Washington Park Senior Center-1990											338,909
Washington Park											338,909
Department on Aging											338,909
Summary											338,909



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Washington Park Senior Center

Site: Washington Park

Asset Number: 1990

Prime System: C10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Main Restrooms at Lobby- Renovation		
Requirement ID	REQ-28938	Action Date	
Linked System	Restroom - Complete - Gang Men	Date Inspected	Sep 14, 2017
Category	Accessibility	Finish Date	
Prime System	C10 - Interior Construction	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Unknown	Estimated Cost	129,251

Requirement Description

This requirement consists of doors to restrooms require openers, urinal fixtures, toilets, and piping are in need of repairs and modernization.

No photo available.

Actions

Action Name Restroom Renovation

Option Conventional

Prime Action Yes

Description Cost estimate is for the renovation of the Mens and Womens Lobby Restrooms at the Washington Park Senior Center. Existing restrooms are not ADA compliant. Renovations will include new ADA compliant plumbing fixtures, toilet partitions, doors, signage, and plumbing accessories. Renovations will also include new flooring, ceiling, wall coverings, energy efficient light fixtures, and required updates for plumbing and mechanical code conditions.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Ceiling	400.00	SF	9.07	3,628
	Construction Allowance	1.00		9,591.74	9,592
	Construction Management	1.00		5,922.57	5,923
	Demolition: Interiors, Plumbing, HVAC, Electrical	1.00	Ea.	8,501.30	8,501
	Electrical: Fixtures and Rough-In, Sensors	6.00	Ea.	510.08	3,060
	Flooring	400.00	SF	13.61	5,444
	General Conditions	1.00		12,795.02	12,795
	Interior Construction	2.00	Ea.	850.12	1,700
	Interior Doors, Frames, Hardware, and ADA Items	2.00	Ea.	8,501.30	17,003
	Mechanical: Ventilation	1.00	Ea.	4,534.03	4,534
	Owners Services	1.00		1,076.83	1,077
	Planning & Design	1.00		12,921.97	12,922
	Plumbing Accessories	1.00	Ea.	8,501.30	8,501



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Plumbing: Fixtures and Rough-In	1.00	Ea.	17,002.59	17,003
	Project Management	1.00		1,615.24	1,615
	Toilet Partitions: ADA	2.00	Ea.	850.12	1,700
	Toilet Partitions: Standard	3.00	Ea.	623.43	1,870
	Wall Coverings: Painting and Tile	2,180.00	SF	5.68	12,382
				Subtotal:	129,251
				Adjustment Factor:	1.0000
				Grand Total:	129,251



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Washington Park

Asset: Washington Park Senior Center

Asset Number: 1990

Prime System: C10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Install ADA Door Lever Handles		
Requirement ID	REQ-6131	Action Date	
Linked System	Swinging Doors - 3 x 7 Wd - NR	Date Inspected	Sep 14, 2017
Category	Accessibility	Finish Date	
Prime System	C1020 - Interior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	39,786

Requirement Description

This requirement consists of providing lever type hardware at the doors where they are absent except the main entrance. Closers need to be installed at doors 87 and 89.

No photo available.

Actions

Action Name Install Lever-Type Door Hardware

Option Conventional

Prime Action Yes

Description Install lever handles on 88 doors. Provide closers for doors 87 and 89.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Contingency (15%)	1.00		4,420.67	4,421
	Labor Cost (Est.)	1.00		2,380.36	2,380
	Material Cost (Est.)	1.00		26,070.63	26,071
	O/H Cost (Est.)	1.00		1,020.15	1,020
	Project Management Fee (20%)	1.00		5,894.22	5,894
				Subtotal:	39,786
				Adjustment Factor:	1.0000
				Grand Total:	39,786



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Washington Park Senior Center

Site: Washington Park

Asset Number: 1990

Prime System: D30

Currency : USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Repair of the Chiller System		
Requirement ID	REQ-53511	Action Date	
Linked System	Chiller - Reciprocating w/Cooling Tower	Date Inspected	Sep 14, 2017
Category	Operations	Finish Date	
Prime System	D3030 - Cooling Generating Systems	Status	Open
Priority	6 - Recommended	Actual Cost	0
Inspector	Dave Heyer	Estimated Cost	47,648

Requirement Description

The 2017 Zien Mechanical report indicated the chiller "B" circuit has a defective compressor and the condenser water pump has a H.O.A. switch in poor condition.

FCAP feels that replacing this chiller would be better than repairing it based on the chiller age and condition. This requirement is provided in VFA to document the Zien Mechanical report and provide options if the facility manager would like to consider repair for a short term option rather than replacement.

No photo available.

Actions

Action Name Repair of the Chiller System

Option Conventional

Prime Action Yes

Description This requirement consists of replacing the "B" circuit compressor and the condenser water pump H.O.A. switch.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
236116101400	Rotary / reciprocating refrigerant compressors, refrigeration, hermetic, switches and protective devices, 50 ton	1.00	Ea.	47,214.64	47,215
ELECJ	Electricians (JourneyMan)	2.00	hour	91.50	183
	Materials	1.00	Ea	250.00	250
				Subtotal:	47,648
				Adjustment Factor:	1.0000
				Grand Total:	47,648



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Washington Park Senior Center

Site: Washington Park

Asset Number: 1990

Prime System: D30

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Install Building Automation System		
Requirement ID	REQ-28934	Action Date	
Linked System	Pneumatic Controls - Average	Date Inspected	May 1, 2000
Category	Functionality	Finish Date	
Prime System	D3060 - Controls and Instrumentation	Status	Open
Priority	6 - Recommended	Actual Cost	0
Inspector	Michaels Engineering	Estimated Cost	117,828

Requirement Description

2000

The temperature control of the building is provided via a pneumatic Johnson Controls system. Following (or in conjunction with) other HVAC modifications/repairs, strong consideration should be given to converting the controls to digital. This would provide the ability to switch over from summer to winter by the push of a button rather than by following an elaborate sequence of steps. It also provides the ability to remotely monitor the conditions and troubleshoot problems over a modern line rather than sending out a repair technician.

2017

The original building controls still exist.

No photo available.

Actions

Action Name Install Building Automation System

Option Conventional

Prime Action Yes

Description Provide a new computer-based controls system to control all the HVAC equipment, start and stop associated exhaust fans. Control zone dampers, control the unit ventilators, control the winter/summer/winter changeover and monitor key points to alarm appropriate personnel of problems.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Contingency (15%)	1.00		13,091.99	13,092
	Labor Cost (Est.)	1.00		39,672.71	39,673
	Material Cost (Est.)	1.00		39,672.71	39,673
	O/H Cost (Est.)	1.00		7,934.54	7,935
	Project Management Fee (20%)	1.00		17,456.00	17,456
				Subtotal:	117,828
				Adjustment Factor:	1.0000
				Grand Total:	117,828



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Washington Park

Asset: Washington Park Senior Center

Asset Number: 1990

Prime System: D50

Currency : USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Add TVSS to Panel A		
Requirement ID	REQ-28916	Action Date	
Linked System	120/208 Volt, 200 Amp MLO Panel A	Date Inspected	May 1, 2000
Category	Functionality	Finish Date	
Prime System	D5012 - Low Tension Service and Dist.	Status	Open
Priority	6 - Recommended	Actual Cost	0
Inspector	Michaels Engineering	Estimated Cost	1,955

Requirement Description

Panel A serves, among other things, computers and other electronic equipment. Transient voltage surge suppression (TVSS) will reduce the likelihood of damage caused by utility spikes, lightning, etc.

No photo available.

Actions

Action Name Add TVSS to Panel A

Option Conventional

Prime Action Yes

Description Add Transient Voltage Surge Suppression (TVSS) to Panel A

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Contingency (15%)	1.00		255.05	255
	Labor Cost (Est.)	1.00		283.37	283
	Material Cost (Est.)	1.00		1,190.18	1,190
	O/H Cost (Est.)	1.00		226.69	227
				Subtotal:	1,955
				Adjustment Factor:	1.0000
				Grand Total:	1,955

Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging
Site: Washington Park

Asset: Washington Park Senior Center
Asset Number: 1990

Prime System: D50

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Install GFCI Receptacles Near Wet Locations		
Requirement ID	REQ-53448	Action Date	
Linked System	Branch Wiring - Equipment & Devices	Date Inspected	Sep 14, 2017
Category	Code Compliance	Finish Date	
Prime System	D5021 - Branch Wiring Devices	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	
Inspector	Craig Dodge	Estimated Cost	2,441

Requirement Description

This requirement consists of replacing all duplex receptacles located within six foot of a sink or located in a restroom with GFCI receptacles.

Linked Photos



Install GFCI Receptacles Near Wet Locations

Actions

Action Name	Install GFCI Receptacles Near Wet Locations. Estimate # of Receptacles to be installed.
Option	Conventional
Prime Action	Yes
Description	



Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
262726202480	Duplex receptacle, ground fault interrupting, 15 amp	8.00	Ea.	40.83	327
262726209000	Wiring devices, minimum labor/equipment charge	8.00	Job	172.82	1,383
ELEJ	Electricians	8.00	hour	91.50	732
				Subtotal:	2,441
				Adjustment Factor:	1.0000
				Grand Total:	2,441



Department of Administrative Services
Milwaukee County
Facilities Condition Assessment Program

Department on Aging
Wilson Park Senior Center
Asset No. 3845

2017 Facility Assessment Reports

- **Asset Detail Report 1**
- **System List Report 6**
- **Funding Needs Report..... 9**
- **Recommended Requirements List and Details..... 15**

Prepared by:
Milwaukee County - AE&ES Section
Facilities Condition Assessment Team

Final Reports

September 28, 2017

Department/Division: Department on Aging **Asset:** Wilson Park Senior Center
Site: Wilson Park **Asset Number:** 3845

Assets are ordered by Asset Name **Currency: USD**

Statistics

FCI Cost:	73,909	FCI:	0.01
RI Cost:	6,162,272	RI:	0.83
Total Requirements Cost:	6,162,277	Asset Condition Rating:	Good
Current Replacement Value:	7,386,222	Date of most Recent Assessment:	Sep 7, 2017

Type	Building	Construction Type	WAC 5B Exterior Masonry - Unprotected
Area	35,540 SF	Historical Category	
Use	Community Services Building	City	Milwaukee
Floors	1	State/Province/Region	UNITED STATES OF AMERICA
Address 1	2601 W Howard Avenue	Zip/Postal Code	53221
Address 2	-	Architect	-
Year Constructed	1980	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	County Owned		
ACM Inspection Date:	14, Aug 2008	Asbestos Inspected:	Yes
Inventory:	Yes	Insurable Value of Building:	5856300
Insurable Value of Contents:	550000	Facility Category:	Category 3

Photo



Wilson Park Senior Center

Asset Description

Building General Description:

The Milwaukee County Wilson Park Complex is located in Milwaukee, Wisconsin at 2601 W Howard Avenue.

