



Village of Shorewood

Village Hall and Public Works Department
Facilities Condition Assessment

SUBMITTED TO:

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SECTION 1 INTRODUCTION & EXECUTIVE SUMMARY

About Shorewood:

Shorewood is a unique and pedestrian-friendly urban village styled in the European tradition. We are the first suburb north of the city of Milwaukee on the shores of Lake Michigan - bordered by Lake Michigan on the east, the Milwaukee River on the west, and the Village of Whitefish Bay to the north. The village was originally incorporated in 1900 as the Village of East Milwaukee, making Shorewood the fourth oldest suburb in the Milwaukee area. The name of the Village was changed to Shorewood in 1917.

Introduction

In Fall 2021, FGM Architects was commissioned to conduct a facility condition assessment for the Village of Shorewood. FGMA documented conditions at the following facilities:

- Village Hall (3930 N. Murray Avenue)
- Public Works Buildings (3801 N. Morris Boulevard)
 - Shop and Offices
 - Garage
 - Annex - Cold Storage
 - Warehouse - Cold Storage
 - Salt Shed – Cold Storage

Village Hall

Originally built as a school, the cream city brick and limestone building was constructed in 1908. The Village first began using the building as Village Hall in 1916. Since then, Village Hall has undergone various renovations and additions. The front portico, wood columns and pilasters were added in 1937. The most recent addition was built in 1986. The Village upgraded access to the building with a new rear lobby, stair, and elevator addition.

Public Works

The Public Works Campus consists of five buildings and a refuse and yard waste transfer station. The site also includes various public works yard storage areas and material bins. Of the five buildings, **two are climate controlled**, and **three are cold storage buildings** – including one salt shed.

The main shop and office building is the original building on the site. It was built in 1928 as a red and cream city brick Tudor Revival style building. The now decommissioned trash incinerator is still evident by the original brick smokestack. The village garage building sits to the north of the main shop building. It shares the same signature red and cream city brick façade. These two buildings house the public works department's operations and equipment.

The remaining buildings on-site are used for smaller equipment and other storage needs.

Executive Summary

Project Goals

Having a set of project goals to measure the success of any study is paramount for our team. Starting with the project kick-off meeting, the team outlined a set of clear goals for this study. The following goals were captured during the kick-off meeting:

- Address Inefficiencies
- Provide Accurate Financial Projections
- Plan for Capital Replacements
- Provide Long-Term Plan for Maintaining Village Hall

Overview of Report Findings

The consultant team began compiling data for this report by starting with on-site analysis of existing conditions at both facilities. During this analysis, the team had five Deficiency Priority Categories, and six Capital Requirement Classification Categories to assign to each identified deficiency. These categories are outlined in Section 2 of this report. Facility Condition Assessments for Village Hall and the Public Works Site were approached independently by the consultant team. With the understanding that the Village has an interest in maintaining Village Hall as a long-term home for Village offices, long term maintenance projects were assigned priority and capital requirement categories with this in mind. The Public Works site was approached with a more neutral mindset; knowing that the Village is looking to gain a better understanding of the value of staying on the existing site with incremental improvements or identifying a new home for Shorewood Public Works.

The team identified a variety of deficiencies and building system lifespans in both facilities. These ranged from mechanical systems, building envelope and structure, ADA Guideline improvements, and operational inefficiencies. Detailed lists for both Village Hall and Public Works can be found in Appendix A and B respectively.

Overall, Village Hall was found to be a suitable home for Village offices long term. The Village will need to allocate funds in the capital budget in order to upgrade aging building systems and correct some building envelope issues. Based on site observations, these investments will total **approximately \$767,200**. The majority of this budget should be allocated in the **next 5-10 years**.

The team spent time assessing the deficiencies at the Public Works site as well. During our time there, not only did we observe the building deficiencies, but also the operational inefficiencies of a site that was not purpose built for a modern public works department that offers as many services as Shorewood Public Works. This report quantifies the capital budget requirements to maintain the existing buildings on this site. However, it does not assign lost value to the operational inefficiencies. The Village can anticipate spending **approximately \$1,543,900** if operations are maintained in the existing facility. Most of these costs will be incurred **between now and 2027**.

The above investment in Public Works will only address maintenance needs and building systems reaching the end of useable life. It will not resolve underlying issues of Public Works operating out of a site that was not purpose built for their modern needs. Knowing that, the Village must decide whether to invest in the existing facility long term or find a new home for Shorewood Public Works. The recommendation of this report is to invest minimal budget into the existing facility while long term solutions for a new facility are explored.

SECTION 2
METHODOLOGY &
FINDINGS

Methodology

The analysis has been generated by documenting existing conditions using existing floor plans, photographs of existing conditions, on-site data collection and observation of current operations. The analysis will illustrate the maintenance deficiencies in the current buildings.

In addition to data gathering on site, our team engaged village staff to better understand the regular operations of the facilities. Those conversations also included building maintenance concerns, planned facility / systems upgrades and routine maintenance plans.

After gathering the data, our team then began compiling all the information into the spreadsheets and itemized reports found in the appendix of this report. These documents were then used by our cost estimating team to provide the village with up-to-date pricing for all deficiencies and maintenance needs our team found.

Deficiencies

Each building included in this study contains various deficiencies. Some are routine maintenance items, code upgrades, and others are more immediate maintenance needs. The following page contains a few key deficiencies our team found. A full report of building deficiencies, code compliance issues, and maintenance items can be found in the report appendix. Costs related to all items can be found in Section 3 of this report.

Building deficiencies were each assigned a priority and capital requirement classification code to help in future capital planning. The priority and capital requirement codes used for this study are broken down as follows:

Deficiency Priorities

- Priority 1 – Essential Improvements (immediate to 2 years)
 - Correct a cited safety hazard
 - Stop accelerated deterioration
 - Return a facility or equipment to operation
- Priority 2 – Potentially Essential Improvements (3 to 5 years)
 - Intermittent operations
 - Rapid deterioration
 - Potential safety hazards
- Priority 3 – Necessary but Not Yet Critical (6 to 8 years)
 - Conditions in this category require appropriate attention to preclude deterioration or potential downtime and the associated damage or higher costs if deferred further.
- Priority 4 – Recommended
 - Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility.
- Priority 5 – Appearance
 - Conditions in this category include finishes that have deteriorated and are required to maintain the required aesthetic standards.
- Priority 6 – Does Not Meet Current Codes/Standards - “Grandfathered”
 - Conditions in this category include items that do not conform to existing codes but are “grandfathered” in their condition. No action is required at this time, but should substantial work be undertaken in contiguous areas, certain existing conditions may require correction to comply with current code standards.

Capital Requirement Classification Categories

- Category 1 – Security
 - When a system requires replacement due to a security risk or requirement.
- Category 2 - Scheduled Maintenance
 - Maintenance that is planned and performed on a routine basis to preserve the condition.
- Category 3 - Deferred Maintenance
 - Maintenance that was not performed when it was scheduled or is past its useful life resulting in immediate repair or replacement.
- Category 4 - Capital Renewal
 - Planned replacement of building systems that have reached the end of their useful life.
- Category 5 - Energy & Sustainability
 - When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

Village Hall Primary Deficiencies (additional outlined in Findings on page 9)

- **Building Envelope** – Evidence of water infiltration in the lower level of Village Hall was evident. This damage is mainly concentrated along the west exterior wall. In speaking with staff, there have been past projects to attempt to mitigate further damage. This report is recommending the Village prioritize the exterior brick wall repair. This could potentially include installing a below-grade moisture mitigation system.
- **Mechanical** – Building mechanical systems and controls are antiquated, and in some instances not functioning. The Village should consider planning for building systems upgrades to reduce energy consumption and on-going operational and maintenance costs. These systems include:
 - Upgrading pneumatic controls to digital
 - Replacing the existing inefficient boiler
 - Updating non-functional steam radiators
- **ADA** – Throughout the building there are many elements that do not comply with ADA guidelines. This is expected in a building of this age, however, any upgrades to bring the building into compliance that are not technically infeasible should be considered. An example of this would be public restroom facilities.

Public Works Primary Deficiencies (additional outlined in Findings on page 9)

- **Operational Inefficiency** – The primary observation of this study was the current layout of the public works campus site and facilities results in operations that cannot be made efficient and at times result in safety hazards for staff, citizens, and third-party contractors. An example of this is the required ingress and egress path for the tractor trailer hauling dumpsters on and off site. This path is co-mingled with the regular yard operations of public works, resulting in lost time as well as safety hazards for vehicles and staff on site.
- **Mechanical** – Building mechanical systems are of concern. Many of the various systems are past or near end of useful life. In addition to the age of the systems, there are also many spaces that were converted from garage space to office space. These spaces do not have adequate HVAC systems to meet current codes.
- **Structural** – There is a structural / building envelope integrity issue under the existing concrete ramps that lead to the upper floor of the old incinerator. These concrete slabs have been compromised by years of weather. The current condition shows significant signs of water infiltration as well as rusting steel reinforcement. If the Village intends to maintain operation in these facilities, addressing this issue should be a priority.

These observations have led to the recommendation that the Village develop a long-term plan for replacement of the Public Works facilities. There are short term issues that will have to be addressed as planning and construction of a new facility progress. However, the recommendation is to defer the long-term maintenance cost of the existing facility in anticipation of a new facility in the near future.

SECTION 3 CAPITAL COST SUMMARY & FORECAST

Introduction

With the project goals always in mind, our team reviewed the lists of deficiencies for each building and began by assigning real world cost estimates to correct the deficiencies.

Methodology

The cost estimates shown in this report come from historic regional pricing, historic per square foot costs, as well as real world recent similar project data. With the constant fluctuation in commodities and materials, these numbers should be looked at as estimates. As each project is implemented, it is advised to review the project budget based on current market conditions for construction.

The estimated costs shown in this report are in **2022 construction dollars**. As the Village begins to address these issues in a capital plan, costs will have to be escalated accordingly. Current escalation factors are between 7.5% - 20% annually. In the following pages, cost estimates are broken down first by building, and next by priority.

In addition to escalation, as each project becomes more clearly defined, soft costs will have to be incorporated into the project budget. Soft costs cover owner's costs outside of construction, and can include: design fees, review and permitting fees, material testing, hazardous material testing & abatement, owner direct purchase, and furniture, fixtures & equipment. Depending on the scope of each project, these costs can range between an additional 18% and 35% of construction costs.

Findings

Village Hall

One of the primary goals of the study is to determine the current and future maintenance and upgrade needs of Village Hall in order to remain in the current facility. With this in mind, the project team worked diligently to uncover the building's needs, both large and small. Based on the severity of each deficiency, a priority was assigned. As you will see in the following pages and further in the Appendices, there are significant maintenance and upgrade needs in Village Hall. However, many of those needs don't become a priority until 6 to 8 years from now. While others are merely recommendations of this study in order to modernize the building and its systems.

The costs associated with these findings are:

- Priority 1 (immediate – 2 years) - \$93,700
- Priority 2 (3 – 5 years) - \$153,200
- Priority 3 (6 – 8 years) - \$228,000
- Priority 4 (recommended) - \$278,300
- Priority 5 (appearance) - \$1,500
- Priority 6 (codes/standards) - \$12,500

Public Works

Three of the four primary goals of the study should be addressed at the Public Works Facilities. These being: address inefficiencies, provide accurate financial projections, and plan for capital replacements. The current facilities have served the Village for decades. Unfortunately, they were not purpose built as modern public works facilities. Since the buildings were first occupied, equipment has gotten bigger and become motorized, operations have grown with more services, and maintenance needs have become more complex.

The public works facility includes the following buildings:

- Public Works Buildings (3801 N. Morris Boulevard)
 - Shop and Offices
 - Garage
 - Annex - Cold Storage
 - Warehouse - Cold Storage
 - Salt Shed – Cold Storage

While the project team was not tasked with reviewing the operational and space needs of the Public Works Department, we did observe many areas where the buildings are hampering operations and requiring staff to spend more time on a task, rather than working to address the service needs of the citizens. An example of this is the need for staff to shuffle equipment around to access the piece of equipment needed for a task. In a purpose-built facility, this would not be an issue, as each piece of equipment has a place that is easily accessible off a central aisle.

Operational Inefficiencies:

- Inadequate storage and circulation space for modern vehicle fleet
- Undersized maintenance shop
- Site circulation commingling public, contractor, and staff vehicles creating safety hazards as well as slowing operations
- Limited material storage yard space

In addition to the operational inefficiencies observed in the public works facilities, many maintenance needs and deficiencies were noted. Our team reviewed building envelope, building systems, finishes, and code / accessibility issues. A complete list of deficiencies can be found in Appendix B.

The costs associated with these findings are:

- Priority 1 (immediate – 2 years) - \$658,900
- Priority 2 (3 – 5 years) - \$593,800
- Priority 3 (6 – 8 years) - \$28,500
- Priority 4 (recommended) - \$25,000
- Priority 5 (appearance) - \$8,700
- Priority 6 (codes/standards) - \$229,000

Unlike Village Hall, the needs of the Public Works Facilities are more immediate. Many of the building systems are at or well past their useful life. This adds maintenance costs to operating budgets and may result in obsolete equipment that can no longer be repaired due to lack of parts. There are immediate and short-term site concerns, including failing pavement, and a retaining wall that should be addressed in the short term. The overall building envelope is a concern in all buildings, but particularly those buildings with heated and conditioned spaces. Without addressing the building envelope issues, the village continues to incur higher than necessary operating and utility costs.

In the following pages, the costs, and the priority of those costs is outlined for both Village Hall and Public Works. More detailed cost breakdowns can be found in the Appendix.

Building deficiencies were each assigned a priority and capital requirement classification code to help in future capital planning. The priority and capital requirement codes used for this study are broken down as follows:

Deficiency Priorities

- **Priority 1** – Essential Improvements (**immediate to 2 years**)
 - Correct a cited safety hazard
 - Stop accelerated deterioration
 - Return a facility or equipment to operation
- **Priority 2** – Potentially Essential Improvements (**3 to 5 years**)
 - Intermittent operations
 - Rapid deterioration
 - Potential safety hazards
- **Priority 3** – Necessary but Not Yet Critical (**6 to 8 years**)
 - Conditions in this category require appropriate attention to preclude deterioration or potential downtime and the associated damage or higher costs if deferred further.
- **Priority 4** – Recommended
 - Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility.
- **Priority 5** – Appearance
 - Conditions in this category include finishes that have deteriorated and are required to maintain the required aesthetic standards.
- **Priority 6** – Does Not Meet Current Codes/Standards - “Grandfathered”
 - Conditions in this category include items that do not conform to existing codes but are “grandfathered” in their condition. No action is required at this time, but should substantial work be undertaken in contiguous areas, certain existing conditions may require correction to comply with current code standards.

Capital Requirement Classification Categories

- **Category 1 – Safety & Security**
 - When a system requires replacement due to a security risk or safety requirement.
- **Category 2 - Scheduled Maintenance**
 - Maintenance that is planned and performed on a routine basis to preserve the condition.
- **Category 3 - Deferred Maintenance**
 - Maintenance that was not performed when it was scheduled or is past its useful life resulting in immediate repair or replacement.
- **Category 4 - Capital Renewal**
 - Planned replacement of building systems that have reached the end of their useful life.
- **Category 5 - Energy & Sustainability**
 - When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

Capital Cost Summary

Village of Shorewood – Village Hall		Priority	Capital Classification	Estimated Impact
Item/ Issue		1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5	2022 Dollars
1	Essential Improvements (immediate – 2 years) Safety & Security	1	1	\$45,000
2	Essential Improvements (immediate – 2 years) Scheduled Maintenance	1	2	\$5,000
3	Essential Improvements (immediate – 2 years) Deferred Maintenance	1	3	\$43,700
4	Essential Improvements (immediate – 2 years) Capital Renewal	1	4	\$0
5	Essential Improvements (immediate – 2 years) Energy & Sustainability	1	5	\$0
	Essential Improvements (immediate – 2 years) Sub-Total			\$93,700
6	Potentially Essential Improvements (3 – 5 years) Safety & Security	2	1	\$8,500
7	Potentially Essential Improvements (3 – 5 years) Scheduled Maintenance	2	2	\$67,500
8	Potentially Essential Improvements (3 – 5 years) Deferred Maintenance	2	3	\$77,200
9	Potentially Essential Improvements (3 – 5 years) Capital Renewal	2	4	\$0
10	Potentially Essential Improvements (3 – 5 years) Energy & Sustainability	2	5	\$0
	Potentially Essential Improvements (3 – 5 years) Sub-Total			\$153,200
11	Necessary but Not Yet Critical (6 to 8 years) Safety & Security	3	1	\$0
12	Necessary but Not Yet Critical (6 to 8 years) Scheduled Maintenance	3	2	\$5,000
13	Necessary but Not Yet Critical (6 to 8 years) Deferred Maintenance	3	3	\$210,500
14	Necessary but Not Yet Critical (6 to 8 years) Capital Renewal	3	4	\$12,500
15	Necessary but Not Yet Critical (6 to 8 years) Energy & Sustainability	3	5	\$0
	Necessary but Not Yet Critical (6 to 8 years) Sub-Total			\$228,000

Village of Shorewood – Village Hall		Priority	Capital Classification	Estimated Impact
Item/ Issue		1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5	2022 Dollars
16	Priority 4 – Recommended Safety & Security	4	1	\$0
17	Priority 4 – Recommended Scheduled Maintenance	4	2	\$3,000
18	Priority 4 – Recommended Deferred Maintenance	4	3	\$191,300
19	Priority 4 – Recommended Capital Renewal	4	4	\$44,000
20	Priority 4 – Recommended Energy & Sustainability	4	5	\$40,000
	Priority 4 – Recommended Sub-Total			\$278,300
21	Priority 5 – Appearance Safety & Security	5	1	\$0
22	Priority 5 – Appearance Scheduled Maintenance	5	2	\$0
23	Priority 5 – Appearance Deferred Maintenance	5	3	\$1,500
24	Priority 5 – Appearance Capital Renewal	5	4	\$0
25	Priority 5 – Appearance Energy & Sustainability	5	5	\$0
	Priority 5 – Appearance Sub-Total			\$1,500
26	Priority 6 – Does Not Meet Current Codes/Standards Safety & Security	6	1	\$1,500
27	Priority 6 – Does Not Meet Current Codes/Standards Scheduled Maintenance	6	2	\$0
28	Priority 6 – Does Not Meet Current Codes/Standards Deferred Maintenance	6	3	\$1,000
29	Priority 6 – Does Not Meet Current Codes/Standards Capital Renewal	6	4	\$0
30	Priority 6 – Does Not Meet Current Codes/Standards Energy & Sustainability	6	5	\$10,000
	Priority 6 – Does Not Meet Current Codes/Standards Sub-Total			\$12,500
Village Hall Grand Total				\$767,200

Village of Shorewood – Public Works		Priority	Capital Classification	Estimated Impact
Item/ Issue		1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5	2022 Dollars
1	Essential Improvements (immediate – 2 years) Safety & Security	1	1	\$426,000
2	Essential Improvements (immediate – 2 years) Scheduled Maintenance	1	2	\$156,400
3	Essential Improvements (immediate – 2 years) Deferred Maintenance	1	3	\$76,500
4	Essential Improvements (immediate – 2 years) Capital Renewal	1	4	\$0
5	Essential Improvements (immediate – 2 years) Energy & Sustainability	1	5	\$0
	Essential Improvements (immediate – 2 years) Sub-Total			\$658,900
6	Potentially Essential Improvements (3 – 5 years) Safety & Security	2	1	\$52,700
7	Potentially Essential Improvements (3 – 5 years) Scheduled Maintenance	2	2	\$94,000
8	Potentially Essential Improvements (3 – 5 years) Deferred Maintenance	2	3	\$430,800
9	Potentially Essential Improvements (3 – 5 years) Capital Renewal	2	4	\$16,300
10	Potentially Essential Improvements (3 – 5 years) Energy & Sustainability	2	5	\$0
	Potentially Essential Improvements (3 – 5 years) Sub-Total			\$593,800
11	Necessary but Not Yet Critical (6 to 8 years) Safety & Security	3	1	\$0
12	Necessary but Not Yet Critical (6 to 8 years) Scheduled Maintenance	3	2	\$3,500
13	Necessary but Not Yet Critical (6 to 8 years) Deferred Maintenance	3	3	\$25,000
14	Necessary but Not Yet Critical (6 to 8 years) Capital Renewal	3	4	\$0
15	Necessary but Not Yet Critical (6 to 8 years) Energy & Sustainability	3	5	\$0
	Necessary but Not Yet Critical (6 to 8 years) Sub-Total			\$28,500

Village of Shorewood –Public Works		Priority	Capital Classification	Estimated Impact
Item/ Issue		1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5	2022 Dollars
16	Priority 4 – Recommended Safety & Security	4	1	\$0
17	Priority 4 – Recommended Scheduled Maintenance	4	2	\$0
18	Priority 4 – Recommended Deferred Maintenance	4	3	\$20,000
19	Priority 4 – Recommended Capital Renewal	4	4	\$5,000
20	Priority 4 – Recommended Energy & Sustainability	4	5	\$0
	Priority 4 – Recommended Sub-Total			\$25,000
21	Priority 5 – Appearance Safety & Security	5	1	\$0
22	Priority 5 – Appearance Scheduled Maintenance	5	2	\$0
23	Priority 5 – Appearance Deferred Maintenance	5	3	\$700
24	Priority 5 – Appearance Capital Renewal	5	4	\$0
25	Priority 5 – Appearance Energy & Sustainability	5	5	\$8,000
	Priority 5 – Appearance Sub-Total			\$8,700
26	Priority 6 – Does Not Meet Current Codes/Standards Safety & Security	6	1	\$46,000
27	Priority 6 – Does Not Meet Current Codes/Standards Scheduled Maintenance	6	2	\$22,000
28	Priority 6 – Does Not Meet Current Codes/Standards Deferred Maintenance	6	3	\$28,000
29	Priority 6 – Does Not Meet Current Codes/Standards Capital Renewal	6	4	\$133,000
30	Priority 6 – Does Not Meet Current Codes/Standards Energy & Sustainability	6	5	\$0
	Priority 6 – Does Not Meet Current Codes/Standards Sub-Total			\$229,000

Public Works Grand Total

\$1,543,900

SECTION 4
APPENDIX

Appendix of Supporting Documents

The following pages consist of the compiled data from the Facilities Condition Assessment Study. In this data sheets, each deficiency has been assigned a Priority and a Capital Requirement Classification. Based on these two categories, the deficiencies have been placed in a priority order for capital planning purposes.

Included in the appendix data is the following:

- A.** Village Hall Deficiencies & Costs
- B.** Public Works Deficiencies & Costs
- C.** Mechanical and Electrical Asset Registries
- D.** Energy Analysis

APPENDIX A

Appendix A
Village Hall Deficiencies & Costs

Village Hall

Issue No.	Deficiency Priorities	Capital Requirements Classification Categories	FCA Notes	Budget Estimate
Priority 1 - Essential Improvements (immediate to 2 years)				\$93,700
5	Priority 1	1 - Safety & Security	Minimum clear area in front of electric panels	\$5,000
13	Priority 1	1 - Safety & Security	Stair is not fire rated/ seperated, resulting in a vertical shaft condition for fire/smoke.	\$10,000
16	Priority 1	1 - Safety & Security	Stair is not fire rated/ seperated, resulting in a vertical shaft condition for fire/smoke.	\$10,000
17	Priority 1	1 - Safety & Security	Stair is not fire rated/ seperated, resulting in a vertical shaft condition for fire/smoke.	\$10,000
18	Priority 1	1 - Safety & Security	Centralized A/C return in corridor that ties all floors together with no fire seperation.	\$10,000
15	Priority 1	2 - Scheduled Maintenance	Attic - Multiple penetrations/ gaps in attic floor boardts/ second floor ceiling. This is a large thermal issue. Also creates a large fire barrier issue with the higher potential for fire to spread through the building.	\$5,000
6	Priority 1	3 - Deferred Maintenance	Plaster ceiling deterioration resulting in compromised fire rating	\$2,000
7	Priority 1	3 - Deferred Maintenance	Compromised fire rating	\$1,000
8	Priority 1	3 - Deferred Maintenance	Spalling and missing bricks at exterior wall	\$2,000
9	Priority 1	3 - Deferred Maintenance	Hole in wall compromised fire rating	\$500
10	Priority 1	3 - Deferred Maintenance	Adjust closer for positive latch	\$200
11	Priority 1	3 - Deferred Maintenance	Spalling on stone wall cladding	\$5,000
12	Priority 1	3 - Deferred Maintenance	Existing Chemical Feed system, with a lot of corrosion	\$3,000
14	Priority 1	3 - Deferred Maintenance	Steam Radiators replaced with steam fintube. Pneumatic controls not functional.	\$30,000
Priority 2 - Potentially Essential Improvements (3 to 5 years)				\$153,200
19	Priority 2	1 - Safety & Security	Unmarked step at threshold	\$500
33	Priority 2	1 - Safety & Security	Corridor return system. Code and Safety Issues.	\$2,500
40	Priority 2	1 - Safety & Security	Corridor return system. Code and Safety Issues.	\$5,500
3	Priority 2	2 - Scheduled Maintenance	Masonite board ceiling with holes for electrical	\$1,500
31	Priority 2	2 - Scheduled Maintenance	Possible asbestos on piping that should be remediated.	\$10,000
32	Priority 2	2 - Scheduled Maintenance	All stone window sills need to be tuckpointed and re-caulked.	\$36,000
38	Priority 2	2 - Scheduled Maintenance	Chamber Room doors have non ADA knobs, but also missing required panic hardware based upon room occupant load in excess of 50 . Doors swing in instead of direction of emergency exit travel.	\$5,000
39	Priority 2	2 - Scheduled Maintenance	rot in wood cornice needs to be repaired/ replaced	\$5,000
41	Priority 2	2 - Scheduled Maintenance	Galvanized piping for domestic water use.	
43	Priority 2	2 - Scheduled Maintenance	Rooftop air cooled condensing unit with R-22 refrigerant. Refrigerant not available. environmental Hazard.	\$10,000
20	Priority 2	3 - Deferred Maintenance	Holes in brick wall verify fire rating	\$1,000
21	Priority 2	3 - Deferred Maintenance	Multiple penetrations in ceiling possibly compromising fire rating	\$1,500
23	Priority 2	3 - Deferred Maintenance	Cracking and leaking plaster part coat	\$2,500
25	Priority 2	3 - Deferred Maintenance	Door closer needs adjustment for positive latch.	\$200
28	Priority 2	3 - Deferred Maintenance	Existing Fire protection piping riser only provided with check valve. Standard practice is RPZ type backflow preventer or double detector check valve.	\$1,500
29	Priority 2	3 - Deferred Maintenance	Combustion Air Intake for boiler and ductwork in the corridor. Insulation on ductwork is damaged. Size for opening does not meet current codes.	\$1,500
30	Priority 2	3 - Deferred Maintenance	Existing servers with non-traditional filter system.	\$2,000
34	Priority 2	3 - Deferred Maintenance	Steam Radiators throughout the building. Several sections with only portion of the system functional.	\$30,000
35	Priority 2	3 - Deferred Maintenance	Ceiling Fans with wall mounted regulators. Functional.	
36	Priority 2	3 - Deferred Maintenance	Domestic hot water not available with-in 10 seconds.	\$5,000
37	Priority 2	3 - Deferred Maintenance	Wood trim is rotten. needs replacement, repair, and painting	\$15,000
42	Priority 2	3 - Deferred Maintenance	Attic ventilation thorough dampers. Does not appear to be controlled based on temperature	\$2,000
44	Priority 2	3 - Deferred Maintenance	Refrigerant piping insulation has been damaged and no UV protection or jacket was provided. Piping is supported poorly with non traditional supports.	\$15,000



Village Hall











Issue No.	Deficiency Priorities	Capital Requirements Classification Categories	FCA Notes	Budget Estimate
Priority 3 - Necessary but Not Yet Critical (6 to 8 years)				\$228,000
62	Priority 3	2 - Scheduled Maintenance	Attic - Signs of old roof leaks that resulted in moisture infiltration. The leaks appear to be old and not active. Recommended to continue monitoring on regular basis.	\$5,000
2	Priority 3	3 - Deferred Maintenance	Brick wall with GWB infill	\$5,000
45	Priority 3	3 - Deferred Maintenance	Brick wall with CMU infill	\$5,000
46	Priority 3	3 - Deferred Maintenance	Spalling on Brick Walls	\$2,000
48	Priority 3	3 - Deferred Maintenance	Brick wall spalling	\$2,000
49	Priority 3	3 - Deferred Maintenance	Duplex Pneumatic controls compressor about 8 years old, but running very loud.	\$4,000
50	Priority 3	3 - Deferred Maintenance	Non ADA toilet and no required turning radius within room	\$25,000
51	Priority 3	3 - Deferred Maintenance	small doors, and not required clearances by ADA	\$5,000
52	Priority 3	3 - Deferred Maintenance	Not required push/pull clearances for ADA, along with clearance issues for operation of equipment within storage rooms.	\$10,000
53	Priority 3	3 - Deferred Maintenance	Not required push/pull clearances for ADA, along with clearance issues for operation of equipment within storage rooms.	\$10,000
54	Priority 3	3 - Deferred Maintenance	Plaster Issues that need to be addressed	\$2,000
55	Priority 3	3 - Deferred Maintenance	Repair/replace rot damage as columns	\$10,000
56	Priority 3	3 - Deferred Maintenance	Foundation wall parging is leaking and deteriorating	\$30,000
57	Priority 3	3 - Deferred Maintenance	Stone sills and bands need to be tuckpointed and re-caulked. Wood trim at entry is rotten and needs to be repaired/ replaced.	\$5,000
58	Priority 3	3 - Deferred Maintenance	Scrape and repaint window lintels	\$15,000
60	Priority 3	3 - Deferred Maintenance	Plumbing Fixtures in acceptable condition, with inconsistent flush valves.	\$10,000
61	Priority 3	3 - Deferred Maintenance	Attic - Single pane glazing at windows in attic. Deterioration of paint on wood. Need to improve thermal conditions and protect wood surfaces.	\$2,500
63	Priority 3	3 - Deferred Maintenance	Masonry chimney requires heavy tuckpointing and repair	\$7,500
64	Priority 3	3 - Deferred Maintenance	Chiller piping needs to have its insulation repaired/ replaced	\$2,500
65	Priority 3	3 - Deferred Maintenance	Ceiling tiles show signs of damage. could be result of condensation due to lack of insulation.	\$3,000
66	Priority 3	3 - Deferred Maintenance	Ceiling tiles show signs of damage. could be result of condensation due to lack of insulation.	\$3,000
67	Priority 3	3 - Deferred Maintenance	Lack of required push/pull clearances for ADA	\$2,000
68	Priority 3	3 - Deferred Maintenance	ADA stall too small. Projection of sink is in egress path.	\$25,000
69	Priority 3	3 - Deferred Maintenance	water run off from roof is staining the brick, and contributing to the rot and damage to the building. roof pitch should be looked at to improve. masonry should be cleaned and repointed as necessary.	\$5,000
70	Priority 3	3 - Deferred Maintenance	Steam Radiators throughout the building. Several sections with only portion of the system functional.	\$15,000
71	Priority 3	3 - Deferred Maintenance	Steam Radiators replaced with steam fintube. Pneumatic controls not functional.	\$5,000
59	Priority 3	4 - Capital Renewal	Pneumatic controls throughout the building. System functionality unknown.	\$5,000
72	Priority 3	4 - Capital Renewal	Air Handling Unit in the attic with some DDC controls. Full size economizer not available.	\$7,500

Village Hall













Issue No.	Deficiency Priorities	Capital Requirements Classification Categories	FCA Notes	Budget Estimate
Priority 4 - Recommended				\$278,300
81	Priority 4	2 - Scheduled Maintenance	Attic - signs of pests throughout the attic.	\$3,000
77	Priority 4	3 - Deferred Maintenance	Inadequate push/pull clearances for ADA	\$1,000
78	Priority 4	3 - Deferred Maintenance	Improper clearances in vestibule, doors, clearances to meet ADA and normal operation.	\$100,000
79	Priority 4	3 - Deferred Maintenance	Cracks in plaster wall and wall tile that need to be repaired/ addressed.	\$10,000
83	Priority 4	3 - Deferred Maintenance	All door hardware inbuilding are still knob style, and do not meet ADA requirements.	\$12,800
84	Priority 4	3 - Deferred Maintenance	Several locations throughout building where the required push/pull requirements of ADA are not met.	\$3,500
87	Priority 4	3 - Deferred Maintenance	Carpet is worn, and should be replaced.	\$1,500
88	Priority 4	3 - Deferred Maintenance	Lack of both gender toilet rooms on each floor requires occupants to transverse floors to use facilities.	\$50,000
89	Priority 4	3 - Deferred Maintenance	Vertical transition does not meet ADA	\$2,500
90	Priority 4	3 - Deferred Maintenance	Ceiling height does not meet code required minimum dimension	\$10,000
73	Priority 4	4 - Capital Renewal	Fire Protection System in the basement is all Drypipe system. Continues to develop leaks. Piping is black steel and not galvanized.	\$20,000
75	Priority 4	4 - Capital Renewal	Domestic Water heater	\$10,000
76	Priority 4	4 - Capital Renewal	Existing condensate pump. Appears to be in fair condition.	\$500
82	Priority 4	4 - Capital Renewal	Attic - Old phones boards and wiring located in un-conditioned attic. It is believed that the panels are obsolete and not being used. If they are still being used, it is recommended to have them relocated to a conditioned space, and remove all existing wiring.	\$5,000
85	Priority 4	4 - Capital Renewal	The council dais is unaccessible via ADA. masic clearances around the seating of the dais does not meet requirements, no space between dais units for occupants to get between them.	\$5,000
86	Priority 4	4 - Capital Renewal	Emergency exit from the dais/ council room is not ADA accessible. If used as a required secondary exit, access by occupants is impeded by furniture and equipment.	\$1,000
91	Priority 4	4 - Capital Renewal	Pneumatic controls throughout the building. System functionality unknown.	\$2,500
74	Priority 4	5 - Energy & Sustainability	Existing heating system is via steam boiler. Not as efficient as new hot water condensing boilers.	\$20,000
80	Priority 4	5 - Energy & Sustainability	Attic - Minimum or No roof insulation for entire building. Multiple locations of thermal bridges/ breaks	\$20,000
Priority 5 - Appearance				\$1,500
1	Priority 5	3 - Deferred Maintenance	Painted concrete floor. Paint chipping.	\$500
93	Priority 5	3 - Deferred Maintenance	Worn paint on stair treads and risers	\$1,000
Priority 6 - Does Not Meet Current Codes / Standards - "Grandfathered"				\$12,500
4	Priority 6	1 - Safety & Security	Wood door three hour reading on frame no rating on door	\$1,000
95	Priority 6	1 - Safety & Security	B label door and frame	\$300
96	Priority 6	1 - Safety & Security	Reading label on frame nothing on door	\$200
94	Priority 6	3 - Deferred Maintenance	How long metal door and frame three hour rating on frame	\$1,000
98	Priority 6	5 - Energy & Sustainability	Attic - Single wythe masonry walls with no insulation.	\$10,000











Shorewood FCA Village Hall Appendix A


Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
			Priority 1 (14)			\$93,700
	5	Flooring	Priority 1	Category 1	Minimum clear area in front of electric panels	\$5,000
	13	Flooring	Priority 1	Category 1	Stair is not fire rated/ seperated, resulting in a vertical shaft condition for fire/smoke.	\$10,000
						
	16	Flooring	Priority 1	Category 1	Stair is not fire rated/ seperated, resulting in a vertical shaft condition for fire/smoke.	\$10,000
						
	17	Flooring	Priority 1	Category 1	Stair is not fire rated/ seperated, resulting in a vertical shaft condition for fire/smoke.	\$10,000
	18	Walls - HVAC	Priority 1	Category 1	Centralized A/C return in corridor that ties all floors together with no fire seperation.	\$10,000
						













Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
	15	Ceilings	Priority 1	Category 2	Attic - Multiple penetrations/ gaps in attic floor boards/ second floor ceiling. This is a large thermal issue. Also creates a large fire barrier issue with the higher potential for fire to spread through the building.	\$5,000
						
	6	Ceilings	Priority 1	Category 3	Plaster ceiling deterioration resulting in compromised fire rating	\$2,000
	7	Walls	Priority 1	Category 3	Compromised fire rating	\$1,000
	8	Walls	Priority 1	Category 3	Spalling and missing bricks at exterior wall	\$2,000
	9	Walls	Priority 1	Category 3	Hole in wall compromised fire rating	\$500
	10	Doors	Priority 1	Category 3	Adjust closer for positive latch	\$200
	11	Walls	Priority 1	Category 3	Spalling on stone wall cladding	\$5,000
	12	HVAC	Priority 1	Category 3	Existing Chemical Feed system, with a lot of corrosion	\$3,000
	14	HVAC	Priority 1	Category 3	Steam Radiators replaced with steam fintube. Pneumatic controls not functional.	\$30,000













Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
			Priority 2 (27)			\$153,200
	24	Flooring	Priority 2			\$0
	19	Flooring	Priority 2	Category 1	Unmarked step at threshold	\$500
	22	Walls	Priority 2	Category 1	Existing wall not shown on the plans	\$0
	33	HVAC	Priority 2	Category 1	Corridor return system. Code and Safety Issues.	\$2,500
	40	HVAC	Priority 2	Category 1	Corridor return system. Code and Safety Issues.	\$5,500
	3	Ceilings	Priority 2	Category 2	Masonite board ceiling with holes for electrical	\$1,500
	31	Emergency Egress Lighting	Priority 2	Category 2	Possible asbestos on piping that should be remediated.	\$10,000
	32	Exterior Windows	Priority 2	Category 2	All stone window sills need to be tuckpointed and re-caulked.	\$36,000
						

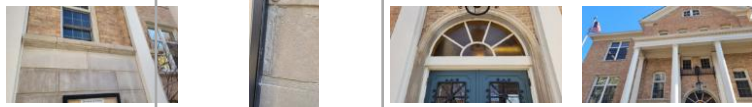


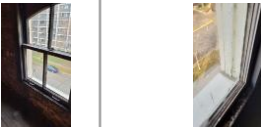


Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
	38	Doors	Priority 2	Category 2	Chamber Room doors have non ADA knobs, but also missing required panic hardware based upon room occupant load in excess of 50 . Doors swing in, instead of direction of emergency exit travel.	\$5,000
						
	39	Exterior Siding	Priority 2	Category 2	rot in wood cornice needs to be repaired/ replaced	\$5,000
 						
	41	PLUMBING	Priority 2	Category 2	Galvanized piping for domestic water use.	
	43	HVAC	Priority 2	Category 2	Rooftop air cooled condensing unit with R-22 refrigerant. Refrigerant not available. environmental Hazard.	\$10,000
	20	Walls	Priority 2	Category 3	Holes in brick wall verify fire rating	\$1,000
	21	Ceilings	Priority 2	Category 3	Multiple penetrations in ceiling possibly compromising fire rating	\$1,500
	23	Walls	Priority 2	Category 3	Cracking and leaking plaster part coat	\$2,500
	25	Doors	Priority 2	Category 3	Door closer needs adjustment for positive latch.	\$200
	26	Walls	Priority 2	Category 3		\$0












Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
	27	Walls	Priority 2	Category 3		\$0
	28	FP	Priority 2	Category 3	Existing Fire protection piping riser only provided with check valve. Standard practice is RPZ type backflow preventer or double detector check valve.	\$1,500
	29	HVAC	Priority 2	Category 3	Combustion Air Intake for boiler and ductwork in the corridor. Insulation on ductwork is damaged. Size for opening does not meet current codes.	\$1,500
	30	ELEC.	Priority 2	Category 3	Existing servers with non-traditional filter system.	\$2,000
	34	HVAC	Priority 2	Category 3	Steam Radiators throughout the building. Several sections with only portion of the system functional.	\$30,000
	35	HVAC	Priority 2	Category 3	Ceiling Fans with wall mounted regulators. Functional.	
	36	PLUMBING	Priority 2	Category 3	Domestic hot water not available with-in 10 seconds.	\$5,000
	37	Exterior Trim	Priority 2	Category 3	Wood trim is rotten. needs replacement, repair, and painting	\$15,000
						
	42	HVAC	Priority 2	Category 3	Attic ventilation through dampers. Does not appear to be controlled based on temperature	\$2,000




Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
	44	HVAC	Priority 2	Category 3	Refrigerant piping insulation has been damaged and no UV protection or jacket was provided. Piping is supported poorly with non traditional supports.	\$15,000








Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
			Priority 3 (29)			\$228,000
	62	Exterior Siding	Priority 3	Category 2	Attic - Signs of old roof leaks that resulted in moisture infiltration. The leaks appear to be old and not active. Recommended to continue monitoring on regular basis.	\$5,000
						
	2	Walls	Priority 3	Category 3	Brick wall with GWB infill	\$5,000
	45	Walls	Priority 3	Category 3	Brick wall with CMU infill	\$5,000
	46	Walls	Priority 3	Category 3	Spalling on Brick Walls	\$2,000
	47	Walls	Priority 3	Category 3		\$0
	48	Flooring	Priority 3	Category 3	Brick wall spalling	\$2,000
	49	HVAC	Priority 3	Category 3	Duplex Pneumatic controls compressor about 8 years old, but running very loud.	\$4,000
	50	ADA requirements	Priority 3	Category 3	Non ADA toilet and no required turning radius within room	\$25,000
						