The Wilson Senior Center is a 35,540 square foot; single story facility with a partial basement and crawl space.

Building first floor interior includes administrative offices, restrooms, a two level mechanical room, the assembly hall with stage and kitchen, storage rooms, multipurpose room, library, billiard room, card rooms, activity rooms, arts and crafts rooms. The basement includes an elevator machine room, restrooms, dining hall, serving kitchen and interior landscaped atrium are situated in the basement. The crawl space extends beneath the building and contains the mechanical ductwork and piping distribution.

Per the IBC Code, it would be classified as an assembly hall with office occupancy. Per IBC Table 601 , the facility is a construction type VB.

The building has the following general systems:

ARCHITECTURAL /STRUCTURAL SYSTEM

- Foundation Walls With Strip Footings
- Precast concrete Floor With Steel Beams and Columns
- Roof Laminated Wood Beams with Wood Plank Deck and CMU Pilaster Columns.
- Cedar Plywood Siding With CMU Back Up Wall
- Lanon Stone Veneer With CMU Back Up Wall
- Asphalt Shingles Roofing
- Aluminum Storefront With Insulated Glass
- Clearstory Solar Panels
- Wood Windows with Single Pane Glass
- Hollow Metal Exterior Doors and Frames
- Metal Wall Louvers
- Rolling Window Shutters
- Aluminum Windows
- Translucent Solar Panels
- Translucent Window System
- Gutters and Downspouts
- Skylights- Monumental

- Concrete Slab On Grade
- Wood Ceiling
- Resilient, Carpet, Oak Wood, Brick, Tile, and Epoxy Flooring
- Paneling Walls
- Suspended ACT Ceilings
- Vinyl Wall Coverings
- Exposed concrete Floor
- Painted CMU Interior Walls
- Solid Core Wood Interior Doors
- Overhead Rolling Service Doors

- Restroom - Complete - Single
- Restroom- Complete Gang- Men
- Restroom - Complete - Women
- Folding Partitions
- Elevator
- Concrete Stairs
- Steel Stairs
- Wood Stairs
- Kitchen Cabinets
- Fixed Casework
- Drapery
- Arts and Crafts Equipment

HANDICAPPED ACCESSIBILITY

The Wilson Park Complex's compliance with handicapped accessibility was evaluated utilizing Wisconsin Administrative Code, Comm. Section 69 and ADAAG. The center has partially accessible elevators and entrances. The activity center lacks accessible payphones, lever door hardware, exits, Braille permanent room signs and male and female restrooms. The elevator lacks an emergency communications device.

HAZARDOUS MATERIAL

An asbestos inspection was conducted in 2003 by Sigma, and showed that there was asbestos in the building. There was additional asbestos sampling conducted by Sigma in 2008 that identified asbestos in the building. In 2015 Integrity Environmental Services, Inc. abated and disposed of 2000 SF of ACM from rooms 110 and 111's floor tile, mastic, and carpet. On March 20, 2015 air clearance monitoring was done. Inspection reports are in the attachments.

ELEVATORS

A single 15 horsepower hydraulic two-stop elevator is located in the building. It appears to be in good operating condition. There was no exhaust vent in the elevator machine room.

MECHANICAL SYSTEMS

HVAC

- Hot Water Boiler (1)
- Heating Pump (2)
- Chiller Air Cooled (1)
- Chilled Water Pump (2)
- AHU (2)
- Return Air Fan (1)
- Pneumatic/DDC HVAC Control System
- Air Compressor (1)



Asset Detail Report

By Asset Name

- Air Dryer (1)
- General Exhaust Fans
- Kitchen Exhaust Hood
- Fan Powered VAV (29)
- Hot Water Finned Pipe Heating System
- Hot Water Cabinet Unit Heaters (6)
- Hot Water Unit Heaters (1)
- Wall Heater (1)
- Electric Baseboard (2)
- Dust Collector Woodshop (1)

FIRE PROTECTION

There is no sprinkler system in this building.

PLUMBING

- Water Meter
- Domestic Water Service
- Backflow RPBP Valve
- Natural Gas Service 2"
- Sanitary Piping Hub-Type Cast Iron
- Storm Water Drainage
- Water Heater
- Tank w/Electric Heating Element
- Pump - Domestic Hot Water Recirculation (3)
- Clear Water Waste Sump
- Sump Pump (2)
- Utility Sinks (0)
- Wall Mounted Water Coolers (7)
- Hot Tub (1)

ELECTRICAL SYSTEM

- Voltages - 277/480, 3 Phase - 120/208, 3 Phase
- Service Disconnect - 1200A Breaker in Switchboard
- Distribution - (13) Panels, (6) Transformers
- Lighting - Interior & Exterior
- Stage Lighting
- Sound
- Exit Lights
- Emergency Battery Units
- Fire Alarm System
- Public Address System
- Security System - Access, Motion Detection



Asset Detail Report

By Asset Name

- Solar Photovoltaic Array System
- Intercom System
- Telephone
- Data

DISCLAIMER

This report reflects equipment or system deficiencies, and construction cost estimates to correct those deficiencies. The construction cost estimates may not reflect the actual total project costs. The construction cost estimates do not include costs for project management, owner services, planning and design, plan review fees, construction management, construction general conditions, overhead and profit, testing services and design and construction contingencies. All projects need to be submitted to the AE & ES section of DAS-FM to verify actual cost estimates for any Capital Improvement Project (CIP) budget requests.



System List Report

By Asset Name

Currency : USD

Department/Division: Department on Aging
Site: Wilson Park

Asset: Wilson Park Senior Center 3845

Asset Size: 35,540 SF

Asset Replacement Value: 7,386,222

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A1010 - Standard Foundations	Foundation Wall and Footings	75	0.00	Good	2055	Sep 7, 2017	10,023	167,051
A1031 - Standard Slab on Grade	Concrete Slab on Grade	75	0.00	Good	2055	Sep 7, 2017	11,941	199,024
A2020 - Basement Walls	Foundation Wall and Footings 12-Ft - Full Basement	75	0.00	Good	2055	Sep 7, 2017	9,386	156,436
B1020 - Roof Construction	Single-Story - Wood - Crawl Space-Basement	75	0.00	Good	2049	Sep 7, 2017	91,417	1,523,612
B2010 - Exterior Walls	Cedar Plywood Siding on CMU Backup	50	0.00	Fair	2030	Sep 7, 2017	24,840	207,000
B2010 - Exterior Walls	Stone Veneer Walls	75	0.00	Good	2055	Sep 7, 2017	16,200	135,000
B2013 - Exterior Louvers, Screens, and Fencing	Metal Wall Louvers	50	0.00	Good	2027	Sep 7, 2017	15,044	12,035
B2014 - Exterior Sun Control Devices	Rolling Window Shutters	40	0.00	Fair	2022	Sep 7, 2017	203,000	203,000
B2020 - Exterior Windows	Aluminum Windows	30	0.00	Good	2027	Sep 7, 2017	73,325	58,660
B2020 - Exterior Windows	Exterior Window- Translucent Window System	40	0.00	Good	2027	Sep 7, 2017	36,595	36,595
B2020 - Exterior Windows	Translucent Solar Panels	40	0.00	Fair	2027	Sep 7, 2017	87,480	87,480
B2020 - Exterior Windows	Wood Windows	30	0.00	Fair	2022	Sep 7, 2017	94,430	75,544
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	0.00	Good	2027	Sep 7, 2017	16,217	12,973
B2030 - Exterior Doors	Door Assembly - 3 x 7 Wood	30	0.00	Fair	2022	Sep 7, 2017	5,068	4,054
B2030 - Exterior Doors	Door Assembly - 6 x 7 HM	30	0.00	Good	2027	Sep 7, 2017	15,183	12,147
B2030 - Exterior Doors	Door Assembly - 6 x 7 Storefront	30	0.00	Good	2027	Sep 7, 2017	65,000	52,000
B3011 - Roof Finishes	Asphalt Shingled Roofing	20	0.00	Good	2032	Sep 7, 2017	250,800	200,640
B3016 - Gutters and Downspouts	Gutters and Downspouts	25	0.00	Good	2037	Sep 7, 2017	14,604	11,683
B3021 - Glazed Roof Openings	Skylights - Monumental	30	0.00	Fair	2022	Sep 7, 2017	175,170	140,136
C10 - Interior Construction	Restroom - Complete - Gang-Men	30	0.00	Good	2027	Sep 7, 2017	57,464	45,971
C10 - Interior Construction	Restroom - Complete - Gang-Women	30	0.00	Good	2027	Sep 7, 2017	52,804	42,243
C10 - Interior Construction	Restroom - Complete - Single	30	0.00	Good	2027	Sep 7, 2017	25,471	20,377
C1010 - Partitions	CMU Block Walls	50	0.01	Good	2030	Sep 7, 2017	263,538	425,061
C1010 - Partitions	Demountable Partitions - Vinyl Faced	20	0.00	Good	2027	Sep 7, 2017	1,521	2,453
C1010 - Partitions	Folding Partitions - Economy	15	0.00	Good	2027	Sep 7, 2017	7,923	12,778
C1010 - Partitions	Plaster Walls - 3 Coats	50	0.00	Good	2030	Sep 7, 2017	10,552	17,020
C1020 - Interior Doors	Overhead/Rolling Service Door	50	0.00	Good	2030	Sep 7, 2017	8,000	6,400
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	0.00	Good	2030	Sep 7, 2017	105,609	84,487
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - NR	50	0.00	Good	2030	Sep 7, 2017	103,440	82,752
C1026 - Interior Hatches and Access Doors	Access H.M. Doors	20	0.00	Good	2027	Sep 7, 2017	3,884	3,884
C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification)	10	0.00	Fair	2022	Sep 7, 2017	9,842	7,874
C2011 - Regular Stairs	Concrete Stairs	75	0.00	Good	2057	Sep 7, 2017	7,281	7,281
C2011 - Regular Stairs	Concrete Stairs w/ Platform	75	0.00	Good	2057	Sep 7, 2017	16,191	16,191
C2011 - Regular Stairs	Concrete Stairs w/ Rubber Treads	75	0.00	Good	2057	Sep 7, 2017	19,047	19,047
C2011 - Regular Stairs	Steel Stairs	75	0.00	Good	2055	Sep 7, 2017	4,601	12,434
C2011 - Regular Stairs	Wood Stairs	75	0.00	Good	2055	Sep 7, 2017	1,738	4,698
C3010 - Wall Finishes	Raised Wood Paneling - Economy	25	0.00	Good	2027	Sep 7, 2017	39,728	49,046
C3010 - Wall Finishes	Wall Covering - Vinyl	10	0.00	Fair	2022	Sep 7, 2017	2,334	1,867
C3020 - Floor Finishes	Carpeting - Broadloom	10	0.00	Fair	2022	Sep 7, 2017	24,989	19,991
C3020 - Floor Finishes	Ceramic Tile	25	0.00	Good	2027	Sep 7, 2017	3,627	2,901
C3020 - Floor Finishes	Epoxy Flooring	50	0.00	Good	2030	Sep 7, 2017	5,361	4,289
C3020 - Floor Finishes	VCT - Average	10	0.00	Fair	2022	Sep 7, 2017	6,780	5,424
C3020 - Floor Finishes	Vinyl Sheet Goods	12	0.00	Good	2027	Sep 7, 2017	279,519	223,615
C3020 - Floor Finishes	Wood Flooring	25	0.00	Good	2027	Sep 7, 2017	94,828	75,862
C3030 - Ceiling Finishes	ACT System	20	0.00	Good	2027	Sep 7, 2017	43,961	35,169



System List Report

By Asset Name

Currency : USD

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
C3030 - Ceiling Finishes	Stain On Wood Deck	30	0.00	Good	2027	Sep 7, 2017	57,891	46,312
D1010 - Elevators and Lifts	Traction Geared Passenger Elev	35	0.00	Good	2027	Sep 7, 2017	112,500	90,000
D1013 - Lifts	Wheelchair Lift	25	0.00	Good	2027	Sep 7, 2017	16,010	15,247
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	0.00	Fair	2022	Sep 6, 2017	3,812	7,623
D2018 - Drinking Fountains and Coolers	Water Coolers - Wall-Mounted	20	0.00	Fair	2022	Sep 7, 2017	11,135	8,908
D2020 - Domestic Water Distribution	Commercial Water Heater	20	0.00	Good	2027	Sep 7, 2017	12,457	9,966
D2020 - Domestic Water Distribution	Plumbing Distribution	30	0.00	Fair	2022	Sep 7, 2017	133,275	106,620
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	0.00	Good	2030	Sep 7, 2017	80,409	64,327
D2040 - Rain Water Drainage	Sump Pump - Submersible - 1/2 HP	12	0.00	Fair	2022	Sep 7, 2017	5,106	5,106
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	0.00	Fair	2022	Sep 7, 2017	93,714	74,971
D3020 - Heat Generating Systems	Boiler HW - Gas-Fired w/Redundancy	28	0.00	Good	2044	Sep 7, 2017	42,030	33,624
D3021 - Boilers	Boiler w/2000 Gallon Tank	15	0.00	Fair	2022	Sep 7, 2017	183,878	147,102
D3030 - Cooling Generating Systems	Chiller - Helical Rotary - Air-Cooled	20	0.00	Fair	2022	Sep 7, 2017	95,571	76,456
D3030 - Cooling Generating Systems	DX Condensing Unit - Ductless Mini Split - Elevator Mech.	15	1.25	Poor	2017	Sep 7, 2017	5,098	4,079
D3040 - Distribution Systems	AHU 1 - VAV w/Distribution	25	0.00	Good	2027	Sep 7, 2017	149,914	119,931
D3040 - Distribution Systems	Exhaust System - General Building	25	0.00	Fair	2020	Sep 7, 2017	21,834	17,467
D3040 - Distribution Systems	Fan Coil System - Cabinet - Heating - 2 Pipe	30	0.00	Fair	2022	Sep 7, 2017	32,573	26,058
D3040 - Distribution Systems	Four Pipe Distribution System w/Pump	30	0.00	Good	2027	Sep 7, 2017	485,227	388,181
D3042 - Exhaust Ventilation Systems	Inline Centrifugal Exhaust Fans (Straight Thru)	25	0.00	Fair	2022	Sep 7, 2017	68,929	68,929
D3044 - Hot Water Distribution	Perimeter Heat System - Hydronic Fin Tube	18	0.00	Fair	2022	Sep 7, 2017	27,463	24,521
D3050 - Terminal and Package Units	Fan Powered VAV Box w/reheat	25	0.00	Good	2027	Sep 7, 2017	402,654	402,654
D3050 - Terminal and Package Units	Unit Heater - Hot Water	25	0.00	Fair	2022	Sep 7, 2017	6,328	6,328
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	0.00	Fair	2022	Sep 7, 2017	419	335
D3060 - Controls and Instrumentation	DDC/Pneumatic System - Hybrid	20	0.00	Fair	2022	Sep 7, 2017	243,005	194,404
D3093 - Dust and Fume Collectors	Commercial / Industrial Vacuum Dust Collector	30	0.00	Good	2027	Sep 7, 2017	38,912	38,912
D40 - Fire Protection	Fire Extinguishers - Dry Chem	30	0.00	Good	2027	Sep 7, 2017	1,326	1,263
D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MCB Panel A and Transformer TR-1	30	0.00	Fair	2022	Sep 7, 2017	7,306	7,306
D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MCB Panel B / 60 Amp Sub-panel and Transformer TR-2	30	0.00	Fair	2022	Sep 7, 2017	10,057	10,057
D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MCB Panel C and Transformer TR-3	30	0.00	Fair	2022	Sep 7, 2017	9,600	9,600
D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MCB Panel D and Transformer TR-4	30	0.00	Fair	2022	Sep 7, 2017	7,306	7,306
D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MCB Panel F and Transformer TR-5	30	0.00	Fair	2022	Sep 7, 2017	7,306	7,306
D5012 - Low Tension Service and Dist.	120/208 Volt, 150 Amp MLO Panel H (Crawl Space Fans) and Transformer TR-2	30	0.00	Fair	2022	Sep 7, 2017	4,025	4,025
D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MCB Panel PG	30	0.00	Fair	2022	Sep 7, 2017	8,514	8,514
D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PA	30	0.00	Fair	2022	Sep 7, 2017	7,202	7,202
D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PB	30	0.00	Fair	2022	Sep 7, 2017	6,969	6,969
D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PC	30	0.00	Fair	2022	Sep 7, 2017	5,590	5,590
D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PD	30	0.00	Fair	2022	Sep 7, 2017	4,465	4,465
D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PF	30	0.00	Fair	2022	Sep 7, 2017	8,139	8,139
D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PH	30	0.00	Fair	2022	Sep 7, 2017	3,809	3,809
D5012 - Low Tension Service and Dist.	277/480 Volt, 1200 Amp - Main Electrical Service	30	0.00	Fair	2022	Sep 7, 2017	140,457	112,366
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	0.00	Fair	2027	Sep 7, 2017	121,673	97,338
D5022 - Lighting Equipment	Exterior Lighting	20	0.00	Good	2035	Sep 7, 2017	10,007	10,007
D5022 - Lighting Equipment	Lighting Fixtures	20	0.00	Fair	2022	Sep 7, 2017	171,568	137,255
D5022 - Lighting Equipment	Stage Lighting	20	0.00	Fair	2020	Sep 7, 2017	77,071	61,657
D5030 - Communications and Security	Security System	15	0.00	Good	2027	Sep 7, 2017	25,233	25,233
D5031 - Public Address and Music Systems	Public Address System	15	1.25	Poor	2018	Sep 7, 2017	38,178	30,543
D5031 - Public Address and Music Systems	Stage Sound Equipment	10	1.00	Poor	2018	Sep 7, 2017	25,000	25,000
D5033 - Telephone Systems	Telephone System	10	0.00	Fair	2022	Sep 7, 2017	53,966	50,911
D5036 - Clock and Program Systems	Clock System	10	0.00	Not in Use	2027	Sep 7, 2017	19,110	15,288
D5037 - Fire Alarm Systems	Fire Alarm System	10	0.00	Good	2022	Sep 7, 2017	83,184	66,547



System List Report

By Asset Name

Currency : USD

System Category	System Name	Lifetime	SCI	Condition Rating	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
D5039 - Local Area Networks	LAN System	15	0.00	Good	2027	Sep 7, 2017	24,460	23,076
D5090 - Other Electrical Systems	Solar Photovoltaic System	20	0.00	Good	2031	Sep 7, 2017	23,638	18,910
D5092 - Emergency Light and Power Systems	Emergency Battery Units (EBU)	20	0.00	Good	2032	Sep 7, 2017	2,675	2,140
D5092 - Emergency Light and Power Systems	Exit Signs	20	0.00	Good	2032	Sep 7, 2017	43,454	34,763
E1023 - Theater and Stage Equipment	Drapery	20	0.00	Good	2027	Sep 7, 2017	5,687	5,687
E2012 - Fixed Casework	Fixed Casework	25	0.00	Good	2027	Sep 7, 2017	60,250	48,200
E2012 - Fixed Casework	Kitchen Cabinets	20	0.00	Good	2027	Sep 7, 2017	34,377	27,502
Asset: Wilson Park Senior Center 3845								7,386,222
Site: Wilson Park								7,386,222
Department/Division: Department on Aging								7,386,222
Summary								7,386,222



Requirement Forecast Report By Name

Department/Division: Department on Aging

Site: Wilson Park

Asset: Wilson Park Senior Center

The values shown on this page do not include any soft costs. See following pages for totals with estimated soft costs included.