	51	Doors	Priority 3	Category 3	small doors, and not required clearances by ADA	\$5,000
						












Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
	52	ADA requirements	Priority 3	Category 3	Not required push/pull clearances for ADA, along with clearance issues for operation of equipment within storage rooms.	\$10,000
						
	53	ADA requirements	Priority 3	Category 3	Not required push/pull clearances for ADA, along with clearance issues for operation of equipment within storage rooms.	\$10,000
						
	54	Walls	Priority 3	Category 3	Plaster Issues that need to be addressed	\$2,000
						
	55	Exterior Siding	Priority 3	Category 3	Repair/replace rot damage as columns	\$10,000
 						
	56	Exterior Siding	Priority 3	Category 3	Foundation wall parging is leaking and deteriorating	\$30,000
 						








Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
(ES)	57	Exterior Siding	Priority 3	Category 3	Stone sills and bands need to be tuckpointed and re-caulked. Wood trim at entry is rotten and needs to be repaired/ replaced.	\$5,000
						
(EW)	58	Exterior Windows	Priority 3	Category 3	Scrape and repaint window lintels	\$15,000
						
	60	PLUMBING	Priority 3	Category 3	Plumbing Fixtures in acceptable condition, with inconsistent flush valves.	\$10,000
(EW)	61	Exterior Windows	Priority 3	Category 3	Attic - Single pane glazing at windows in attic. Deterioration of paint on wood. Need to improve thermal conditions and protect wood surfaces.	\$2,500
						
(ES)	63	Roof	Priority 3	Category 3	Masonry chimney requires heavy tuckpointing and repair	\$7,500
						
(ES)	64	Mechanical	Priority 3	Category 3	Chiller piping needs to have its insulation repaired/ replaced	\$2,500
						




Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
	65	Ceilings	Priority 3	Category 3	Ceiling tiles show signs of damage. could be result of condensation due to lack of insulation.	\$3,000
						
	66	Ceilings	Priority 3	Category 3	Ceiling tiles show signs of damage. could be result of condensation due to lack of insulation.	\$3,000
	67	ADA requirements	Priority 3	Category 3	Lack of required push/pull clearances for ADA	\$2,000
						
	68	ADA requirements	Priority 3	Category 3	ADA stall too small. Projection of sink is in egress path.	\$25,000
 						
	69	Exterior Siding	Priority 3	Category 3	water run off from roof is staining the brick, and contributing to the rot and damage to the building. roof pitch should be looked at to improve. masonry should be cleaned and repointed as necessary.	\$5,000
						
	70	HVAC	Priority 3	Category 3	Steam Radiators throughout the building. Several sections with only portion of the system functional.	\$15,000






Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
	71	HVAC	Priority 3	Category 3	Steam Radiators replaced with steam fintube. Pneumatic controls not functional.	\$5,000
	59	HVAC	Priority 3	Category 4	Pneumatic controls throughout the building. System functionality unknown.	\$5,000
	72	HVAC	Priority 3	Category 4	Air Handling Unit in the attic with some DDC controls. Full size economizer not available.	\$7,500









Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
			Priority 4 (21)			\$278,300
	81	Emergency Egress Lighting	Priority 4	Category 2	Attic - signs of pests throughout the attic.	\$3,000
						
	0	Doors	Priority 4	Category 3		\$0
	0	Walls	Priority 4	Category 3		\$0
	77	ADA requirements	Priority 4	Category 3	Inadequate push/pull clearances for ADA	\$1,000
						
	78	ADA requirements	Priority 4	Category 3	Improper clearances in vestibule, doors, clearances to meet ADA and normal operation.	\$100,000
						
	79	Walls	Priority 4	Category 3	Cracks in plaster wall and wall tile that need to be repaired/ addressed.	\$10,000
						
	83	ADA requirements	Priority 4	Category 3	All door hardware inbuilding are still knob style, and do not meet ADA requirements.	\$12,800
						

Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
	84	ADA requirements	Priority 4	Category 3	Several locations throughout building where the required push/pull requirements of ADA are not met.	\$3,500
						
	87	Flooring	Priority 4	Category 3	Carpet is worn, and should be replaced.	\$1,500
						
	88	Emergency Egress Lighting	Priority 4	Category 3	Lack of both gender toilet rooms on each floor requires occupants to transverse floors to use facilities.	\$50,000
	89	ADA requirements	Priority 4	Category 3	Vertical transition does not meet ADA	\$2,500
						
	90	Ceilings	Priority 4	Category 3	Ceiling height does not meet code required minimum dimension	\$10,000
						
	73	FP	Priority 4	Category 4	Fire Protection System in the basement is all Drypipe system. Continues to develop leaks. Piping is black steel and not galvanized.	\$20,000
	75	HVAC	Priority 4	Category 4	Domestic Water heater	\$10,000

Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
	76	HVAC	Priority 4	Category 4	Existing condensate pump. Appears to be in fair condition.	\$500
	82	Walls	Priority 4	Category 4	Attic - Old phones boards and wiring located in un-conditioned attic. It is believed that the panels are obsolete and not being used. If they are still being used, it is recommended to have them relocated to a conditioned space, and remove all existing wiring.	\$5,000
	85	ADA requirements	Priority 4	Category 4	The council dais is unaccessible via ADA. Basic clearances around the seating of the dais does not meet requirements, no space between dais units for occupants to get between them.	\$5,000
 						
	86	ADA requirements	Priority 4	Category 4	Emergency exit from the dais/ council room is not ADA accessible. If used as a required secondary exit, access by occupants is impeded by furniture and equipment.	\$1,000
						

Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
	91	HVAC	Priority 4	Category 4	Pneumatic controls throughout the building. System functionality unknown.	\$2,500
	74	HVAC	Priority 4	Category 5	Existing heating system is via steam boiler. Not as efficient as new hot water condensing boilers.	\$20,000
	80	Exterior Shell	Priority 4	Category 5	Attic - Minimum or No roof insulation for entire building. Multiple locations of thermal bridges/ breaks	\$20,000

Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
			Priority 5 (5)			\$1,500
	1	Flooring	Priority 5	Category 3	Painted concrete floor. Paint chipping.	\$500
	92	Flooring	Priority 5	Category 3		\$0
	0	Flooring	Priority 5	Category 3		\$0
	0	Flooring	Priority 5	Category 3		\$0
	93	Flooring	Priority 5	Category 3	Worn paint on stair treads and risers	\$1,000

Markup	Key	Comments	Deficiency Prior...	Capital Require...	FCA Notes	Budget
			Priority 6 (7)			\$12,500
	0	Walls	Priority 6			\$0
	97	ADA requirements	Priority 6			\$0
	4	Doors	Priority 6	Category 1	Wood door three hour reading on frame no rating on door	\$1,000
	95	Doors	Priority 6	Category 1	B label door and frame	\$300
	96	Doors	Priority 6	Category 1	Reading label on frame nothing on door	\$200
	94	Doors	Priority 6	Category 3	How long metal door and frame three hour rating on frame	\$1,000
	98	Exterior Siding	Priority 6	Category 5	Attic - Single wythe masonry walls with no insulation.	\$10,000
						

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Flooring

13



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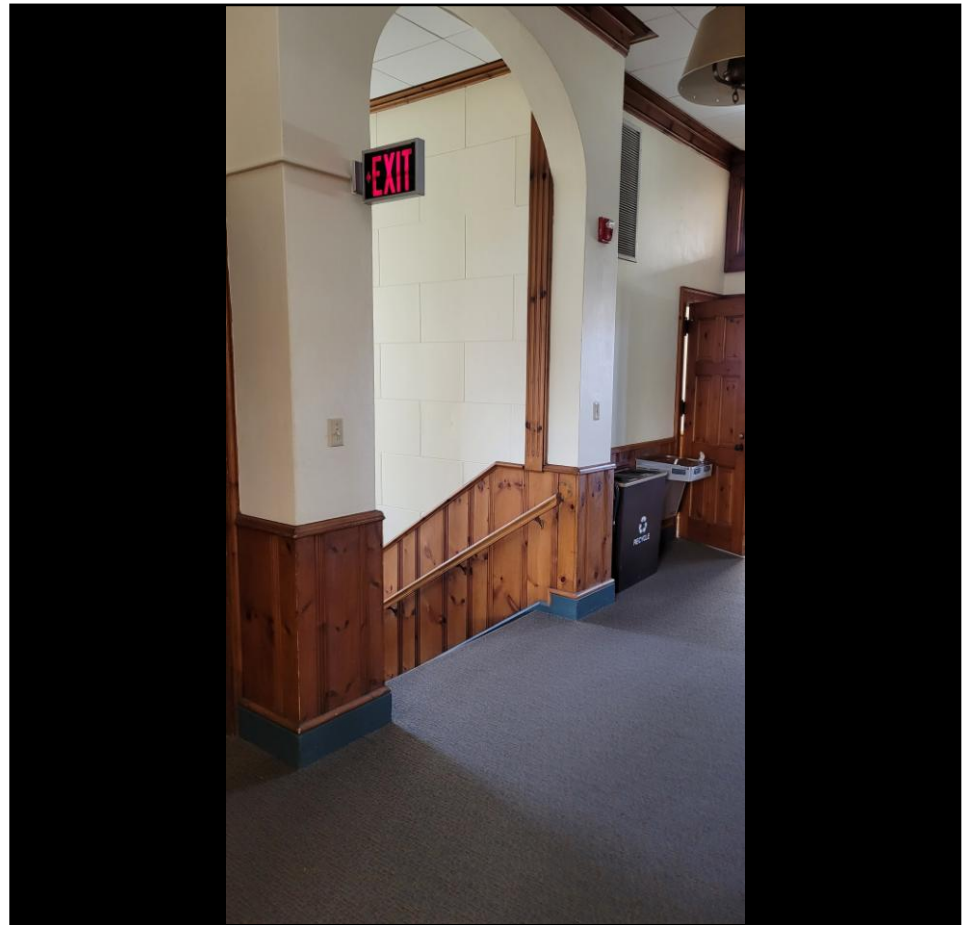


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Flooring

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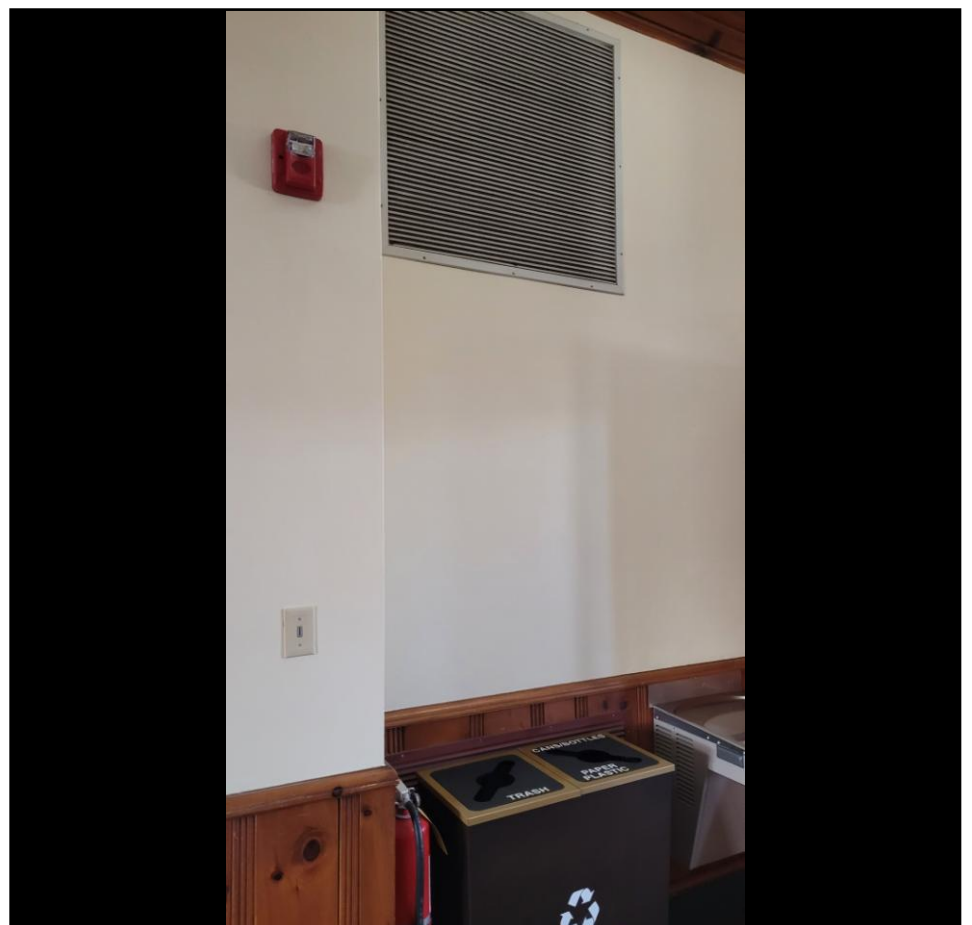


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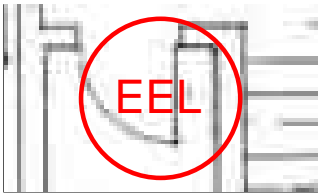
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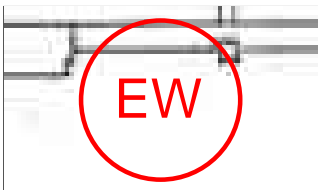
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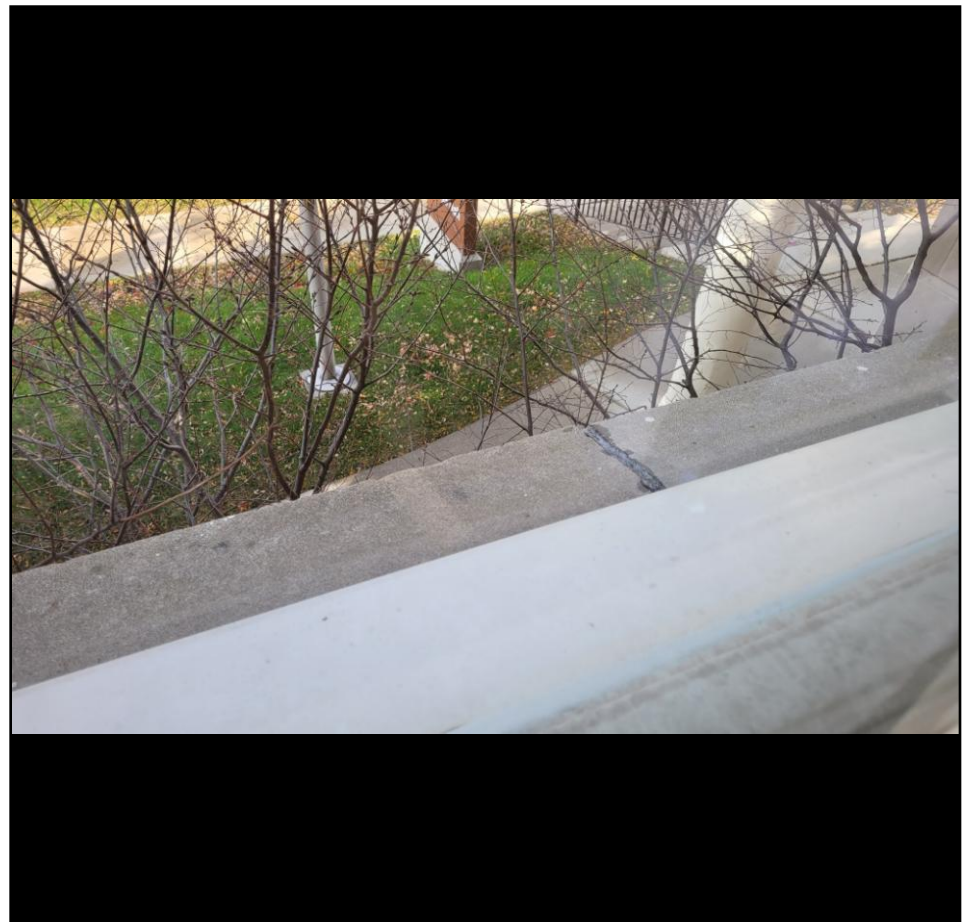


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Exterior Windows

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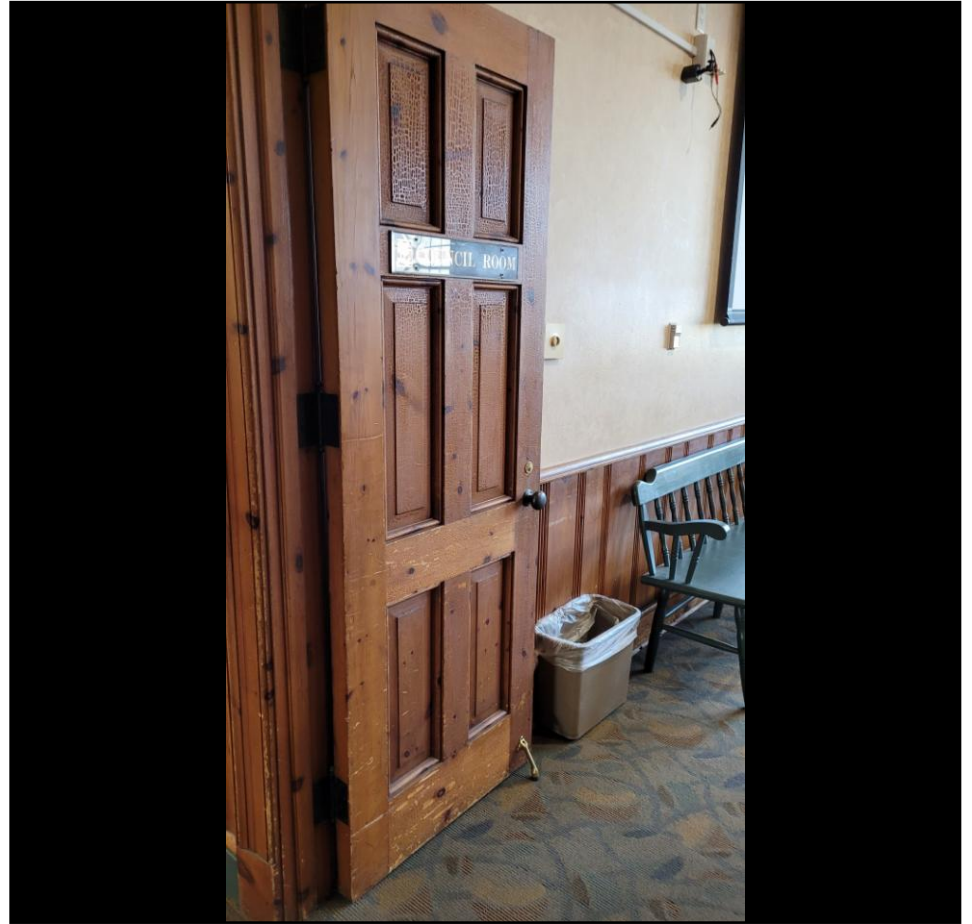


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Comments:

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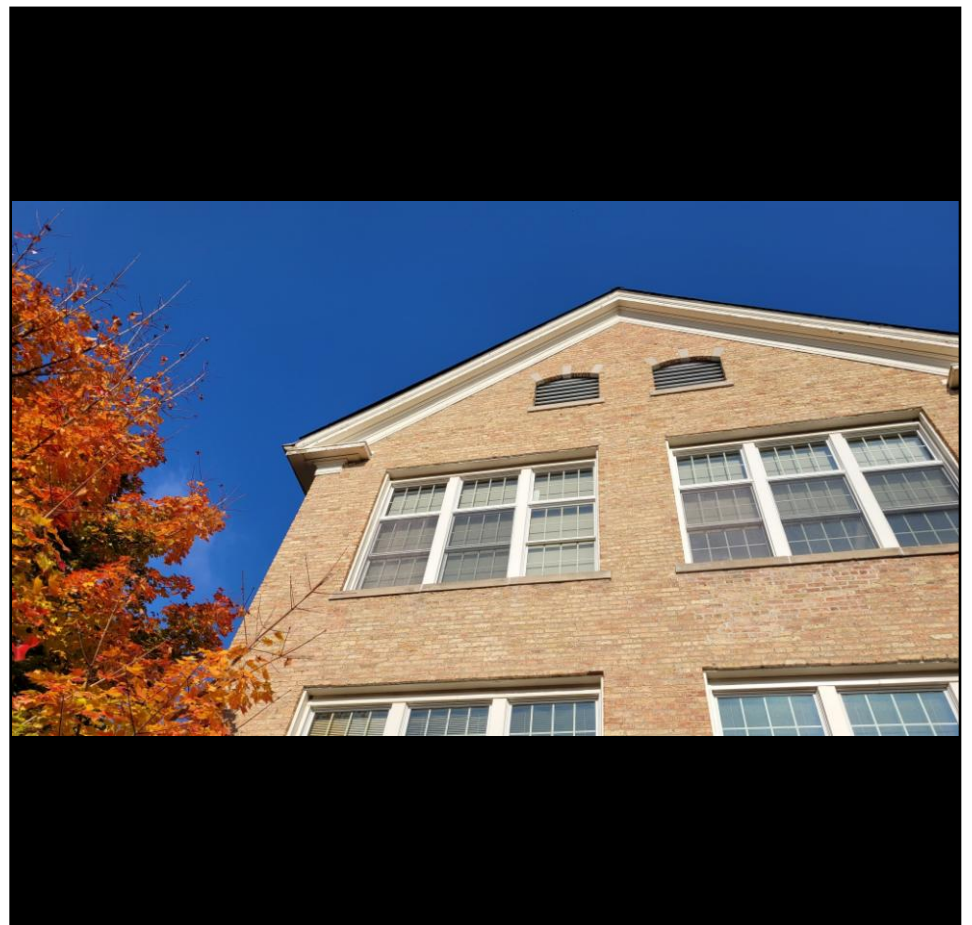


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Exterior Siding

39



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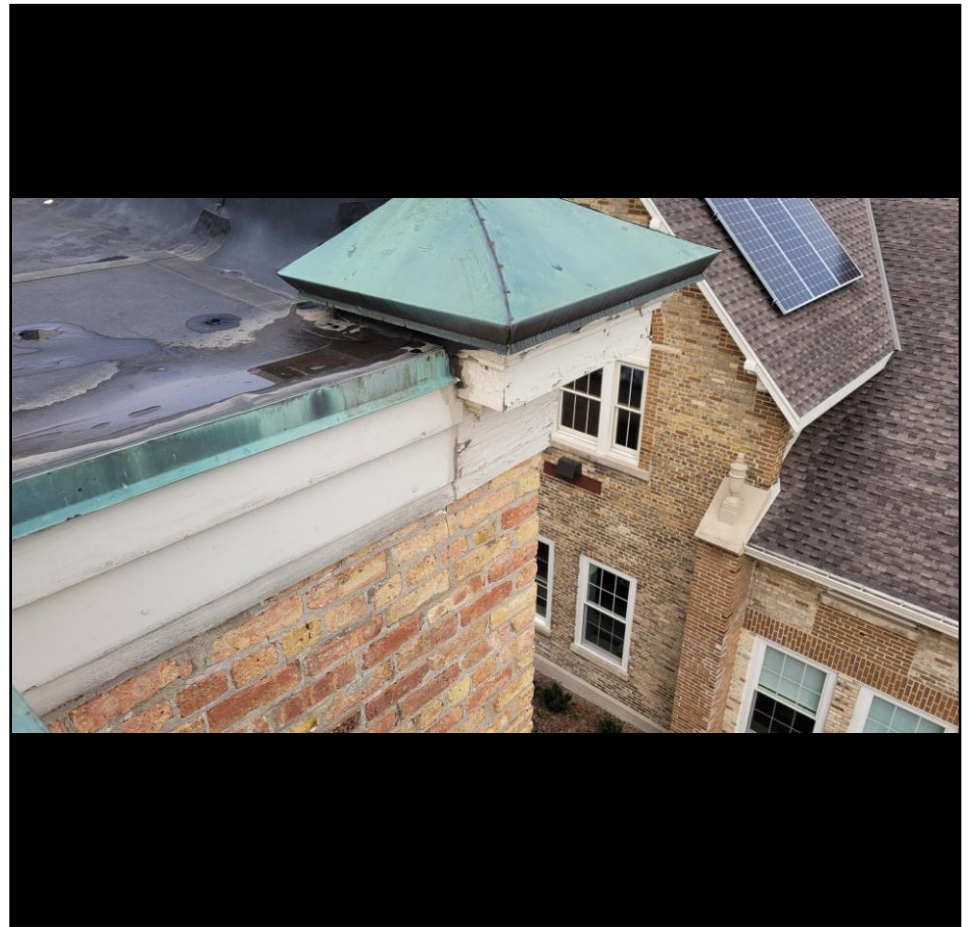


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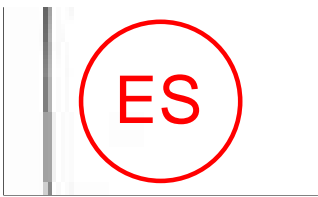
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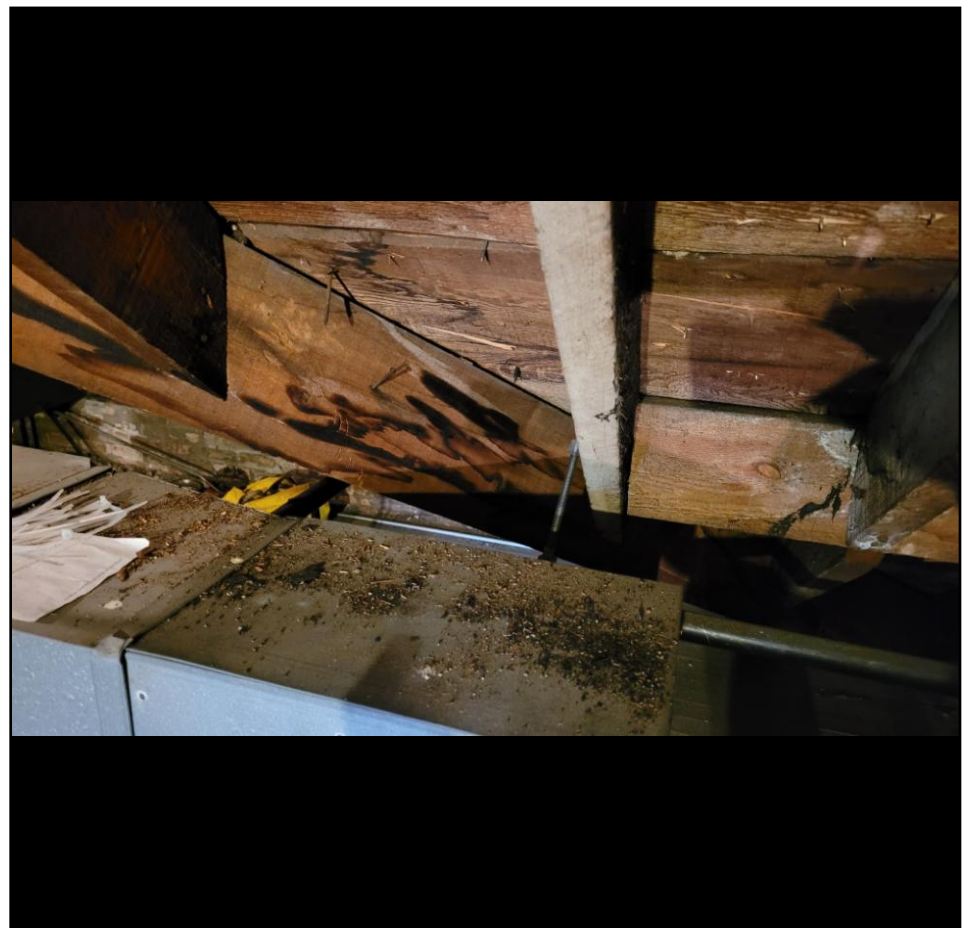


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Exterior Siding

62



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ADA requirements

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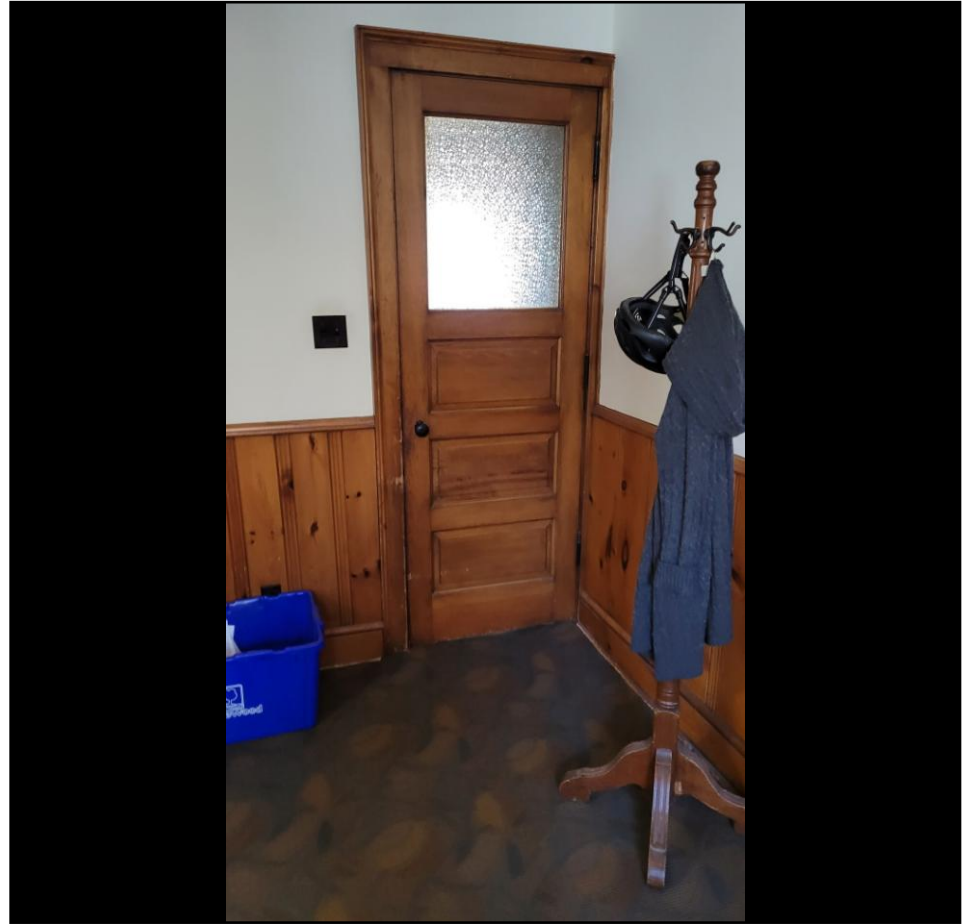


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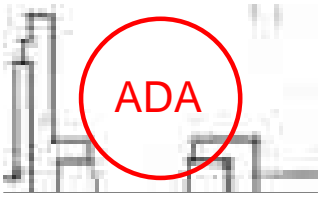
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52



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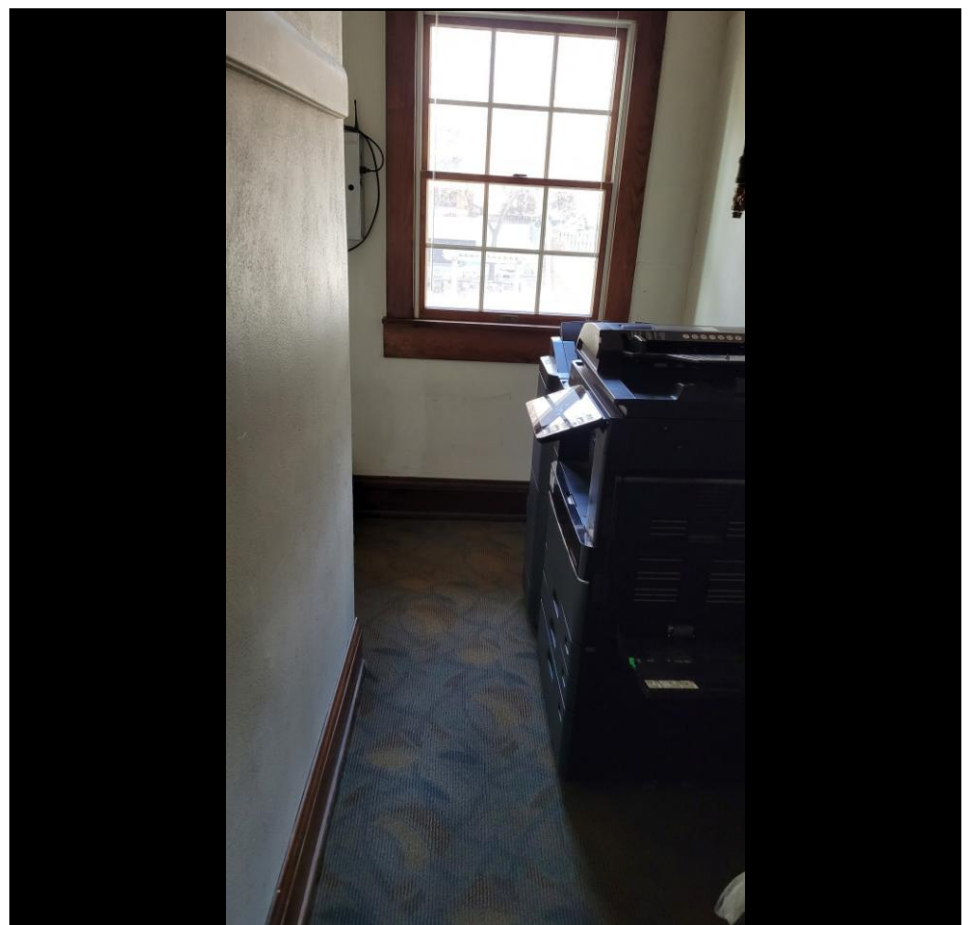


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ADA requirements

53



20211117_101331_resized (1 of 1)

Capture Media Summary



Subject: Interior Construction
Date: 3/31/2022 10:33:44 PM
Author: Jason Estes
Page: 2
Space: Storage
Status:

Comments:

Walls

54



20211117_101157_resized (1 of 1)



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Date: 3/31/2022 10:33:47 PM
Author: Jason Estes
Page: 2
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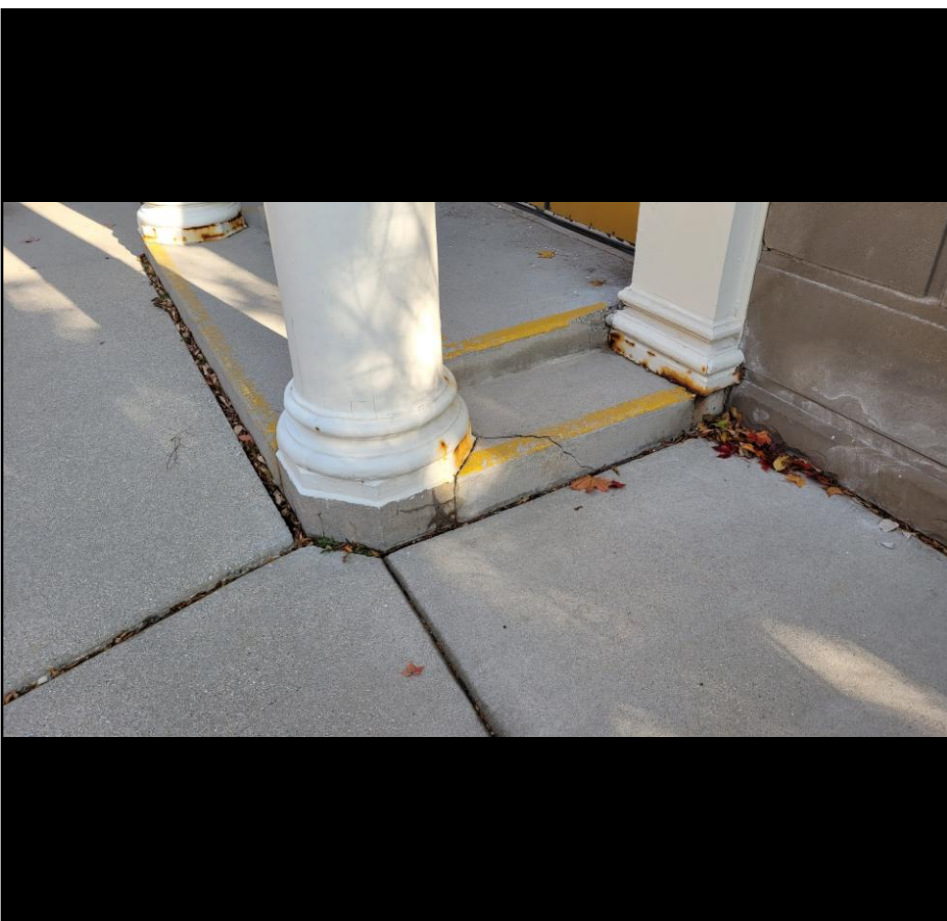
Comments:

Exterior Siding

55

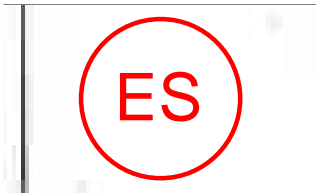


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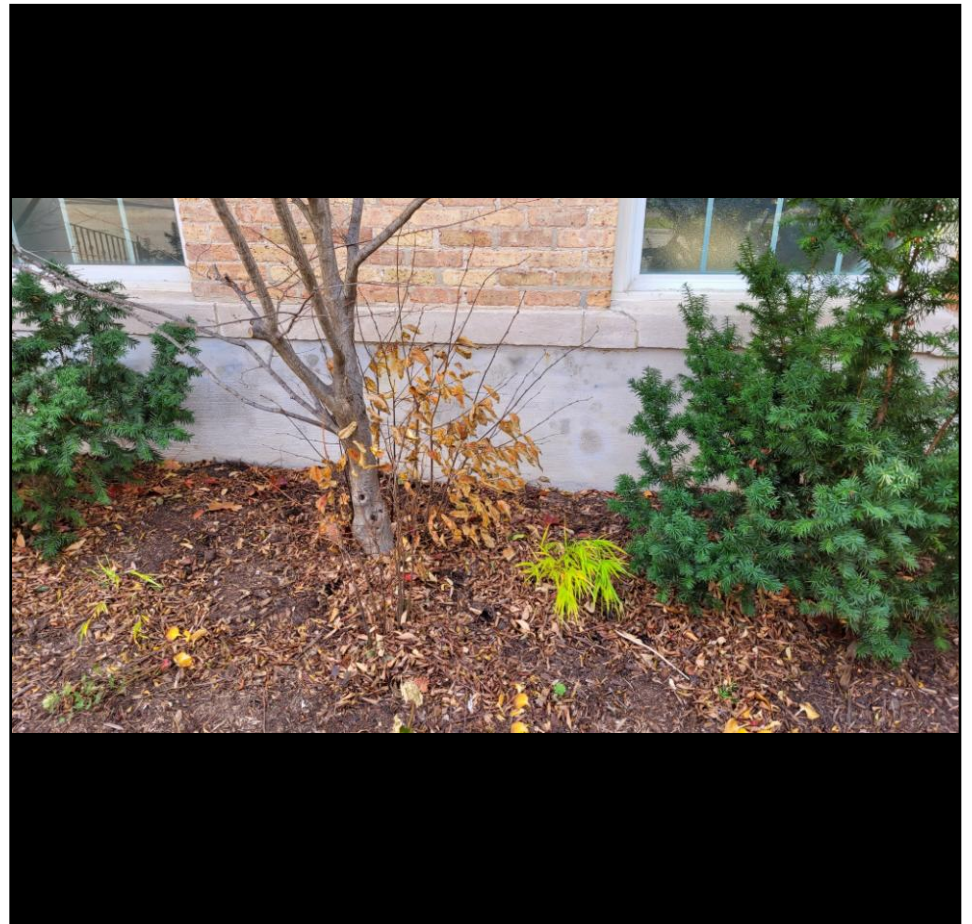


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Author: Jason Estes
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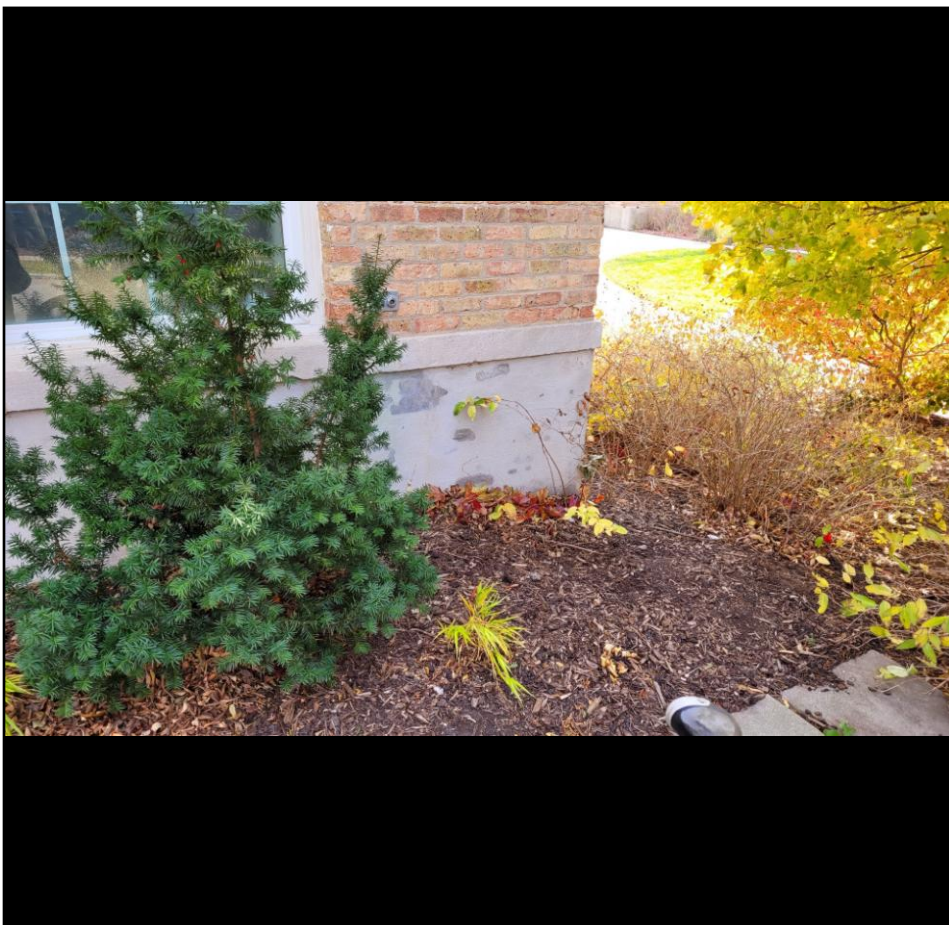
Comments:

Exterior Siding

56



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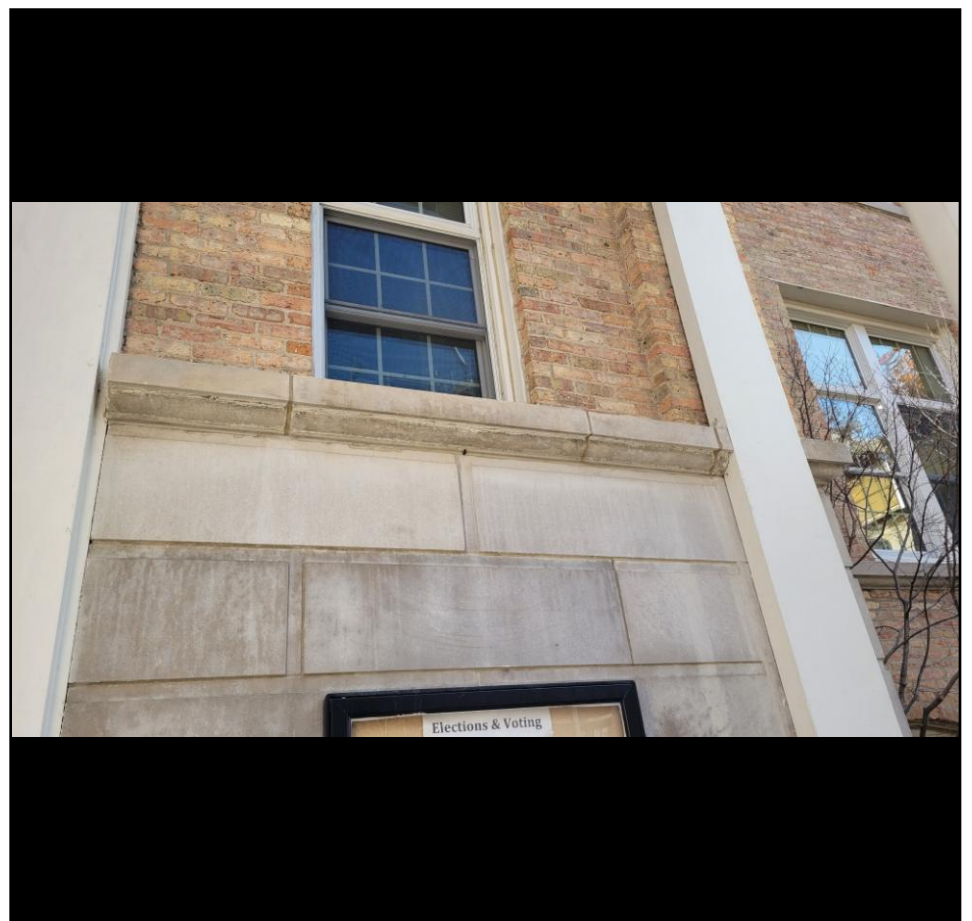


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Author: Jason Estes
Page: 2
Space:
Status:

Comments:

Exterior Siding

57

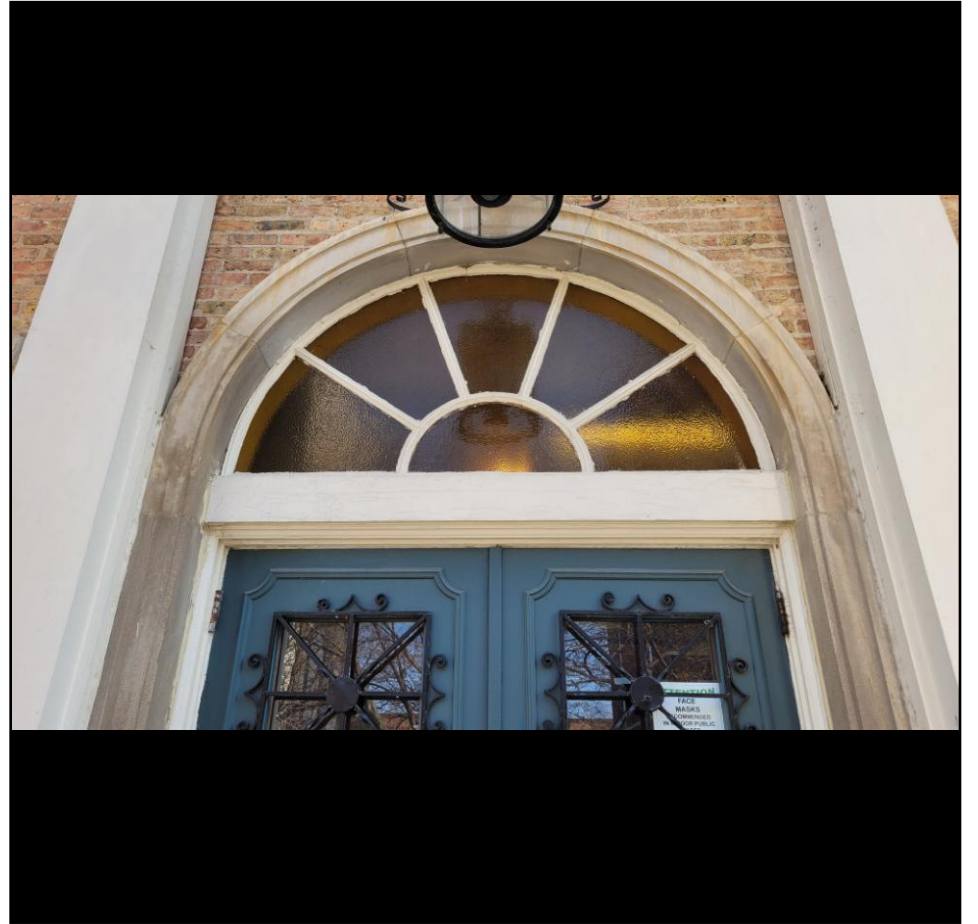


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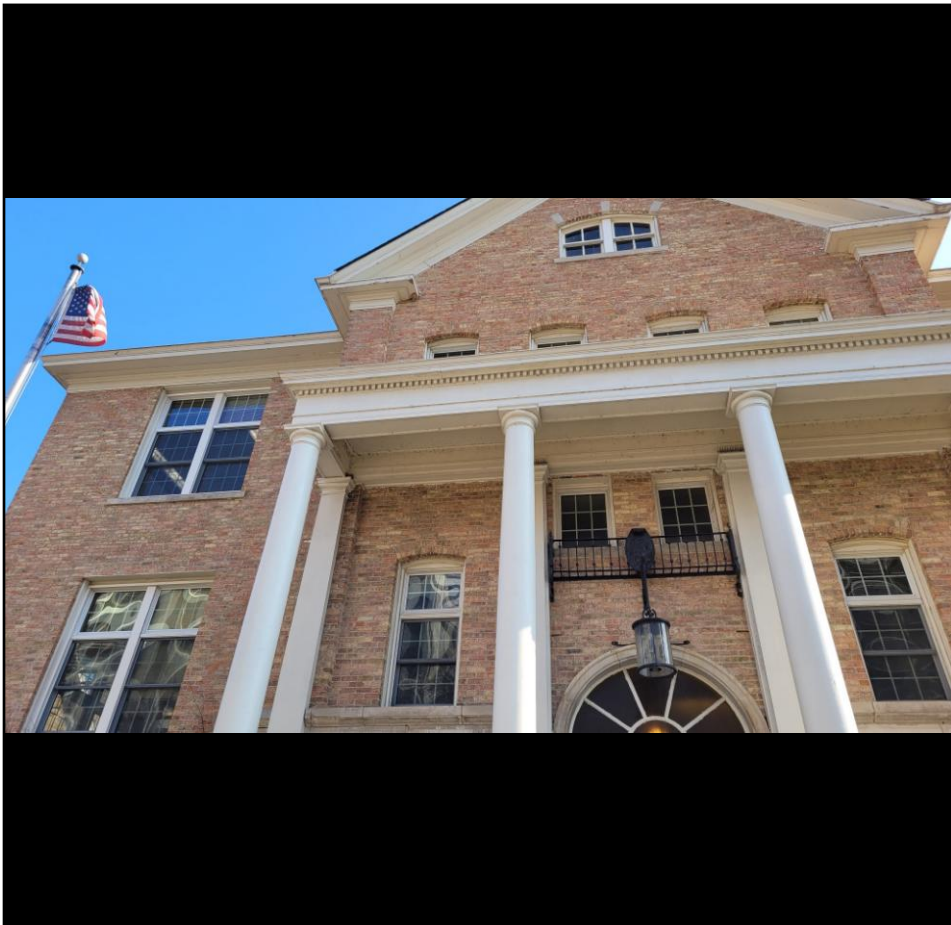
Capture Media Summary



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20211117_105021_resized (3 of 4)



20211117_105058_resized (4 of 4)

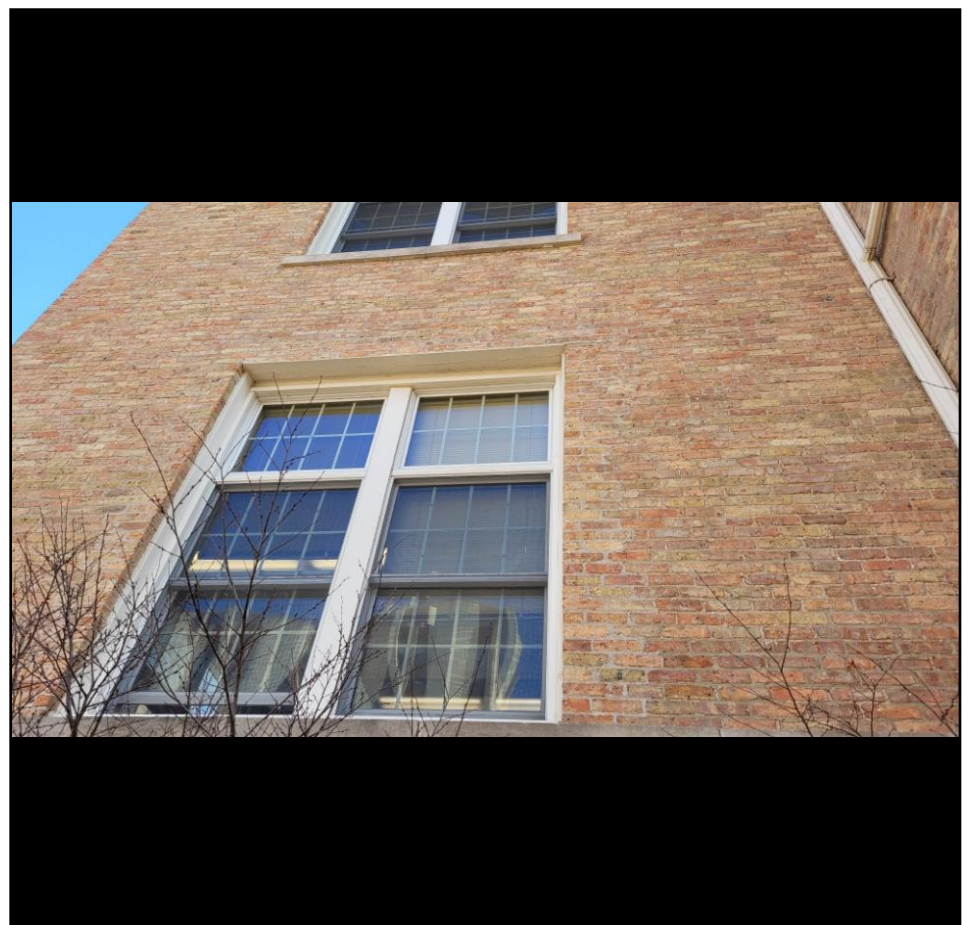


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Comments:

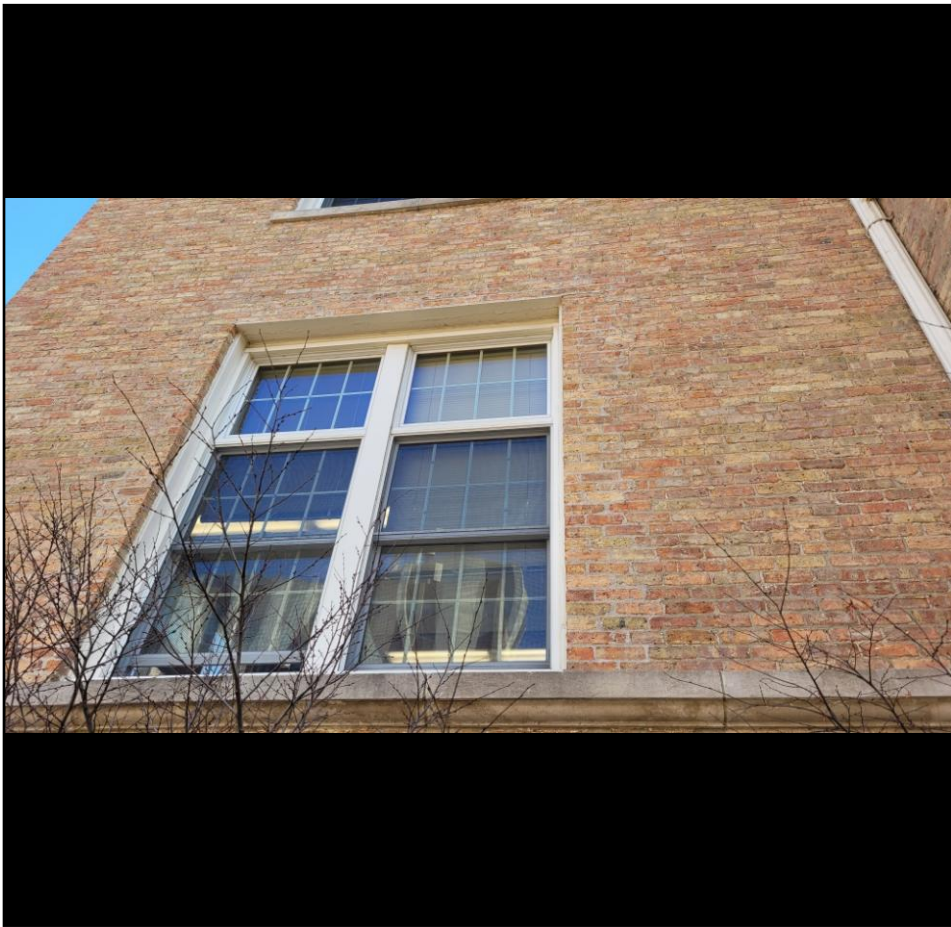
Exterior Windows

58

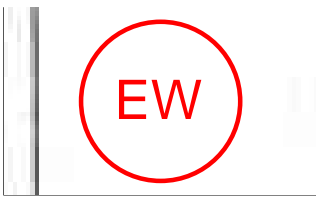


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Capture Media Summary



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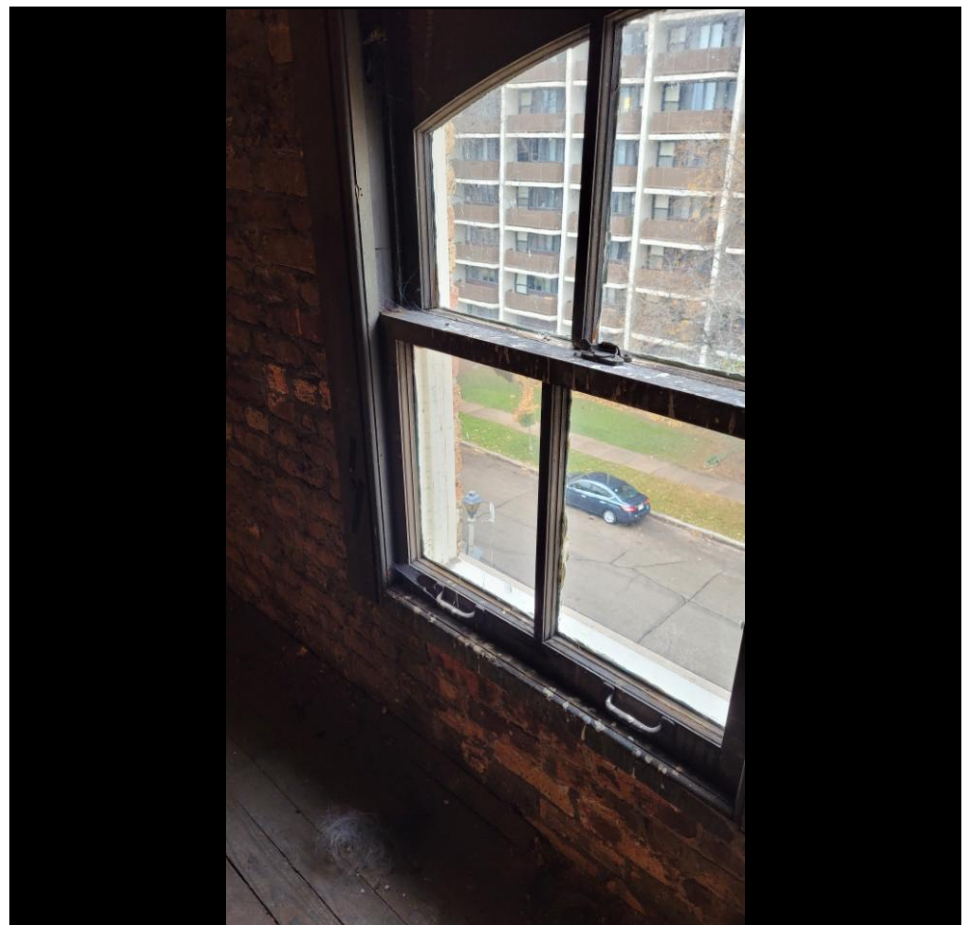


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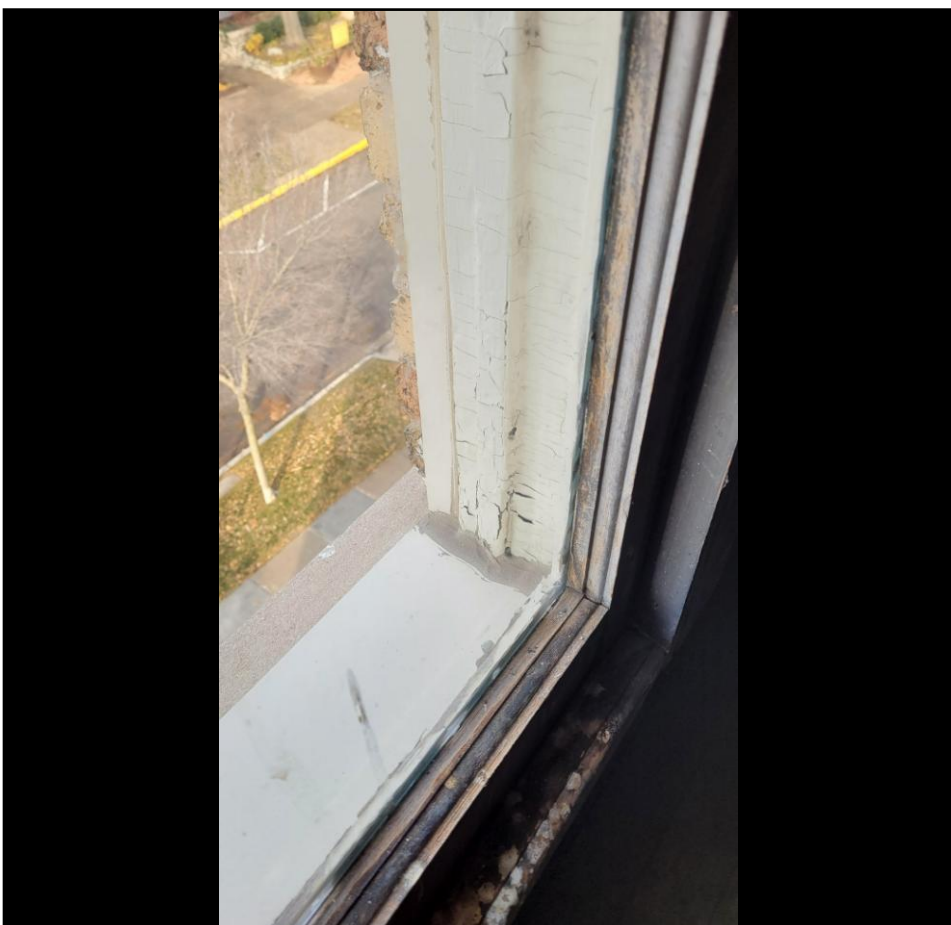
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Exterior Windows