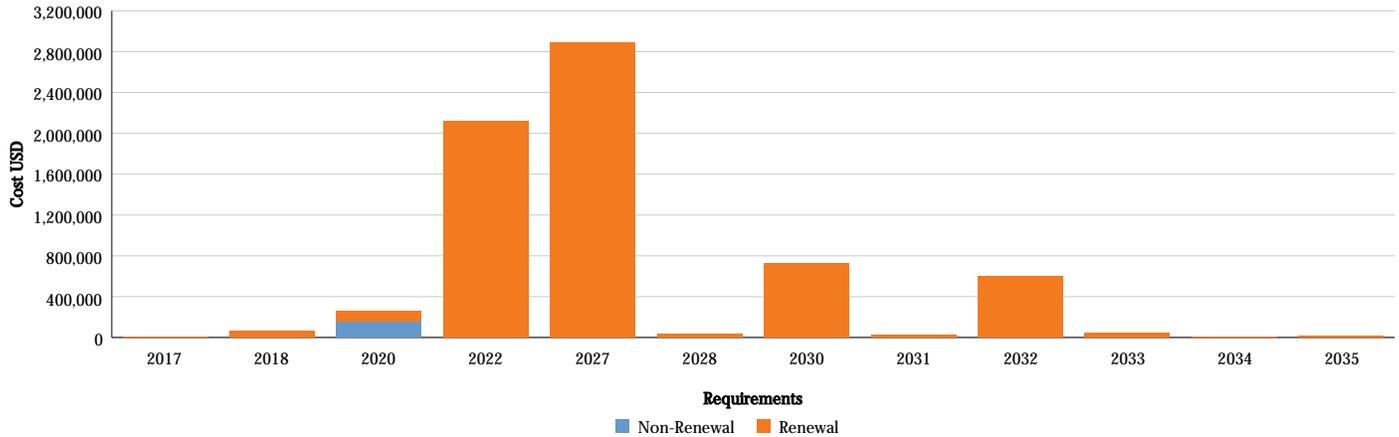
Currency: USD

Period: 20 years

Inflation: 1.50%

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2017	5,098	3,633	8,731
2018	64,126	3,878	68,004
2020	103,423	155,527	258,950
2022	2,118,242	4,312	2,122,554
2027	2,886,560	0	2,886,560
2028	29,449	0	29,449
2030	730,254	0	730,254
2031	29,116	0	29,116
2032	604,013	0	604,013
2033	48,448	0	48,448
2034	6,576	0	6,576
2035	13,083	0	13,083
Total	6,638,387	167,351	6,805,738



Funding Needs Report

Site: **Wilson Park**

Asset: **Wilson Park Senior Center**

Asset Number: **3845**

2601 W. Howard Avenue
Milwaukee, WI 53221

Detail of Requirements/Renewals and Funding Needed by Year

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2017	HVAC	D3030 - Cooling Generating Systems	DX Condensing Unit - Mini Split - New Renewal	5,098	0	5,098
		D3030 - Cooling Generating Systems	Repair Chilled Glycol System Leaks	0	1,822	1,822
		D3040 - Distribution Systems	Repair Heating Pump - 5	0	1,811	1,811
	Subtotal for 2017			5,098	3,633	8,731
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$1,746	
Construction General Conditions and Overhead and Profit - 20% =					\$1,746	
Design and Construction Contingency - 10% =					\$873	
Estimated Total Projects Cost for 2017 =					\$13,097	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2018	Architectural	C1010 - Partitions	Repair the Cracks in The CMU Walls	0	1,723	1,723
		C1010 - Partitions	Protect Penetrations in Fire Separation Assemblies	0	2,155	2,155
	Electrical	D5031 - Public Address and Music Systems	Public Address System Renewal	38,751	0	38,751
		D5031 - Public Address and Music Systems	Stage Sound Equipment Renewal	25,375	0	25,375
Subtotal for 2018			64,126	3,878	68,004	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$13,601	
Construction General Conditions and Overhead and Profit - 20% =					\$13,601	
Design and Construction Contingency - 10% =					\$6,800	
Estimated Total Projects Cost for 2018 =					\$102,007	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2020	Architectural	B2010 - Exterior Walls	Repair Wood Siding and Stain- West and North Elevations	0	15,310	15,310
		B2010 - Exterior Walls	Repair Exterior Siding and Stain Siding	0	2,795	2,795
		B3021 - Glazed Roof Openings	Replace Insulated Safety Glass	0	67,450	67,450
	HVAC	D3030 - Cooling Generating Systems	Repair Chiller	0	62,117	62,117
		D3040 - Distribution Systems	Exhaust System - General Building Renewal	22,832	0	22,832
		D3040 - Distribution Systems	Replace AHU-1 Fan Motor	0	4,599	4,599
		D3050 - Terminal and Package Units	Investigate Cold Temperature in Room 146	0	3,255	3,255
Electrical	D5022 - Lighting Equipment	Stage Lighting Renewal	80,592	0	80,592	
Subtotal for 2020			103,423	155,527	258,950	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$51,790	
Construction General Conditions and Overhead and Profit - 20% =					\$51,790	
Design and Construction Contingency - 10% =					\$25,895	
Estimated Total Projects Cost for 2020 =					\$388,425	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2022	Architectural	A1010 - Standard Foundations	Repair Foundation Wall Insulation Cover	0	1,616	1,616
		B2014 - Exterior Sun Control Devices	Rolling Window Shutters Renewal	218,689	0	218,689
		B2020 - Exterior Windows	Wood Windows Renewal	101,728	0	101,728
		B2030 - Exterior Doors	Door Assembly - 3 x 7 Wood Renewal	5,460	0	5,460
		B3021 - Glazed Roof Openings	Skylights - Monumental Renewal	188,708	0	188,708
		C10 - Interior Construction	Replace Toilet Partitions - Painted Metal	0	2,696	2,696
		C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification) Renewal	10,603	0	10,603
		C3010 - Wall Finishes	Wall Covering - Vinyl Renewal	2,514	0	2,514
		C3020 - Floor Finishes	VCT - Average Renewal	7,304	0	7,304
		C3020 - Floor Finishes	Carpeting - Broadloom Renewal	26,920	0	26,920
	Plumbing	D2010 - Plumbing Fixtures	Custodial/Utility Sinks - 50% Renewal	4,106	0	4,106
		D2018 - Drinking Fountains and Coolers	Water Coolers - Wall-Mounted Renewal	11,995	0	11,995
		D2020 - Domestic Water Distribution	Plumbing Distribution Renewal	143,575	0	143,575
		D2040 - Rain Water Drainage	Sump Pump - Submersible - 1/2 HP Renewal	5,500	0	5,500
		D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF) Renewal	100,956	0	100,956
	HVAC	D3021 - Boilers	Boiler w/2000 Gallon Tank Renewal	198,088	0	198,088
		D3030 - Cooling Generating Systems	Chiller - Helical Rotary - Air-Cooled Renewal	102,957	0	102,957
		D3040 - Distribution Systems	Fan Coil System-Cabinet-Heating 2 Pipe	35,090	0	35,090
		D3042 - Exhaust Ventilation Systems	Inline Centrifugal Exhaust Fans (Straight Thru) Renewal	74,256	0	74,256
		D3044 - Hot Water Distribution	Perimeter Heat System - Hydronic Fin Tube Renewal	29,586	0	29,586
		D3050 - Terminal and Package Units	Unit Heaters-Hot Water 100% Renewal	6,817	0	6,817
		D3050 - Terminal and Package Units	Unit Heaters - Electric (Each) Renewal	452	0	452
		D3060 - Controls and Instrumentation	DDC/Pneumatic System-Hybrid-Average	261,785	0	261,785

System	Requirement Name	Renewal	Non-Renewal	Total	
Electrical	D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MCB Panel A and Transformer TR-1 Renewal	7,870	0	7,870
	D5012 - Low Tension Service and Dist.	120/208 Volt, 150 Amp MLO Panel H (Crawl Space Fans) and Transformer TR-2 Renewal	4,336	0	4,336
	D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PB Renewal	7,508	0	7,508
	D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PA Renewal	7,758	0	7,758
	D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PD Renewal	4,810	0	4,810
	D5012 - Low Tension Service and Dist.	277/480 Volt, 1200 Amp - Main Electrical Service Renewal	151,312	0	151,312
	D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MCB Panel C and Transformer TR-3 Renewal	10,342	0	10,342
	D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PF Renewal	8,768	0	8,768
	D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PH Renewal	4,103	0	4,103
	D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MCB Panel PG Renewal	9,172	0	9,172
	D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MCB Panel B / 60 Amp Sub-panel and Transformer TR-2 Renewal	10,835	0	10,835
	D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MCB Panel D and Transformer TR-4 Renewal	7,870	0	7,870
	D5012 - Low Tension Service and Dist.	120/208 Volt, 100 Amp MCB Panel F and Transformer TR-5 Renewal	7,870	0	7,870
	D5012 - Low Tension Service and Dist.	277/480 Volt, 100 Amp MLO Panel PC Renewal	6,022	0	6,022
	D5022 - Lighting Equipment	Lighting Fixtures Renewal	184,828	0	184,828
	D5033 - Telephone Systems	Telephone System Renewal	58,136	0	58,136
	D5037 - Fire Alarm Systems	Fire Alarm System Renewal	89,613	0	89,613
		Subtotal for 2022	2,118,242	4,312	2,122,554
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$424,511
Construction General Conditions and Overhead and Profit - 20% =					\$424,511
Design and Construction Contingency - 10% =					\$212,255
Estimated Total Projects Cost for 2022 =					\$3,183,831