61



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20211117_093455_resized (2 of 2)

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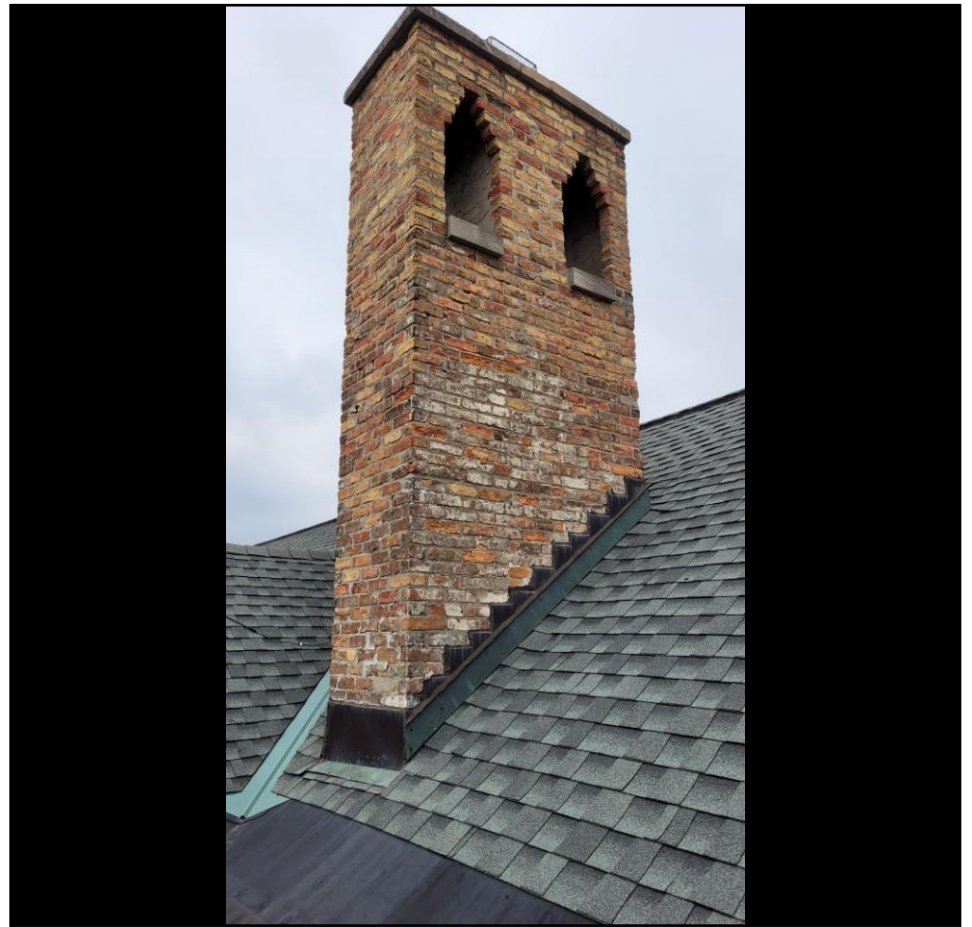


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Page: 3
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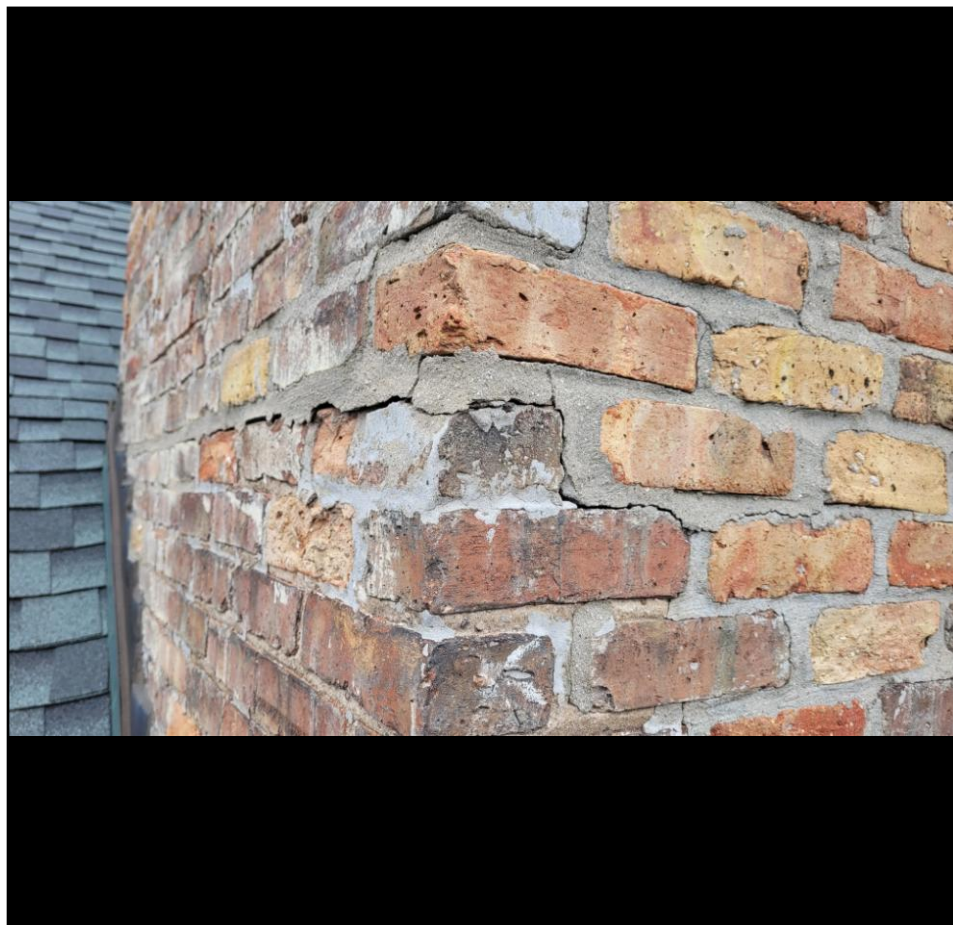
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Roof

63



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20211117_092300_resized (2 of 3)



20211117_092337_resized (3 of 3)

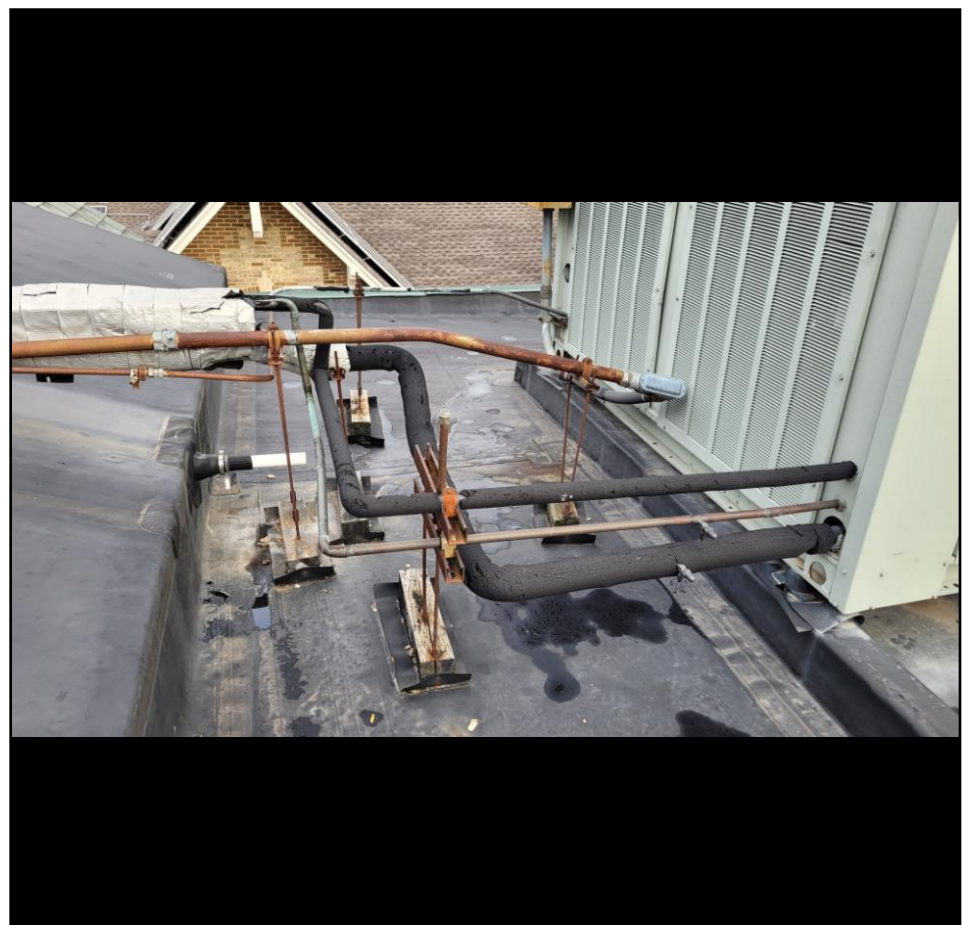


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Date: 3/31/2022 10:34:48 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Mechanical

64



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Capture Media Summary

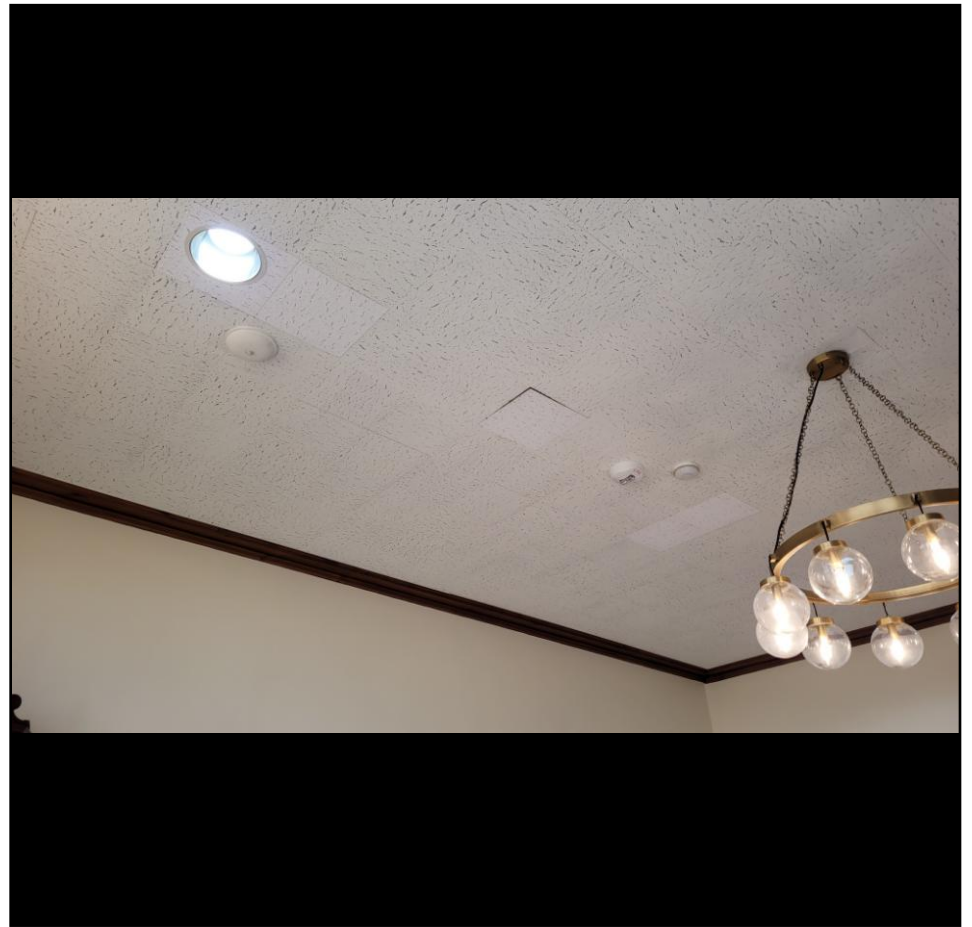


Subject: Interior Construction
Date: 3/31/2022 10:34:51 PM
Author: Jason Estes
Page: 3
Space: Office
Status:

Comments:

Ceilings

65



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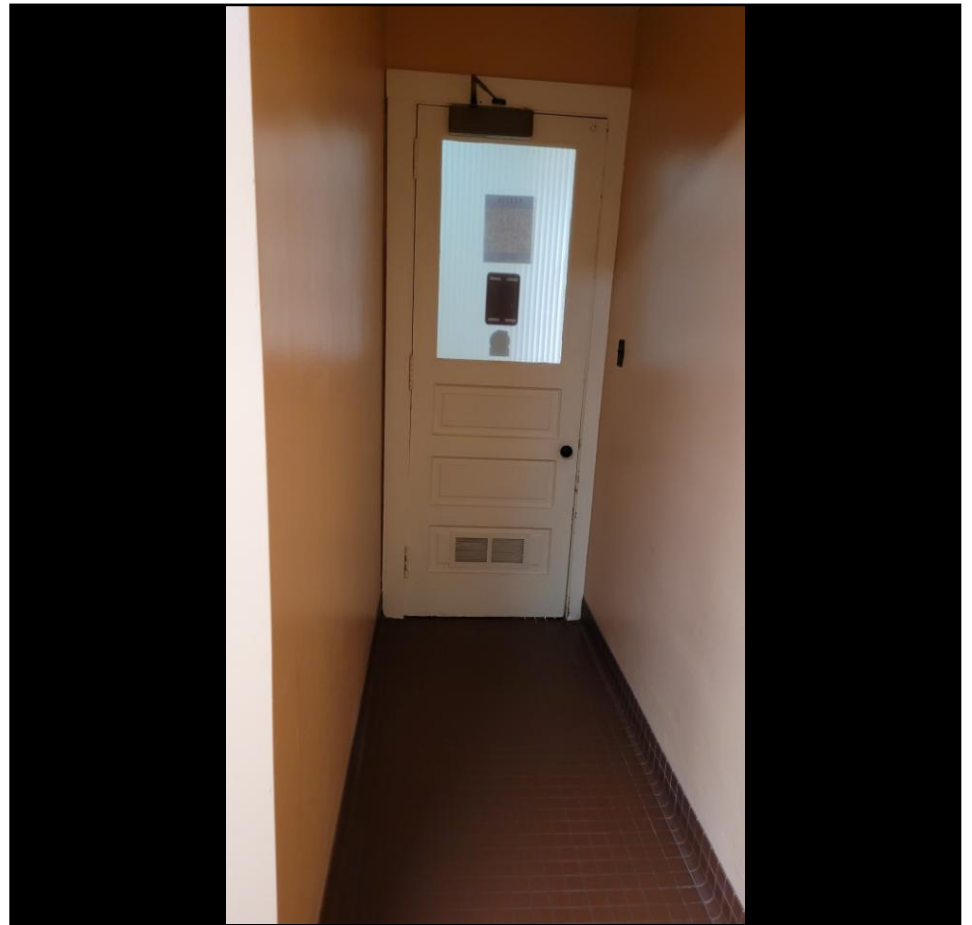


Subject: Disabled Accessibility
Date: 3/31/2022 10:34:59 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

ADA requirements

67



20211117_095923_resized (1 of 1)



Subject: Disabled Accessibility
Date: 3/31/2022 10:35:04 PM
Author: Jason Estes
Page: 3
Space: Bathroom
Status:

Comments:

ADA requirements

68



20211117_095910_resized (1 of 2)

Capture Media Summary



20211117_095918_resized (2 of 2)



Subject: Building Envelope
Date: 3/31/2022 10:35:09 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Exterior Siding

69



20211117_105608_resized (1 of 1)

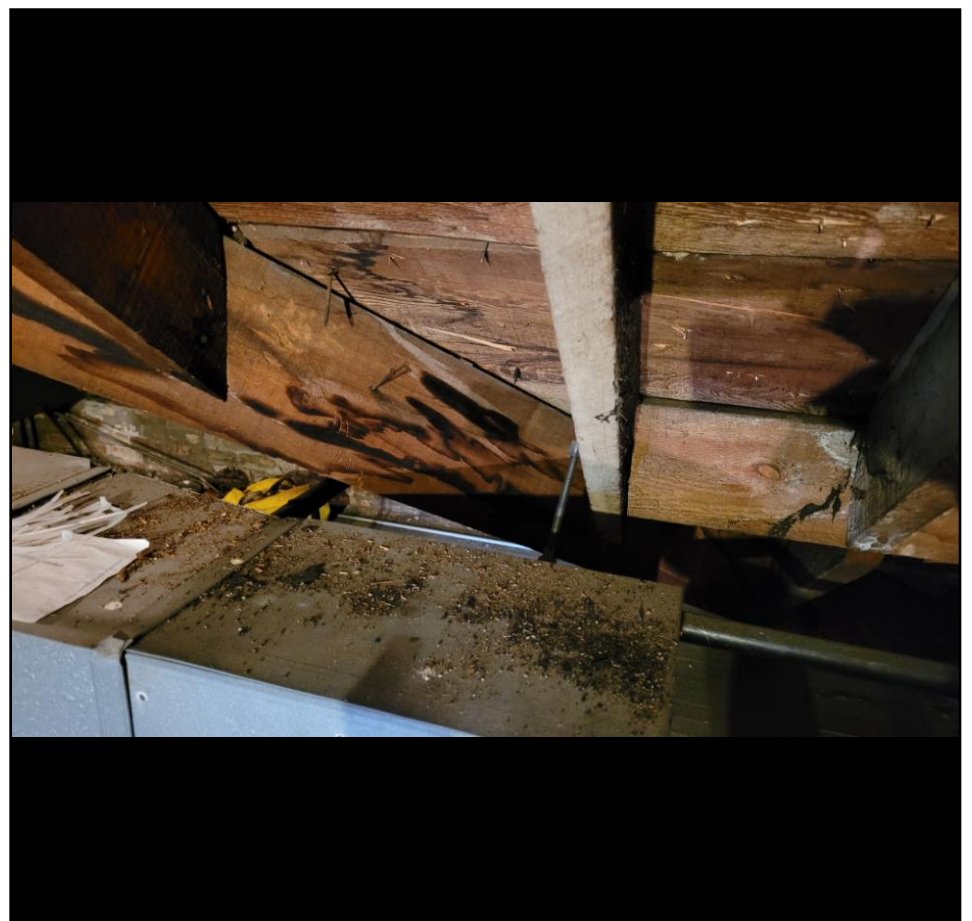


Subject: Health/Fire/Life Safety Systems
Date: 3/31/2022 10:36:11 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Emergency Egress Lighting

81



20211117_091655_resized (1 of 1)

Capture Media Summary



Subject: Disabled Accessibility
Date: 3/31/2022 10:35:53 PM
Author: Jason Estes
Page: 2
Space:
Status:

Comments:

ADA requirements

77



20211117_100708_resized (1 of 1)