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2027	Architectural	B2013 - Exterior Louvers, Screens, and Fencing	Metal Wall Louvers Renewal	17,459	0	17,459
		B2020 - Exterior Windows	Aluminum Windows Renewal	85,097	0	85,097
		B2020 - Exterior Windows	Exterior Window- Translucent Window System Renewal	42,470	0	42,470
		B2020 - Exterior Windows	Translucent Solar Panels Renewal	101,524	0	101,524
		B2030 - Exterior Doors	Door Assembly - 3 x 7 HM Renewal	18,820	0	18,820
		B2030 - Exterior Doors	Door Assembly - 6 x 7 Storefront Renewal	75,435	0	75,435
		B2030 - Exterior Doors	Door Assembly - 6 x 7 HM Renewal	17,621	0	17,621
		C10 - Interior Construction	Restroom - Complete - Gang-Women Renewal	61,281	0	61,281
		C10 - Interior Construction	Restroom - Complete - Single Renewal	29,560	0	29,560
		C10 - Interior Construction	Restroom - Complete - Gang-Men Renewal	66,689	0	66,689
		C1010 - Partitions	Folding Partitions - Economy - 62% Renewal	9,195	0	9,195
		C1010 - Partitions	Demountable Partitions - Vinyl Faced - 62% Renewal	1,765	0	1,765
		C1026 - Interior Hatches and Access Doors	Access H.M. Doors Renewal	4,507	0	4,507
		C3010 - Wall Finishes	Raised Wood Paneling - Economy - 81% Renewal	46,105	0	46,105
		C3020 - Floor Finishes	Ceramic Tile Renewal	4,209	0	4,209
		C3020 - Floor Finishes	Vinyl Sheet Goods Renewal	324,394	0	324,394
		C3020 - Floor Finishes	Wood Flooring Renewal	110,052	0	110,052
		C3030 - Ceiling Finishes	ACT System Renewal	51,018	0	51,018
		C3030 - Ceiling Finishes	Stain On Wood Deck Renewal	67,184	0	67,184
			Conveyance	D1010 - Elevators and Lifts	Traction Geared Passenger Elev Renewal	130,561
		D1013 - Lifts	Wheelchair Lift Renewal	18,580	0	18,580
	Plumbing	D2020 - Domestic Water Distribution	Domestic Water Heaters - Renewal	14,457	0	14,457

HVAC	D3040 - Distribution Systems	Four Pipe Distribution System w/Pump Renewal	563,126	0	563,126
	D3040 - Distribution Systems	AHU 1 - VAV w/Distribution Renewal	173,981	0	173,981
	D3050 - Terminal and Package Units	Fan Powered VAV Box w/reheat Renewal	467,296	0	467,296
	D3093 - Dust and Fume Collectors	Commercial / Industrial Vacuum Dust Collector Renewal	45,159	0	45,159
Fire Protection	D40 - Fire Protection	Fire Extinguishers - Dry Chem Renewal	1,539	0	1,539
Electrical	D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices Renewal	141,206	0	141,206
	D5030 - Communications and Security	Security System Renewal	29,284	0	29,284
	D5036 - Clock and Program Systems	Clock System Renewal	22,178	0	22,178
	D5039 - Local Area Networks	LAN System Renewal	28,387	0	28,387
Architectural	E1023 - Theater and Stage Equipment	Draperly Renewal	6,600	0	6,600
	E2012 - Fixed Casework	Kitchen Cabinets Renewal	39,896	0	39,896
	E2012 - Fixed Casework	Fixed Casework Renewal	69,923	0	69,923
Subtotal for 2027			2,886,560	0	2,886,560

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$577,312
Construction General Conditions and Overhead and Profit - 20% = \$577,312
Design and Construction Contingency - 10% = \$288,656
Estimated Total Projects Cost for 2027 = \$4,329,840

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2028	Electrical	D5031 - Public Address and Music Systems	Stage Sound Equipment Renewal	29,449	0	29,449
		Subtotal for 2028			29,449	0

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$5,890
Construction General Conditions and Overhead and Profit - 20% = \$5,890
Design and Construction Contingency - 10% = \$2,945
Estimated Total Projects Cost for 2028 = \$44,173

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2030	Architectural	B2010 - Exterior Walls	Cedar Plywood Siding on CMU Backup - 12% Renewal	30,145	0	30,145
		C1010 - Partitions	Plaster Walls - 3 Coats - 62% Renewal	12,806	0	12,806
		C1010 - Partitions	CMU Block Walls - 62% Renewal	319,817	0	319,817
		C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR Renewal	128,162	0	128,162
		C1020 - Interior Doors	Overhead/Rolling Service Door Renewal	9,708	0	9,708
		C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - NR Renewal	125,529	0	125,529
	Plumbing	C3020 - Floor Finishes	Epoxy Flooring Renewal	6,506	0	6,506
D2040 - Rain Water Drainage		Roof Drainage - Gravity Renewal	97,581	0	97,581	
Subtotal for 2030			730,254	0	730,254	

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$146,051
Construction General Conditions and Overhead and Profit - 20% = \$146,051
Design and Construction Contingency - 10% = \$73,025
Estimated Total Projects Cost for 2030 = \$1,095,380

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2031	Electrical	D5090 - Other Electrical Systems	Solar Photovoltaic System Renewal	29,116	0	29,116
		Subtotal for 2031			29,116	0

Project Management, Owner Services, Planning and Design, and Construction Management - 20% = \$5,823
Construction General Conditions and Overhead and Profit - 20% = \$5,823
Design and Construction Contingency - 10% = \$2,912
Estimated Total Projects Cost for 2031 = \$43,673

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2032	Architectural	B3011 - Roof Finishes	Asphalt Shingled Roofing Renewal	313,558	0	313,558
		C1035 - Identifying Devices	Fittings - Signage (Room Numbering and Identification) Renewal	12,305	0	12,305
		C3010 - Wall Finishes	Wall Covering - Vinyl Renewal	2,918	0	2,918
		C3020 - Floor Finishes	VCT - Average Renewal	8,477	0	8,477
		C3020 - Floor Finishes	Carpeting - Broadloom Renewal	31,241	0	31,241
	HVAC	D3030 - Cooling Generating Systems	DX Condensing Unit - Mini Split - New Renewal	6,374	0	6,374
	Electrical	D5033 - Telephone Systems	Telephone System Renewal	67,470	0	67,470
		D5037 - Fire Alarm Systems	Fire Alarm System Renewal	103,999	0	103,999
		D5092 - Emergency Light and Power Systems	Emergency Battery Units (EBU) Renewal	3,345	0	3,345
		D5092 - Emergency Light and Power Systems	Exit Signs Renewal	54,327	0	54,327
Subtotal for 2032			604,013	0	604,013	
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$120,803	
Construction General Conditions and Overhead and Profit - 20% =					\$120,803	
Design and Construction Contingency - 10% =					\$60,401	
Estimated Total Projects Cost for 2032 =					\$906,020	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2033	Electrical	D5031 - Public Address and Music Systems	Public Address System Renewal	48,448	0	48,448
		Subtotal for 2033			48,448	0
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$9,690	
Construction General Conditions and Overhead and Profit - 20% =					\$9,690	
Design and Construction Contingency - 10% =					\$4,845	
Estimated Total Projects Cost for 2033 =					\$72,672	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2034	Plumbing	D2040 - Rain Water Drainage	Sump Pump - Submersible - 1/2 HP Renewal	6,576	0	6,576
		Subtotal for 2034			6,576	0
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$1,315	
Construction General Conditions and Overhead and Profit - 20% =					\$1,315	
Design and Construction Contingency - 10% =					\$658	
Estimated Total Projects Cost for 2034 =					\$9,864	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2035	Electrical	D5022 - Lighting Equipment	Exterior Lighting Renewal	13,083	0	13,083
		Subtotal for 2035			13,083	0
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$2,617	
Construction General Conditions and Overhead and Profit - 20% =					\$2,617	
Design and Construction Contingency - 10% =					\$1,308	
Estimated Total Projects Cost for 2035 =					\$19,624	



Requirement List Report
By Prime System

Department/Division Name: Department on Aging

Site Name: Wilson Park

Asset Name: Wilson Park Senior Center-3845

Reporting Currency : USD

Prime System : All

Requirement Priority : 5 - Does Not Meet Current Codes or Standards, 6 - Recommended

Requirement Category : All

Requirements Included: All

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
B2015 - Balcony Walls and Handrails	Provide Compliant Guard Railing at Retaining Wall	REQ-1119	Code Compliance	5 - Does Not Meet Current Codes or Standards	System Not Linked				Open		6,790
B2015 - Balcony Walls and Handrails											6,790
B2030 - Exterior Doors	Provid Fire Doors Within Protected Passageway	REQ-1174	Code Compliance	5 - Does Not Meet Current Codes or Standards	Exterior Enclosure				Open	Door Assembly - 3 x 7 HM	11,127



Requirement List Report
By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
B2030 - Exterior Doors	Provide Code Compliant Fire Separation at Multipurpose Room	REQ-1193	Code Compliance	5 - Does Not Meet Current Codes or Standards	Exterior Enclosure				Open	Door Assembly - 3 x 7 HM	94,778
B2030 - Exterior Doors	Provide Fire Rated Door in Boiler Room	REQ-1073	Code Compliance	5 - Does Not Meet Current Codes or Standards	Exterior Enclosure				Open	Door Assembly - 3 x 7 HM	2,595
B2030 - Exterior Doors	Provide Fire Rating at Exit Access Corridors	REQ-1187	Code Compliance	5 - Does Not Meet Current Codes or Standards	Exterior Enclosure				Open	Door Assembly - 3 x 7 HM	99,666
B2030 - Exterior Doors	Provide Rated Elevator Machine Room Door	REQ-1195	Code Compliance	5 - Does Not Meet Current Codes or Standards	Exterior Enclosure				Open	Door Assembly - 3 x 7 HM	3,104
B2030 - Exterior Doors	Provide Safety Glazing	REQ-1245	Code Compliance	5 - Does Not Meet Current Codes or Standards	Exterior Enclosure				Open	Door Assembly - 6 x 7 Storefront	9,363
B2030 - Exterior Doors											220,633



Requirement List Report
By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
C10 - Interior Construction	Provide Code Compliant Restrooms for Public/Staff	REQ-1934	Accessibility	6 - Recommended	Interior Construction and Conveyance				Open	Restroom - Complete - Gang-Men	131,373
C10 - Interior Construction											131,373
C1026 - Interior Hatches and Access Doors	Add Access Doors to Crawl Space	REQ-342	Functionality	6 - Recommended	Interior Construction and Conveyance				Open	Access H.M. Doors	3,500
C1026 - Interior Hatches and Access Doors											3,500
C1035 - Identifying Devices	Provide Code Compliant Room Signs	REQ-1140	Accessibility	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Fittings - Signage (Room Numbering and Identification)	12,498
C1035 - Identifying Devices											12,498
C2011 - Regular Stairs	Provide Compliant Handrails/Guards at Exit Stairs	REQ-1231	Code Compliance	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Concrete Stairs w/ Rubber Treads	19,918



Requirement List Report
By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
C2011 - Regular Stairs	Provide Compliant Handrails/ Guards at Stage Steps	REQ-1215	Code Compliance	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Concrete Stairs	5,701
C2011 - Regular Stairs	Provide Enclosed Basement Exit Stairs	REQ-1143	Code Compliance	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Concrete Stairs w/ Rubber Treads	4,852
C2011 - Regular Stairs	Provide Fire Separation Beneath Exit Stair	REQ-1042	Code Compliance	5 - Does Not Meet Current Codes or Standards	Interior Construction and Conveyance				Open	Concrete Stairs w/ Rubber Treads	5,663
C2011 - Regular Stairs											36,134



Requirement List Report
By Prime System

Prime System	Requirement Name	Requirement EID	Requirement Category	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
D3040 - Distribution Systems	Install Elevator Room Exhaust Fans	REQ-1693	Functionality	6 - Recommended	HVAC System				Open	Exhaust System - General Building	2,851
D3040 - Distribution Systems	Provide Fire Dampers	REQ-1253	Code Compliance	6 - Recommended	HVAC System				Open	AHU 1 - VAV w/ Distribution	18,150
D3040 - Distribution Systems											21,001
D3093 - Dust and Fume Collectors	Separate Woodworking Discharge Duct from Building	REQ-352	Air and Water Quality	6 - Recommended	Equipment and Furnishings				Open	Commercial / Industrial Vacuum Dust Collector	2,511
D3093 - Dust and Fume Collectors											2,511
Wilson Park Senior Center-3845											434,440
Wilson Park											434,440
Department on Aging											434,440
Summary											434,440



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Wilson Park

Asset: Wilson Park Senior Center

Asset Number: 3845

Prime System: B20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Compliant Guard Railing at Retaining Wall		
Requirement ID	REQ-1119	Action Date	
Linked System		Date Inspected	Oct 8, 2002
Category	Code Compliance	Finish Date	
Prime System	B2015 - Balcony Walls and Handrails	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	6,790

Requirement Description

The retaining wall guard spacing on the east elevation exceeds the 6 inches maximum spacing required by Wisconsin Administrative Code, Comm. 51.162 (5).

No photo available.

Actions

Action Name Guards: Reduce Spacing

Option Conventional

Prime Action Yes

Description Provide building code compliant guard spacing at the east elevation retaining wall.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Allowance-Decrease Guard Spacing	400.00	S.F.	14.76	5,904
				Subtotal:	5,904
				Adjustment Factor:	1.1500
				Grand Total:	6,790



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: B20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provid Fire Doors Within Protected Passageway		
Requirement ID	REQ-1174	Action Date	
Linked System	Door Assembly - 3 x 7 HM	Date Inspected	Sep 7, 2017
Category	Code Compliance	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	11,127

Requirement Description

The toilets at the first and basement levels are within the exit discharge from the first floor and the basement stair and lack fire doors per the requirements of Wisconsin Administrative Code Comm. 54.08 and 51.01-38B.

No photo available.

Actions

Action Name	Fire Doors
Option	Conventional
Prime Action	Yes
Description	Replace the restroom doors with fire rated assemblies.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	496.85	497
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	2.00	Ton	76.60	153
080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	4.00	Ea.	33.63	135
080505102000	Door demolition, door frames, metal, remove	4.00	Ea.	84.58	338
081213135400	Frames, steel, knock down, "B" label, single, hollow metal, 14 ga., up to 5-3/4" deep, 4'-0" x 7'-0"	4.00	Ea.	319.33	1,277
081313150080	Doors, fire, steel, flush, "B" label, 90 minute, full panel, 20 ga., 3'-0" x 7'-0"	4.00	Ea.	570.24	2,281



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
087120152500	Door hardware, school, single, interior, regular use, incl. lever handle	4.00	Door	922.99	3,692
CARPJ	Carpenters (JourneyMan)	16.00	hour	81.41	1,303
				Subtotal:	9,676
				Adjustment Factor:	1.1500
				Grand Total:	11,127



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: B20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Code Compliant Fire Separation at Multipurpose Room		
Requirement ID	REQ-1193	Action Date	
Linked System	Door Assembly - 3 x 7 HM	Date Inspected	Sep 7, 2017
Category	Code Compliance	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	94,778

Requirement Description

The multipurpose room lacks a compliant fire separations as required by the Wisconsin Administrative Code, Comm. 51.01-38B and 54.08 as follows:

1. The kitchen service window is not automatic closing or fire rated.
2. The main entrance doors do not latch and lack fire exit panic devices.
3. The following doors are not fire rated assemblies: stage door, storage room backstage and three other access doors to the assembly room.
4. The discharge from the assembly room is to a lobby that lacks a protected passage to the exterior.

No photo available.

Actions

Action Name Assembly Fire Separation

Option Conventional

Prime Action Yes

Description Provide fire rated door assemblies and provide automatic closing fire service window and provide a protected discharge.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	496.85	497
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	2.00	Ton	76.60	153
080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	6.00	Ea.	33.63	202
080505100220	Door demolition, exterior door, double, 6' x 7' high, 1-3/4" thick, remove	2.00	Ea.	44.84	90
080505102000	Door demolition, door frames, metal, remove	8.00	Ea.	84.58	677
081213135400	Frames, steel, knock down, "B" label, single, hollow metal, 14 ga., up to 5-3/4" deep, 4'-0" x 7'-0"	6.00	Ea.	319.33	1,916
081213135840	Frames, hollow metal, steel, knock down, "B" label,	4.00	Ea.	1,065.68	2,131



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	double, 14 ga., 6-3/4" deep, 7'-0" h x 8'-0" w				
081416200890	Doors, wood, fire, particle core, 7 face plies, "B" label, 90 minutes, oak face, 1-3/4" x 3'-0" x 7'-0"	10.00	Ea.	619.26	6,193
083313100300	Doors, specialty, coiling, counter, manual, galvanized steel, UL label, 4' roll-up, 6' long, incl. frame and hardware	1.00	Opng.	2,148.03	2,148
087120152550	Door hardware, school, single, classroom, ANSI F84, incl. lever handle	8.00	Door	1,157.25	9,258
087120153100	Door hardware, school, double, exterior, incl. panic device	2.00	Pr.	2,973.70	5,947
CARPJ	Carpenters (JourneyMan)	32.00	hour	81.41	2,605
ELECJ	Electricians (JourneyMan)	16.00	hour	91.50	1,464
	Allowance for Protected Passage or Discharge	1.00	LS	36,925.04	36,925
				Subtotal:	70,206
				Adjustment Factor:	1.3500
				Grand Total:	94,778



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: B20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Fire Rated Door in Boiler Room		
Requirement ID	REQ-1073	Action Date	
Linked System	Door Assembly - 3 x 7 HM	Date Inspected	Sep 7, 2017
Category	Code Compliance	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	2,595

Requirement Description

The boiler room lacks a 1 hour fire door as requested by Wisconsin Administrative Code Comm. 54.08 (2)(b).

No photo available.

Actions

Action Name Fire Doors
Option Conventional
Prime Action Yes
Description Replace the boiler room door with a fire rated assembly.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	1.00	Ea.	33.63	34
080505102000	Door demolition, door frames, metal, remove	1.00	Ea.	84.58	85
081213135400	Frames, steel, knock down, "B" label, single, hollow metal, 14 ga., up to 5-3/4" deep, 4'-0" x 7'-0"	1.00	Ea.	319.33	319
081313150080	Doors, fire, steel, flush, "B" label, 90 minute, full panel, 20 ga., 3'-0" x 7'-0"	1.00	Ea.	570.24	570
087120152500	Door hardware, school, single, interior, regular use, incl. lever handle	1.00	Door	922.99	923
CARPJ	Carpenters (JourneyMan)	4.00	hour	81.41	326
Subtotal:					2,258
Adjustment Factor:					1.1500
Grand Total:					2,595



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: B20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Fire Rating at Exit Access Corridors		
Requirement ID	REQ-1187	Action Date	
Linked System	Door Assembly - 3 x 7 HM	Date Inspected	Sep 7, 2017
Category	Code Compliance	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	99,666

Requirement Description

The exit access corridors are not fire resistance rated as required by Table 51.03-A of the Wisconsin Administrative Code, Comm. 51. The door assemblies with transoms and sidelights are not fire rated labeled fire door assemblies per Comm. 51.047. The doors are equipped with closers that prevent automatic closure of the door. The corridor is used as a return air plenum. Non fire rate windows are located within the corridor wall to provide light to the interior rooms from the high bay windows.

No photo available.

Actions

Action Name Corridors

Option Conventional

Prime Action Yes

Description Replace the corridor doors, transoms, windows and sidelights with fire rated construction. Reference a separate deficiency for providing of fire dampers.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190800	Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	755.62	756
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	10.00	Ton	76.60	766
042210341200	Concrete block partitions, lightweight blocks, hollow, 2000 psi, 8" x 8" x 16", tooled joints both sides, includes mortar, excludes scaffolding, horizontal reinforcing, vertical reinforcing and grout	320.00	S.F.	12.01	3,843
080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	12.00	Ea.	33.63	404
080505102000	Door demolition, door frames, metal, remove	12.00	Ea.	84.58	1,015
080505201040	Window demolition, steel, to 50 S.F., remove old mesh	14.00	Ea.	134.52	1,883
081213135400	Frames, steel, knock down, "B" label, single, hollow metal, 14 ga., up to 5-3/4" deep, 4'-0" x 7'-0"	12.00	Ea.	319.33	3,832



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
081213137900	Frames, hollow metal, transom lite frames, fixed, add	200.00	S.F.	68.05	13,610
081416200890	Doors, wood, fire, particle core, 7 face plies, "B" label, 90 minutes, oak face, 1-3/4" x 3'-0" x 7'-0"	12.00	Ea.	619.26	7,431
087120152550	Door hardware, school, single, classroom, ANSI F84, incl. lever handle	12.00	Door	1,157.25	13,887
088165100012	Wire glass, rough obscure (chicken wire), 1/4" thick	200.00	S.F.	35.55	7,110
099113900370	Paints & coatings, walls, concrete masonry units (CMU), smooth surface, first coat, latex, brushwork	7,700.00	S.F.	1.05	8,085
099113900380	Paints & coatings, walls, concrete masonry units (CMU), smooth surface, second coat, latex, brushwork	7,700.00	S.F.	0.71	5,467
CARPJ	Carpenters (JourneyMan)	48.00	hour	81.41	3,908
	Place scaffold	12.00	C.S.F.	66.89	803
	Remove scaffold	12.00	C.S.F.	85.66	1,028
				Subtotal:	73,827
				Adjustment Factor:	1.3500
				Grand Total:	99,666



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Wilson Park

Asset: Wilson Park Senior Center

Asset Number: 3845

Prime System: B20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Rated Elevator Machine Room Door		
Requirement ID	REQ-1195	Action Date	
Linked System	Door Assembly - 3 x 7 HM	Date Inspected	Sep 7, 2017
Category	Code Compliance	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	3,104

Requirement Description

The door to the basement elevator machine room is not a fire resistance rated fire door which is required per ASME A17.1, section 101 and the Wisconsin Administrative Code, Comm. 18.

No photo available.

Actions

Action Name	Fire Doors
Option	Conventional
Prime Action	Yes
Description	Provide fire rated door at the location indicated.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
080505100200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	1.00	Ea.	33.63	34
080505102000	Door demolition, door frames, metal, remove	1.00	Ea.	84.58	85
081213135800	Frames, hollow metal, steel, knock down, "B" label, single, 14 ga., 6-3/4" deep, 7'-0" h x 4'-0" w	1.00	Ea.	327.98	328
081313150080	Doors, fire, steel, flush, "B" label, 90 minute, full panel, 20 ga., 3'-0" x 7'-0"	1.00	Ea.	570.24	570
087120152600	Door hardware, school, single, classroom, ANSI F88, complete set incl. lever	1.00	Door	1,221.13	1,221
CARPJ	Carpenters (JourneyMan)	4.00	hour	81.41	326
PORDJ	Painters, Ordinary (JourneyMan)	2.00	hour	67.92	136
Subtotal:					2,699
Adjustment Factor:					1.1500
Grand Total:					3,104



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Wilson Park

Asset: Wilson Park Senior Center

Asset Number: 3845

Prime System: B20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Safety Glazing		
Requirement ID	REQ-1245	Action Date	
Linked System	Door Assembly - 6 x 7 Storefront	Date Inspected	Sep 7, 2017
Category	Code Compliance	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	9,363

Requirement Description

The glazing at the vestibule entrance doors and interior door sidelights are not labeled safety glass per Wisconsin Administrative Code, Comm. 51.14.

No photo available.

Actions

Action Name Windows
Option Conventional
Prime Action Yes
Description Replace glass indicated with labeled safety type.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
080505200620	Window demolition, glass, over 10 S.F. per window	300.00	S.F.	3.59	1,077
088110100900	Float glass, tempered, tinted, 1/4" thick	300.00	S.F.	23.55	7,065
				Subtotal:	8,142
				Adjustment Factor:	1.1500
				Grand Total:	9,363



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: C10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Code Compliant Restrooms for Public/Staff		
Requirement ID	REQ-1934	Action Date	
Linked System	Restroom - Complete - Gang-Men	Date Inspected	Sep 7, 2017
Category	Accessibility	Finish Date	
Prime System	C10 - Interior Construction	Status	Open
Priority	6 - Recommended	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	131,373

Requirement Description

The building first floor and basement restrooms are not compliant with ADAAG section 4.1.3 (11) and 4.17 and Wisconsin Administrative Code, Comm. 69.30 with respect to wheelchair clearances, toilet stall, fixtures, sink scald protection, etc. Refer to additional deficiency for modifications to the backstage and first aid restrooms on the first floor.

No photo available.

Actions

Action Name Restrooms

Option Conventional

Prime Action Yes

Description Modify the first floor and basement male and female restrooms by replacing and reconfiguring partitions, and patching and matching finishes. This work shall result in the loss of water closets to accommodate wheel chair accessible toilet stalls. Work to include ADA accessible water closets, sinks and urinals.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	5.00	Week	496.85	2,484
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	30.00	Ton	76.60	2,298
102113131000	Partitions, toilet, cubicles, floor & ceiling anchored, powder coated steel	10.00	Ea.	877.13	8,771
102113131400	Partitions, toilet, cubicles, floor & ceiling anchored, incl. 52" grab bars, for handicap units, add	6.00	Ea.	407.00	2,442
102113134200	Entrance screens, toilet, floor mounted, powder coated steel, 58" h x 48" w	4.00	Ea.	349.58	1,398
102113134704	Entrance screens, toilet, urinal screen, ceiling braced, powder coated steel, 18" w	4.00	Ea.	433.26	1,733
102813131000	Toilet accessories, grab bars, straight, stainless steel, 30"	6.00	Ea.	64.17	385



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	long				
102813131100	Toilet accessories, grab bars, straight, stainless steel, 36" long	6.00	Ea.	69.77	419
220505101221	Fixture, counter top lavatory, disconnect and remove	10.00	Ea.	31.86	319
220505101400	Fixture, water closet, floor mounted, selective demolition, includes 10' piping	15.00	Ea.	99.03	1,485
220505101500	Fixture, urinal, floor mounted, selective demolition, includes 10' piping	6.00	Ea.	198.06	1,188
220719100245	Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, p trap, 1-1/4" or 1-1/2"	10.00	Ea.	43.44	434
220719100265	Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, valve and supply cover, 1/2", 3/8", and 7/16" pipe size	20.00	Ea.	86.00	860
220719100285	Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, tailpiece offset (wheelchair), 1-1/4" pipe size	10.00	Ea.	39.92	399
221113232140	Pipe, copper, tubing, solder, 1/2" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	300.00	L.F.	13.75	4,125
221113232180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	150.00	L.F.	15.89	2,384
224116136210	Lavatory, wall hung, vitreous china, white, with backsplash, wheelchair type, single bowl, 27" x 20", includes trim	10.00	Ea.	1,096.26	10,963
224213133400	Water closet, children's size bowl only, floor mounted, tankless, rough-in, supply, waste and vent	15.00	Ea.	984.41	14,766
224213163120	Urinal, wall hung, vitreous china, with self-closing valve, blowout type	6.00	Ea.	995.93	5,976
224213163300	Urinal, wall hung, rough-in, supply, waste and vent	6.00	Ea.	1,178.70	7,072
224216341490	Sink, laboratory, rough-in, supply, waste and vent	10.00	Ea.	940.09	9,401
224313403380	Water closet, healthcare, bowl only, floor mounted, tankless, hospital type, slotted rim for bed pan, elongated bowl, rear spud, 18" high, includes flush valve and seat	10.00	Ea.	705.36	7,054
CARPJ	Carpenters (JourneyMan)	48.00	hour	81.41	3,908
TILFJ	Tile Layers (JourneyMan)	96.00	hour	73.43	7,049
				Subtotal:	97,313
				Adjustment Factor:	1.3500
				Grand Total:	131,373



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Wilson Park

Asset: Wilson Park Senior Center

Asset Number: 3845

Prime System: C10

Currency : USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Add Access Doors to Crawl Space		
Requirement ID	REQ-342	Action Date	
Linked System	Access H.M. Doors	Date Inspected	Sep 7, 2017
Category	Functionality	Finish Date	
Prime System	C1026 - Interior Hatches and Access Doors	Status	Open
Priority	6 - Recommended	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	3,500

Requirement Description

This deficiency is a recommendation contained within the Mechanical Facilities Assessment Report prepared by Nelson Consultants dated 3/30/2001. This item is 4.10 "Provide New Access Door to Crawl Space" within the aforementioned report.

No photo available.

Actions

Action Name Add Access Door to Crawl Space

Option Conventional

Prime Action Yes

Description Provide an access hatch in the floor of maintenance office room 154.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Nelson Consultants Estimate 3/30/2001	1.00	ea	3,500.00	3,500
				Subtotal:	3,500
				Adjustment Factor:	1.0000
				Grand Total:	3,500



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: C10

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Code Compliant Room Signs		
Requirement ID	REQ-1140	Action Date	
Linked System	Fittings - Signage (Room Numbering and Identification)	Date Inspected	Sep 7, 2017
Category	Accessibility	Finish Date	
Prime System	C1035 - Identifying Devices	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	12,498

Requirement Description

The permanent room signing does not conform with the ADAAG Standard 4.1.3 (16) and the Wisconsin Administrative Code, Comm. 69.11.

No photo available.

Actions

Action Name Signs

Option Conventional

Prime Action Yes

Description Provide ADAAG and WAC compliant permanent room signage.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
CARPJ	Carpenters (JourneyMan)	70.00	hour	81.41	5,699
	Furnish and install signs	70.00	Ea.	73.85	5,170
				Subtotal:	10,868
				Adjustment Factor:	1.1500
				Grand Total:	12,498



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: C20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Compliant Handrails/Guards at Exit Stairs		
Requirement ID	REQ-1231	Action Date	
Linked System	Concrete Stairs w/ Rubber Treads	Date Inspected	Sep 7, 2017
Category	Code Compliance	Finish Date	
Prime System	C2011 - Regular Stairs	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	19,918

Requirement Description

The exit stairs have guards that exceed the 6 inches maximum spacing required by Wisconsin Administrative Code, Comm. 51.162 (5). The step handrails do not comply with the requirements of Wisconsin Administrative Code, Comm. 51.16.

No photo available.

Actions

Action Name Guards/Handrails Exit Stairs

Option Conventional

Prime Action Yes

Description Provide building code compliant guard spacing at the stair from the basement atrium to the exterior and the stair from the first floor to the basement. The handrails grip or cross section for the basement to first floor stair, basement to atrium steps and the atrium to the exterior stair should be corrected with replacement handrails. Add an intermediate handrail at the basement to atrium steps.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
PORDJ	Painters, Ordinary (JourneyMan)	12.00	hour	67.92	815
U 064306301900	Stair Parts, railings, oak, built-up, maximum	150.00	L.F.	84.56	12,684
	Allowance-Decrease Guard Spacing	160.00	S.F.	14.76	2,362
	Remove railing	150.00	L.F.	9.73	1,460
Subtotal:					17,320
Adjustment Factor:					1.1500
Grand Total:					19,918



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: C20

Currency : USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Compliant Handrails/Guards at Stage Steps		
Requirement ID	REQ-1215	Action Date	
Linked System	Concrete Stairs	Date Inspected	Sep 7, 2017
Category	Code Compliance	Finish Date	
Prime System	C2011 - Regular Stairs	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	5,701

Requirement Description

The backstage step guards that exceed the 6 inches maximum spacing and 42 inch minimum height required by Wisconsin Administrative Code, Comm. 51.162 (5). At the stage steps and backstage steps, the handrail end extensions and grip and one side is missing a handrail per the requirements of Wisconsin Administrative Code, Comm. 51.16.

No photo available.

Actions

Action Name Guards/Handrails

Option Conventional

Prime Action Yes

Description Provide building code compliant guard spacing and height at back stage steps and add a handrail and provide handrail extensions by replacing the existing rails.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
055213500580	Railing, pipe, steel, primed, 3 rails, 3'-6" high, posts @ 5' O.C., 1-1/4" dia, shop fabricated	30.00	L.F.	66.16	1,985
055213500930	Railing, pipe, steel, wall rail, primed, 1-1/4" dia, shop fabricated	25.00	L.F.	32.36	809
PORDJ	Painters, Ordinary (JourneyMan)	8.00	hour	67.92	543
	Allowance-Decrease Guard Spacing	90.00	S.F.	14.76	1,328
	Remove railing	30.00	L.F.	9.73	292
				Subtotal:	4,957
				Adjustment Factor:	1.1500
				Grand Total:	5,701



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: C20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Enclosed Basement Exit Stairs		
Requirement ID	REQ-1143	Action Date	
Linked System	Concrete Stairs w/ Rubber Treads	Date Inspected	Sep 7, 2017
Category	Code Compliance	Finish Date	
Prime System	C2011 - Regular Stairs	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	4,852

Requirement Description

The exit stair at the basement floor is not enclosed per the requirements of Wisconsin Administrative Code Comm. 54.08.

No photo available.

Actions

Action Name	Stairs
Option	Conventional
Prime Action	Yes
Description	Enclose basement exit stair.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
054113305340	Partition, galvanized LB studs, 16 ga x 3-5/8" W studs 16" O.C. x 10' H, incl galvanized top & bottom track, excl openings, headers, beams, bracing & bridging	25.00	L.F.	30.42	760
081213135400	Frames, steel, knock down, "B" label, single, hollow metal, 14 ga., up to 5-3/4" deep, 4'-0" x 7'-0"	1.00	Ea.	319.33	319
081313150080	Doors, fire, steel, flush, "B" label, 90 minute, full panel, 20 ga., 3'-0" x 7'-0"	1.00	Ea.	570.24	570
087120152500	Door hardware, school, single, interior, regular use, incl. lever handle	1.00	Door	922.99	923
092910302150	Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 5/8" thick	500.00	S.F.	1.87	935
099123720940	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, sand finish, roller	500.00	S.F.	0.77	385
CARPJ	Carpenters (JourneyMan)	4.00	hour	81.41	326
Subtotal:					4,219
Adjustment Factor:					1.1500
Grand Total:					4,852



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: C20

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Fire Separation Beneath Exit Stair		
Requirement ID	REQ-1042	Action Date	
Linked System	Concrete Stairs w/ Rubber Treads	Date Inspected	Sep 7, 2017
Category	Code Compliance	Finish Date	
Prime System	C2011 - Regular Stairs	Status	Open
Priority	5 - Does Not Meet Current Codes or Standards	Actual Cost	0
Inspector	Tony Antonopoulos	Estimated Cost	5,663

Requirement Description

The basement exit stair has usable space beneath that is not compliant with the requirements of Wisconsin Administrative Code Comm. 51.16.8. The space below the stair has an electrical transformer and access to the crawl space.

No photo available.

Actions

Action Name Stairs

Option Conventional

Prime Action Yes

Description Provide a 1 hour fire separation by applying fire rated material to the stair bottom.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
081213135400	Frames, steel, knock down, "B" label, single, hollow metal, 14 ga., up to 5-3/4" deep, 4'-0" x 7'-0"	1.00	Ea.	319.33	319
081313150080	Doors, fire, steel, flush, "B" label, 90 minute, full panel, 20 ga., 3'-0" x 7'-0"	1.00	Ea.	570.24	570
083113101100	Doors, specialty, access, fire rated, with lock, metal, 12" x 12"	1.00	Ea.	237.61	238
087120152500	Door hardware, school, single, interior, regular use, incl. lever handle	1.00	Door	922.99	923
092116230060	Shaft wall, cavity type on 25 ga. 2-1/2" J track & C-H studs, 24" O.C., 1" thick coreboard wall liner on shaft side, 2 hour assembly w/double layer, 5/8" fire rated gypsum board on room side	150.00	S.F.	9.48	1,422
092116230900	Shaft wall, for taping & finishing, add per side	150.00	S.F.	0.71	106
092910333600	Gypsum wallboard, fire resistant, synthetic, nailed or screwed to studs, on beams, columns or soffits, 5/8" thick, finish excluded	150.00	S.F.	2.49	374
095123300810	Complete suspended ceilings, mineral fiber, lay-in board,	150.00	S.F.	4.31	646



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	2' x 4' x 5/8", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels				
CARPJ	Carpenters (JourneyMan)	4.00	hour	81.41	326
				Subtotal:	4,924
				Adjustment Factor:	1.1500
				Grand Total:	5,663



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Site: Wilson Park

Asset: Wilson Park Senior Center

Asset Number: 3845

Prime System: D30

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Install Elevator Room Exhaust Fans		
Requirement ID	REQ-1693	Action Date	
Linked System	Exhaust System - General Building	Date Inspected	Sep 7, 2017
Category	Functionality	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	6 - Recommended	Actual Cost	0
Inspector	Dave Heyer	Estimated Cost	2,851

Requirement Description

2002

Install exhaust system for the elevator room.

2017

The elevator equipment room did not have an exhaust system at the time of inspection.

No photo available.

Actions

Action Name Exhaust Fans
Option Conventional
Prime Action Yes
Description Install an exhaust fan in the elevator machine room.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
090505309000	Walls and partitions demolition, minimum labor/equipment charge	1.00	Job	140.40	140
230953105220	Control component, thermostats, electric, low voltage, 2 wire	1.00	Ea.	110.91	111
233413100514	Fans, air conditioning and process air handling, axial flow, constant speed, direct drive, 1/8" S.P., 2095 CFM, 1/2 H.P., 12"	1.00	Ea.	1,330.50	1,330
D50201650200	Safety switch, 30 A fused, 1 phase, 2 HP 115 V or 3 HP, 230 V	1.00	Ea.	335.82	336
D50201700240	Motor connections, single phase, 115/230 V, up to 3 HP	1.00	Ea.	118.15	118
	Allowance for patching and matching adjacent surfaces	1.00	LS	443.08	443
Subtotal:					2,479
Adjustment Factor:					1.1500
Grand Total:					2,851



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: D30

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Provide Fire Dampers		
Requirement ID	REQ-1253	Action Date	
Linked System	AHU 1 - VAV w/Distribution	Date Inspected	Sep 7, 2017
Category	Code Compliance	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	6 - Recommended	Actual Cost	0
Inspector	Dave Heyer	Estimated Cost	18,150

Requirement Description

2002

Underneath the building is a crawl space. Inside that crawl space are heating and ventilating units. This crawl space also acts as a return plenum for the air handler located in the mechanical room. The main return grill is located adjacent to the air handler. This return grill had no dis-cernable dampers to prevent smoke infiltration through the crawl space to the air handler and circulated throughout the building. Install smoke dampers, connect to fire alarm system to shut the dampers and turn the air handler off. There may be additional areas in the ductwork that may need fire dampers.

2017

This aspect of the building needs further evaluation.

No photo available.

Actions

Action Name Dampers

Option Conventional

Prime Action Yes

Description As field verification could not possibly determine all necessary fire damper locations required, and drawings reviewed were not complete, fire damper quantities specified are estimates taken from available information. It is recommended that a detailed Life Safety Analysis be performed to determine actual quantities and locations of fire dampers that are required.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
233313165143	Duct accessories, fire/smoke combination damper, louver type, 48" x 48", U.L. label	1.00	Ea.	2,991.85	2,992
	Allowance for Additional Fire Dampers	1.00	LS	5,908.02	5,908
	Allowance for Life Safety Engineering Analysis	16.00	Hr.	199.41	3,191
	Allowance for Patching and Matching at additional fire dampers	1.00	LS	3,692.51	3,693
				Subtotal:	15,783
				Adjustment Factor:	1.1500
				Grand Total:	18,150



Requirement Detail Report

By Asset Name and Requirement Prime System

Department/Division: Department on Aging

Asset: Wilson Park Senior Center

Site: Wilson Park

Asset Number: 3845

Prime System: D30

Currency: USD

Requirements: All Requirements

Actions: Both Green and Conventional Actions

Requirement Name	Separate Woodworking Discharge Duct from Building		
Requirement ID	REQ-352	Action Date	
Linked System	Commercial / Industrial Vacuum Dust Collector	Date Inspected	Sep 7, 2017
Category	Air and Water Quality	Finish Date	
Prime System	D3093 - Dust and Fume Collectors	Status	Open
Priority	6 - Recommended	Actual Cost	0
Inspector	Dave Heyer	Estimated Cost	2,511

Requirement Description

2002

This deficiency is the recommendations contained within the Mechanical Facilities Assessment Report prepared by Nelson Consultants dated 3/30/2001. Items is 4.5 "Install Filter in Woodworking Shop Dust Arrestor Discharge Duct" and 4.6 "Provide a Separate HVAC System for Woodworking Shop" are within the aforementioned report. Item 4.5 is recommended in the report.

2017

This condition continues to exist. The facility did not indicate any issue with what has been reported in 2002.

No photo available.

Actions

Action Name Woodworking Modify Exhaust Duct

Option Conventional

Prime Action Yes

Description The cost for the recommended solution is listed in the correction estimate. A separate HVAC system was estimated at \$47,200 but not recommended.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Nelson Consultants Estimate 3/30/2001 Item 4.5	1.00	Ls.	2,510.90	2,511
				Subtotal:	2,511
				Adjustment Factor:	1.0000
				Grand Total:	2,511