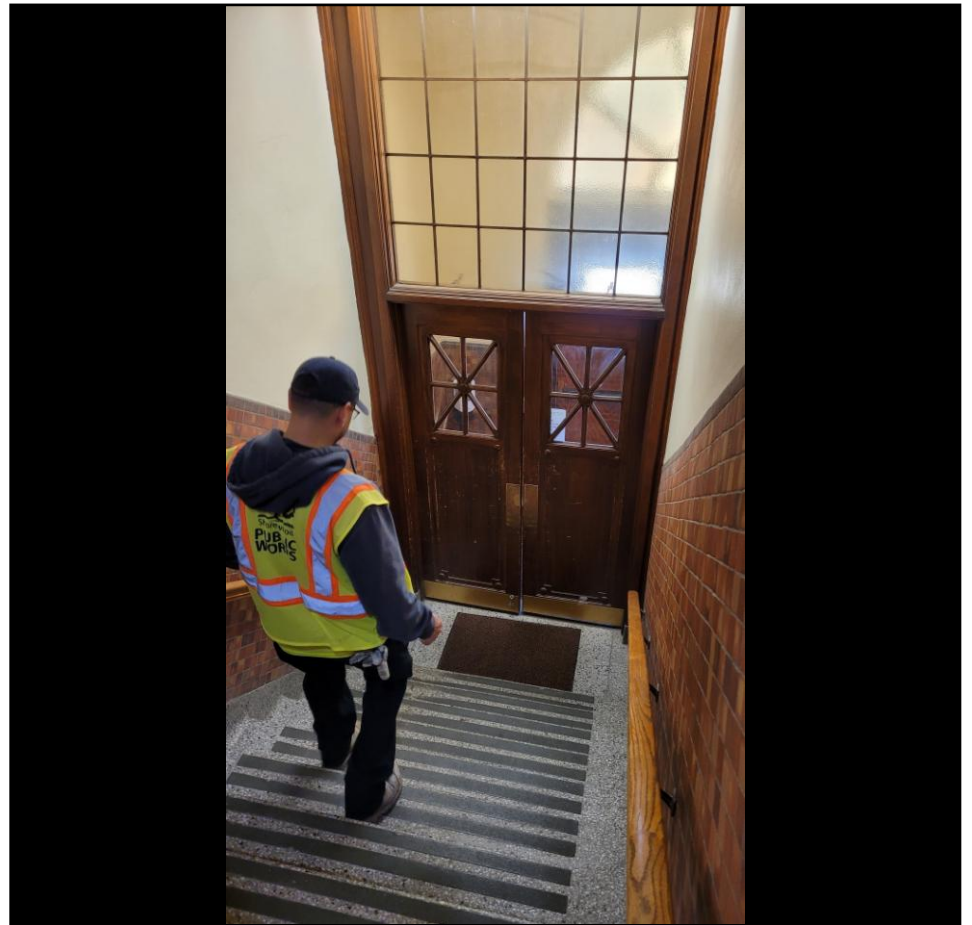


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Page: 2
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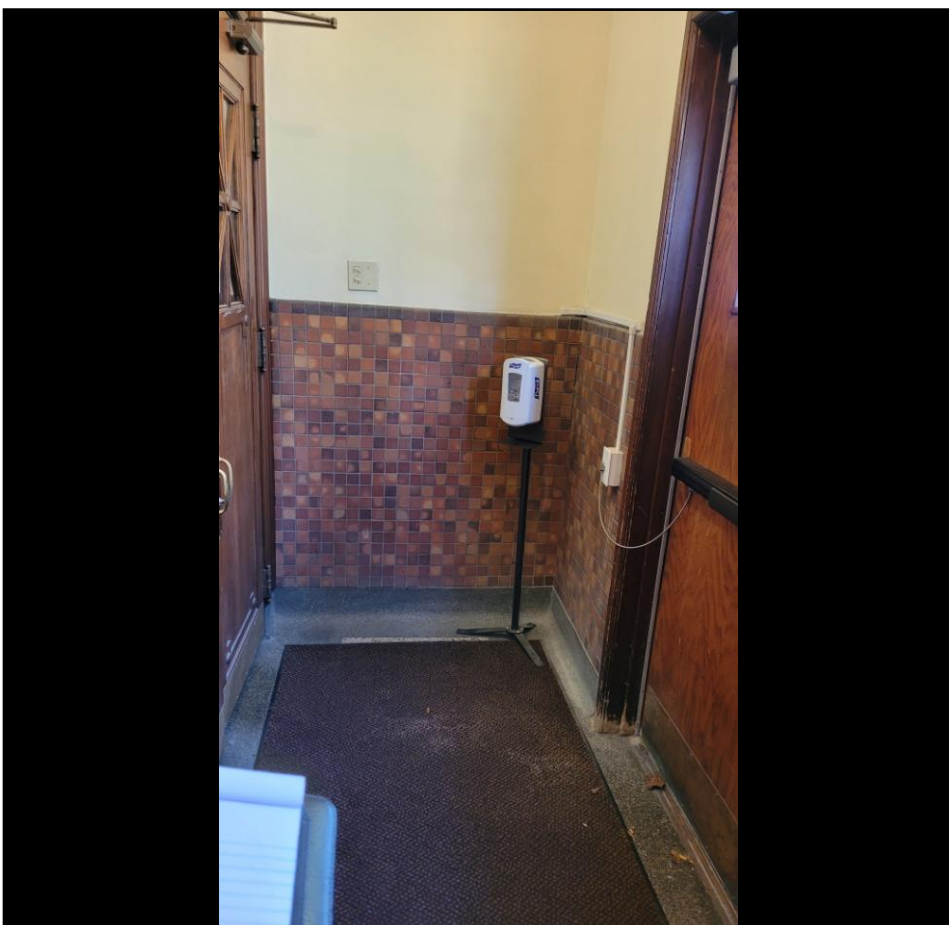
Comments:

ADA requirements

78

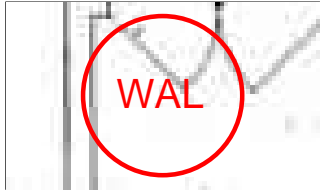


20211117_102117_resized (1 of 2)



20211117_102244_resized (2 of 2)

Capture Media Summary

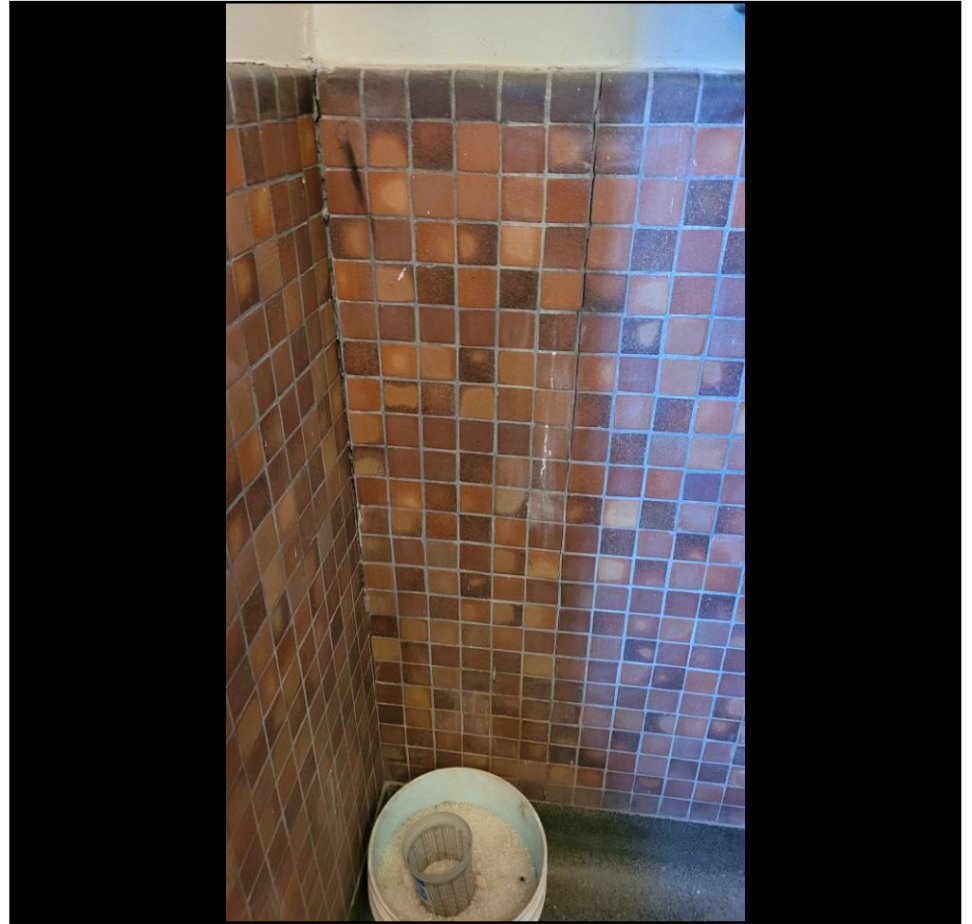


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Author: Jason Estes
Page: 2
Space:
Status:

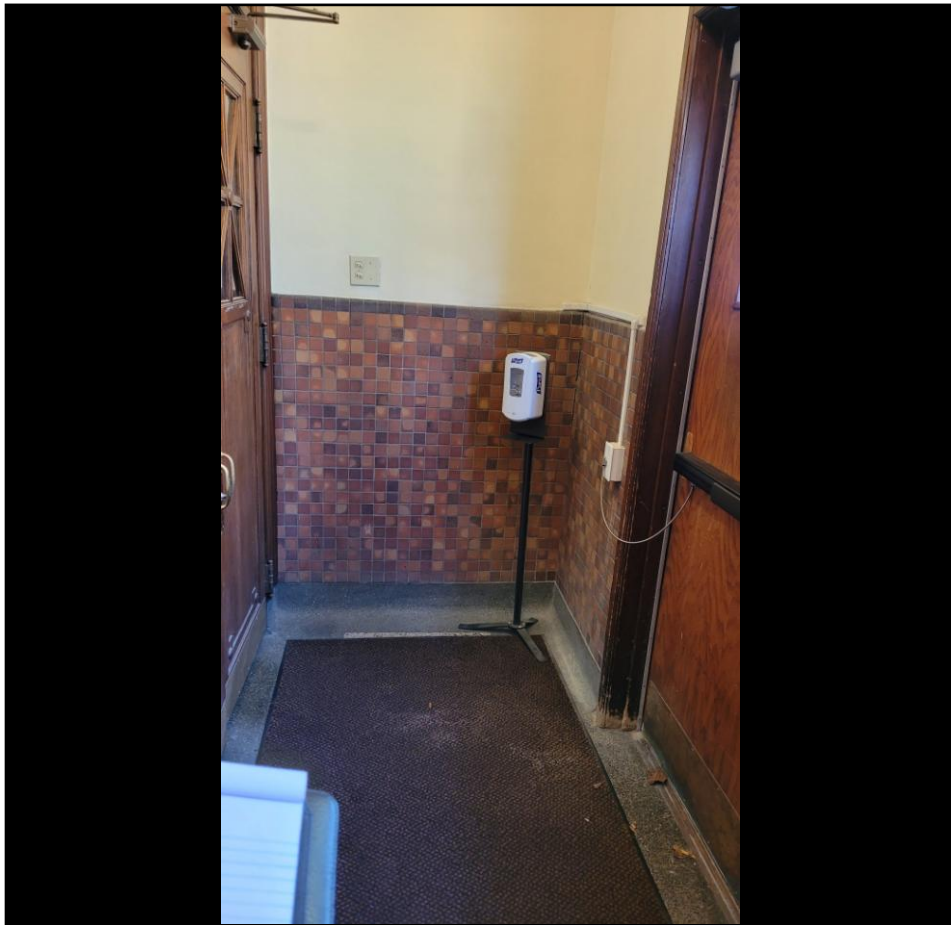
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Walls

79



20211117_102210_resized (1 of 3)



20211117_102244_resized (2 of 3)



20211117_102308_resized (3 of 3)

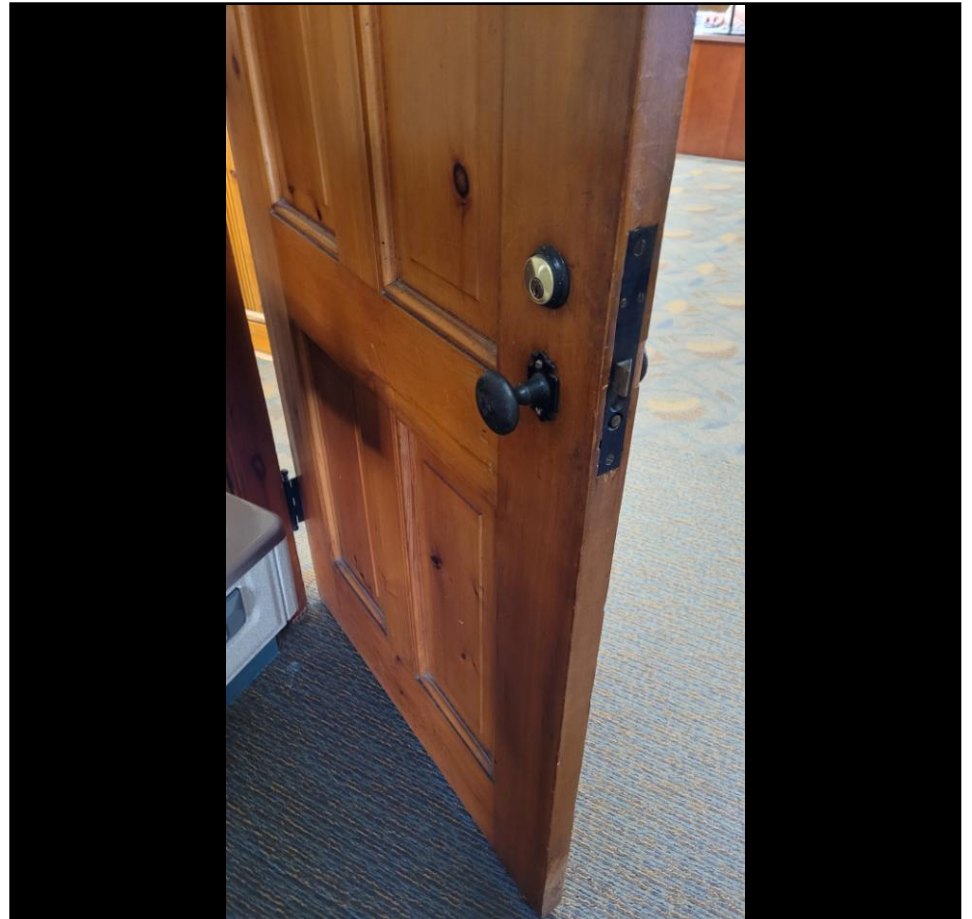


Subject: Disabled Accessibility
Date: 3/31/2022 10:36:19 PM
Author: Jason Estes
Page: 3
Space: Board Room
Status:

Comments:

ADA requirements

83



20211117_094639_resized (1 of 1)

Capture Media Summary

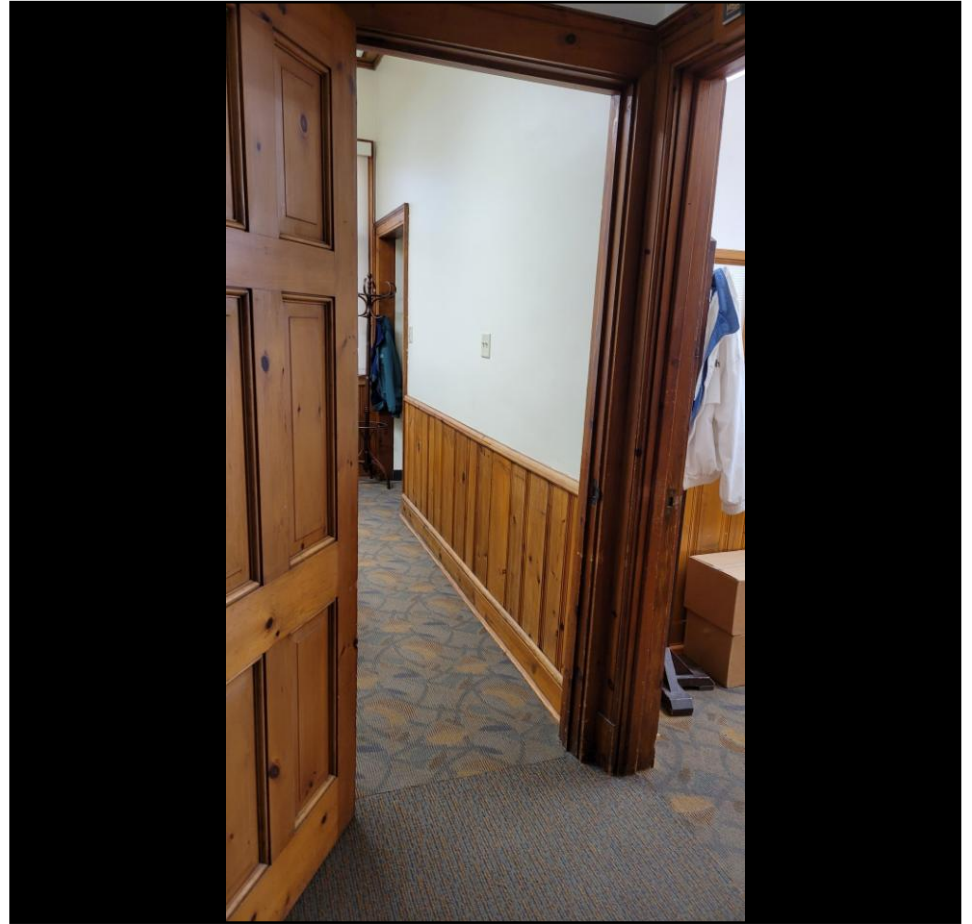


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Date: 3/31/2022 10:36:23 PM
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Page: 3
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Comments:

ADA requirements

84



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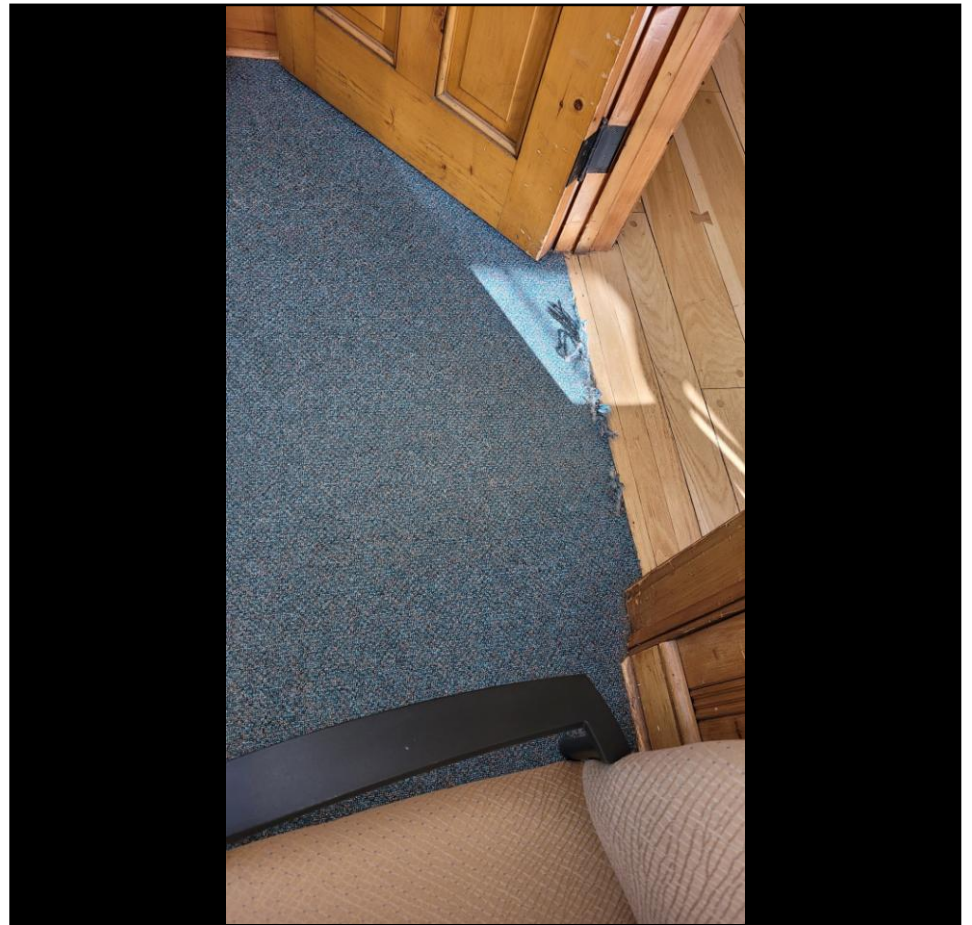


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Date: 3/31/2022 10:36:35 PM
Author: Jason Estes
Page: 3
Space: Office
Status:

Comments:

Flooring

87



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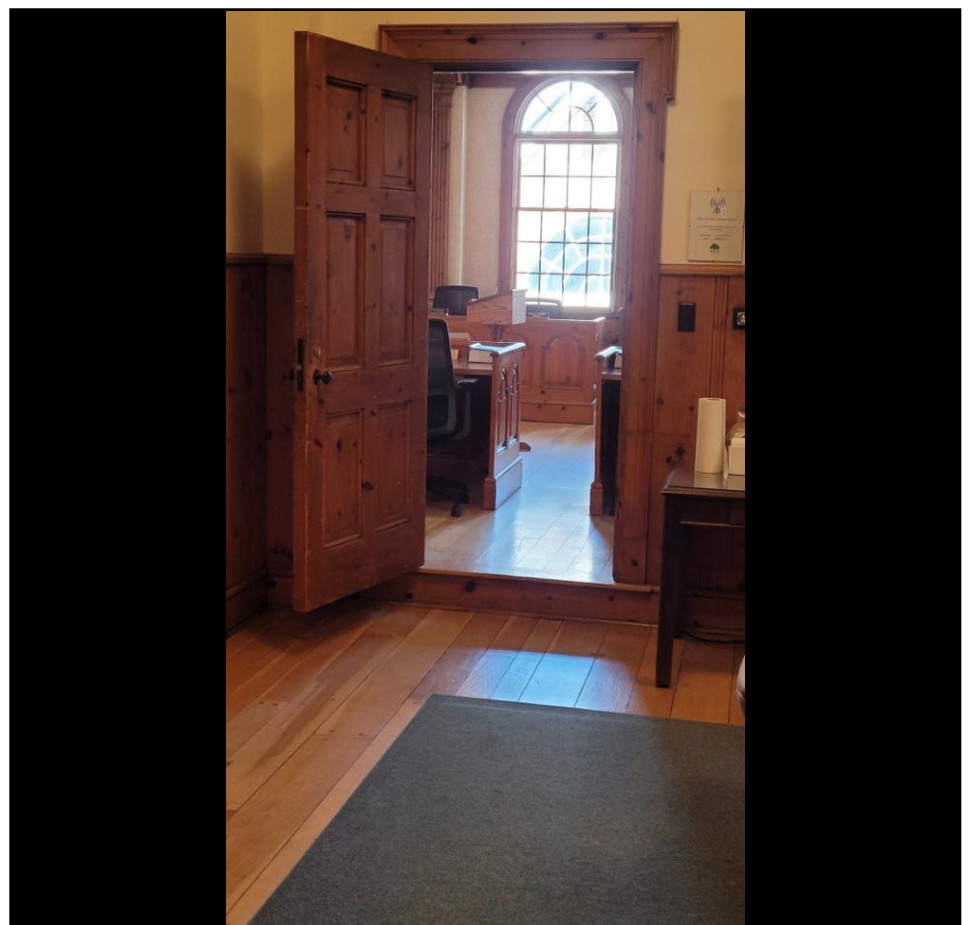


Subject: Disabled Accessibility
Date: 3/31/2022 10:36:44 PM
Author: Jason Estes
Page: 3
Space: Board Room
Status:

Comments:

ADA requirements

89



20211117_100143_resized (1 of 1)

Capture Media Summary



Subject: Interior Construction
Date: 3/31/2022 10:36:47 PM
Author: Jason Estes
Page: 3
Space: Lounge
Status:

Comments:

Ceilings

90



20211117_104208_resized (1 of 1)

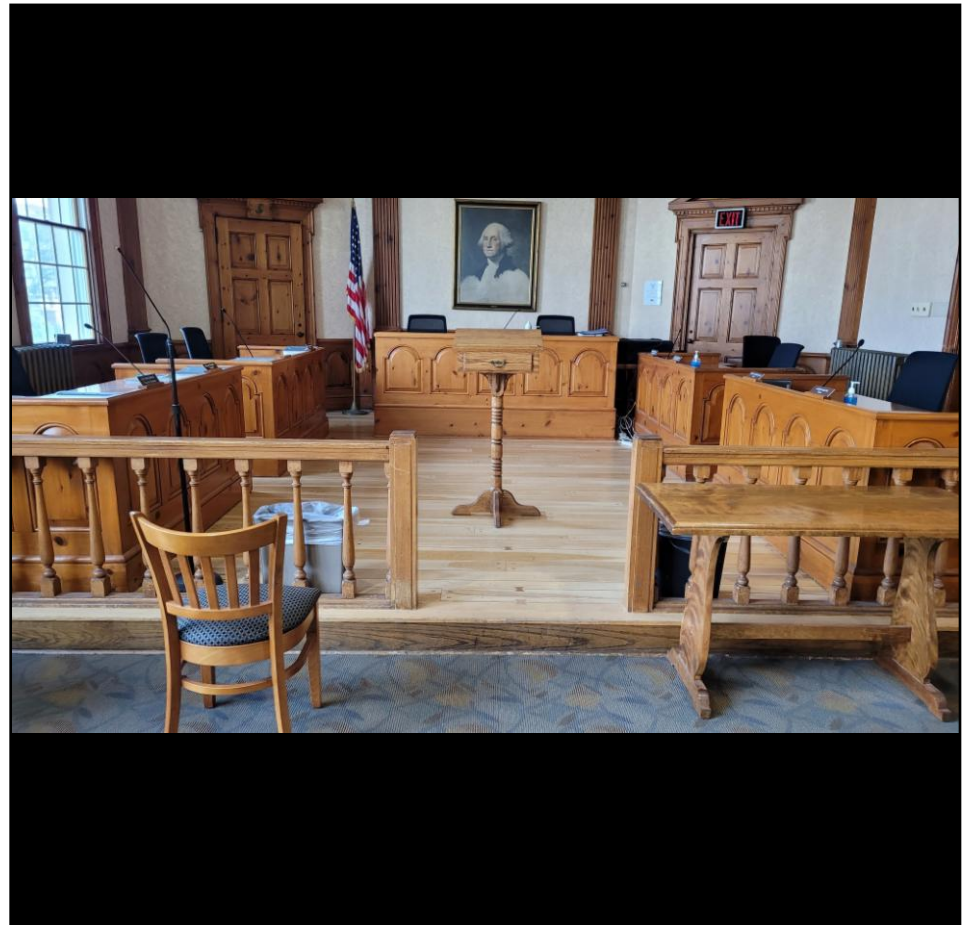


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Page: 3
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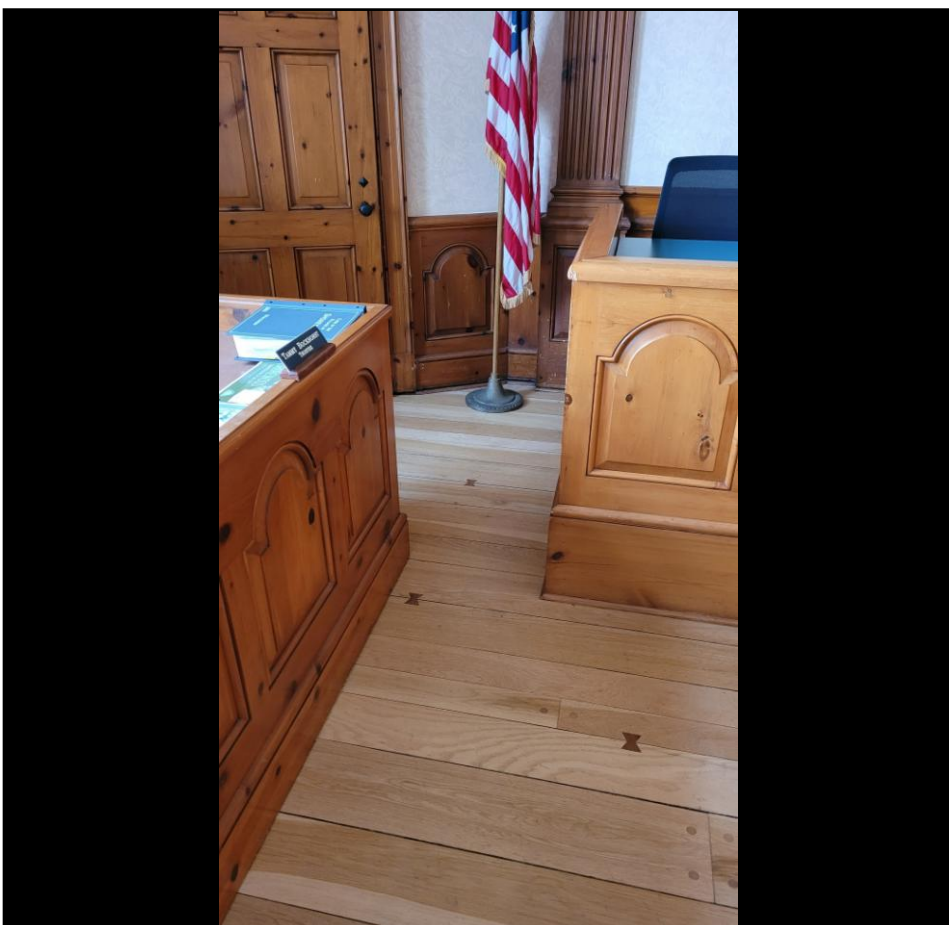
Comments:

ADA requirements

85



20211117_095040_resized (1 of 2)



20211117_095158_resized (2 of 2)

Capture Media Summary



Subject: Disabled Accessibility
Date: 3/31/2022 10:36:31 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

ADA requirements

86



20211117_095314_resized (1 of 1)

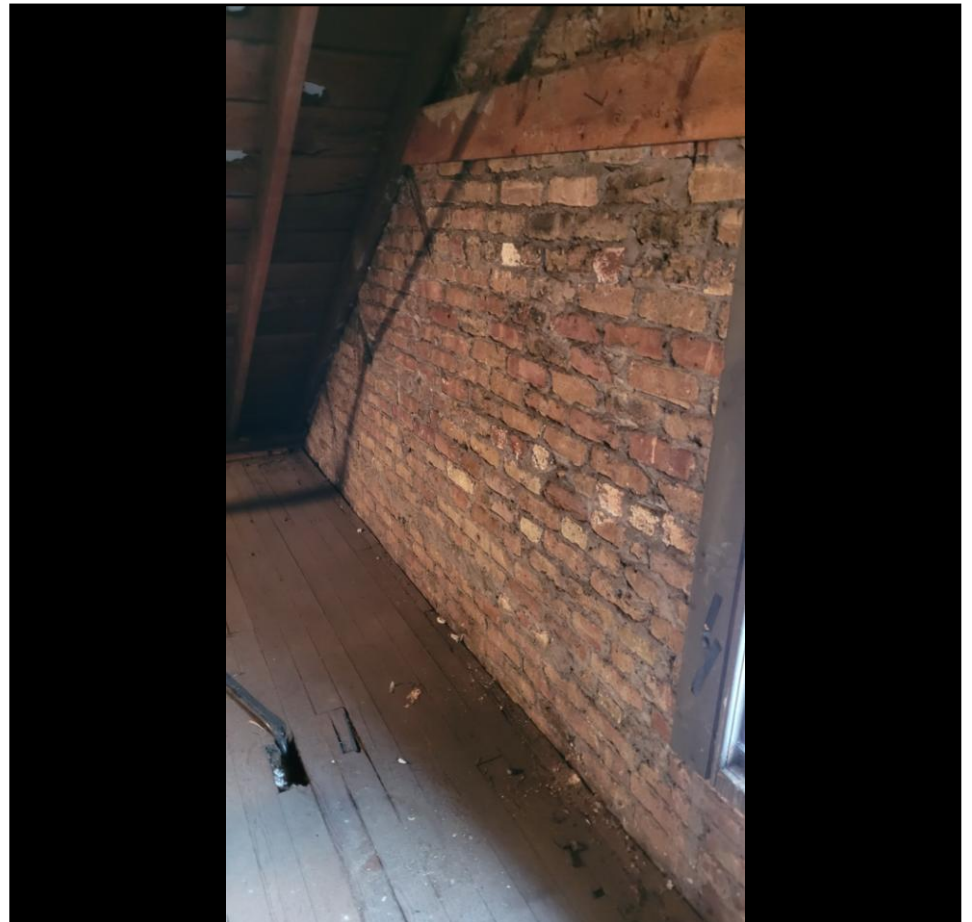


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Date: 3/31/2022 10:37:36 PM
Author: Jason Estes
Page: 3
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Status:

Comments:

Exterior Siding

98



20211117_090723_resized (1 of 1)

APPENDIX B

Appendix B
Public Works Deficiencies & Costs

Public Works

Issue No.	Deficiency Priorities	Capital Requirements Classification Categories	FCA Notes	Budget
Priority 1 (28)				\$658,900
62	Priority 1	1 - Safety & Security	Deterioration of existing concrete structural slab on ramp above.	\$28,000
73	Priority 1	1 - Safety & Security	Existing garage area converted from various storage spaces into offices. These spaces do not meet the ventilation requirements or have proper HVAC system to satisfy current codes.	\$150,000
69	Priority 1	1 - Safety & Security	Multiple structural cracks in the masonry occur that question the structural integrity of the entire building.	\$75,000
65	Priority 1	1 - Safety & Security	lintels at the exterior overhead doors are sagging, adding to the structural integrity questions on the building.	\$30,000
59	Priority 1	1 - Safety & Security	extreme moisture infiltration through the exterior walls and foundation continue to add to the questionable structural integrity. many signs of mold present.	\$25,000
6	Priority 1	1 - Safety & Security	many locations of exposed old electrical wiring that increases potential fire risk and liability.	\$1,000
71	Priority 1	1 - Safety & Security	Clear evidence of water infiltration in the exterior walls resulting from water getting in at the roof level, or through the terra cotta caps. increased possibility of mold growth in the walls that would need to be remediated.	\$80,000
27	Priority 1	1 - Safety & Security	2nd floor - clear signs of water damage in the building that needs to be repaired and/or remediated. structural integrity would still need to be verified.	\$5,000
52	Priority 1	1 - Safety & Security	2nd floor - additional structural elements were added to the loft door opening to address the structural sag and deflection that was occurring.	\$20,000
43	Priority 1	1 - Safety & Security	Building is currently utilized to store some vehicles. This requires the ventilation upgrades. If the vehicles are stored in another building may not need to provide additional ventilation.	\$12,000
7	Priority 1	2 - Scheduled Maintenance	Exterior door missing weatherstripping and sweep	\$1,400
44	Priority 1	2 - Scheduled Maintenance	Existing gas fired unit heater in mezzanine. Over 20 years old and in poor condition.	\$15,000
45	Priority 1	2 - Scheduled Maintenance	Existing exhaust ductwork down to floor, but fans were not operational.	\$15,000
31	Priority 1	2 - Scheduled Maintenance	Existing exhaust fans in the kitchen, restroom and break room appears in poor condition.	\$7,500
32	Priority 1	2 - Scheduled Maintenance	Exhaust fan operating very loud.	\$7,500
46	Priority 1	2 - Scheduled Maintenance	Salt structure's walls and base is deteriorating and needs to be repaired/ replaced.	\$15,000
57	Priority 1	2 - Scheduled Maintenance	location of excess salt storage and pavement slope towards storm inlet is not recommended. Suggested to change pitch to take runoff through a filter system prior to entering watershed.	\$25,000
24	Priority 1	2 - Scheduled Maintenance	Masonry Damage at retaining wall of building	\$5,000
47	Priority 1	2 - Scheduled Maintenance	Retaining wall damage and structural concern.	\$15,000
58	Priority 1	2 - Scheduled Maintenance	different retaining wall materials and construction styles are present along the common property line of the site. These different elements are all questionable and should be addressed to properly protect the Owner from possible liability. and risk.	\$25,000
60	Priority 1	2 - Scheduled Maintenance	masonry and concrete deteriorating at dock area. openings under dock allow pests into space.	\$25,000
9	Priority 1	3 - Deferred Maintenance	Wall mounted PTAC Unit for air-conditioning. Poor condition	\$2,500
66	Priority 1	3 - Deferred Maintenance	Gas fired furnace to serve the office area. Unit in fair condition. Units are only accessible through temporary ladder, which does not provide proper access for maintenance. Flex ductwork routed in the mezzanine in poor condition.	\$40,000
51	Priority 1	3 - Deferred Maintenance	Makeup Air unit at ceiling. Unit was operational, but condition of the unit appeared poor.	\$18,000
50	Priority 1	3 - Deferred Maintenance	Existing Trench Drain in poor shape. There does not appear to have catch basin or oil water separator	\$16,000



Public Works
























Issue No.	Deficiency Priorities	Capital Requirements Classification Categories	FCA Notes	Budget
Priority 2 (30)				\$593,800
5	Priority 2	1 - Safety & Security	Unmarked riser at door threshold	\$500
8	Priority 2	1 - Safety & Security	Wall intersection missing proper fire stopping	\$1,800
3	Priority 2	1 - Safety & Security	Broken stair nosing	\$400
68	Priority 2	1 - Safety & Security	doors, windows, trim, and all other wood pieces on building have rotten beyond usefulness.	\$50,000
18	Priority 2	2 - Scheduled Maintenance	Existing exterior door hardware does not properly secure this area.	\$3,500
15	Priority 2	2 - Scheduled Maintenance	Gaps behind steel jambs at overhead doors and mandoor opens spaces to moisture, critters, and potential damage.	\$3,000
37	Priority 2	2 - Scheduled Maintenance	Structural slab issue at overhead door	\$10,000
26	Priority 2	2 - Scheduled Maintenance	Roof is overall in good condition. There are a few locations where cracks or slits have occurred in the membrane or the flashings that need to be repaired.	\$5,000
67	Priority 2	2 - Scheduled Maintenance	The concrete dock area is deteriorating to the point of exposed rebar and crumbling concrete. Pests are able to occupy multiple voids in the structure	\$45,000
39	Priority 2	2 - Scheduled Maintenance	multiple cracks are present in the exterior walls. attempts to repair have been made, but given the soft nature of the brick, the cracks continue to form and grow in size and quantity. the building has vines growing on it, which hold in moisture, which contributes to the wall damage and structural cracks.	\$10,000
28	Priority 2	2 - Scheduled Maintenance	cracks in the exterior wall structural system occur in multiple locations. they appear to be settlement cracks, but they continue to move.	\$5,000
33	Priority 2	2 - Scheduled Maintenance	There is evidence of moisture issues along the cracks where area is below grade. This cannot be corrected since the softness and porousness features of the light colored brick will always act like a sponge.	\$7,500
29	Priority 2	2 - Scheduled Maintenance	cracks in the exterior wall structural system occur in multiple locations. also evidence of moisture in the walls that is deteriorating the masonry .	\$5,000
16	Priority 2	3 - Deferred Maintenance	Stained ceiling tiles. Possible leak above	\$3,500
20	Priority 2	3 - Deferred Maintenance	VCT flooring deteriorating in locker room	\$4,500
36	Priority 2	3 - Deferred Maintenance	Deteriorating steel jambs at exterior overhead doors.	\$8,000
41	Priority 2	3 - Deferred Maintenance	Brick masonry deterioration throughout facade	\$12,000
30	Priority 2	3 - Deferred Maintenance	Misc. exterior wall and window repairs necessary	\$6,000
63	Priority 2	3 - Deferred Maintenance	Furnace for second floor. Unit in fair condition. Ventilation requirements are not met. Must evaluate required ventilation.	\$28,000
10	Priority 2	3 - Deferred Maintenance	concrete foundation damage needs to be repaired.	\$2,500
19	Priority 2	3 - Deferred Maintenance	HM frame/door is rusted through and should be replaced.	\$4,000
21	Priority 2	3 - Deferred Maintenance	Material storage against the building has resulted in physical damage to the building, and leaching of moisture through the wall that is deteriorating the wall construction.	\$4,800
74	Priority 2	3 - Deferred Maintenance	Asphalt parking lot is spiderwebbing its surface due to sub base not being properly prepared for the weight limits. The surface will continue to deteriorate, but the only repair is to complete a full base removal/ replacement.	\$230,000
25	Priority 2	3 - Deferred Maintenance	several cracks in the buildings foundation walls that are result of settling, water damage, etc. some are in the retaining wall portion of the building, which will take more time to address. The damage near the bin side fo the building is result if users and/or materials being stored against the building.	\$5,000
72	Priority 2	3 - Deferred Maintenance	the common wall of the building and the property line has a CMU exterior wall construction, which is subject to moisture infiltration, and therefore damage. This is contributing to the deterioration of the foundation wall, building, etc.	\$100,000
53	Priority 2	3 - Deferred Maintenance	steel channels were added to the overhead door jambs for protection. they were never grouted or flashed in correctly, leaving them exposed to weather and moisture, contributing to the wall failure.	\$20,000
13	Priority 2	3 - Deferred Maintenance	the wood trim, cornice, and fascia are rotting and needs to be repaired and refinished.	\$2,500
2	Priority 2	4 - Capital Renewal	Unmarked riser in locker room	\$300
49	Priority 2	4 - Capital Renewal	Ductwork for furnace in fair condition.	\$16,000




















Public Works

Issue No.	Deficiency Priorities	Capital Requirements Classification Categories	FCA Notes	Budget
Priority 3 (5)				\$28,500
17	Priority 3	2 - Scheduled Maintenance	Shower stall in fair condition	\$3,500
48	Priority 3	3 - Deferred Maintenance	Lighter brick is very soft, and prone to further damage. It is the weak point of the wall (weaker than red brick and mortar. Therefore the light brick is cracking, crumbling, and opening up in areas of movement.	\$15,000
38	Priority 3	3 - Deferred Maintenance	The light colored brick is deteriorating due to its softness. any movement in the building results in the soft brick cracking or chipping away. evidence of the damage is present next to the wall.	\$10,000
Priority 4 (16)				\$25,000
22	Priority 4	3 - Deferred Maintenance	Ceiling tiles are showing signs of age and deterioration.	\$5,000
11	Priority 4	3 - Deferred Maintenance	damage in roof overhang at material storage bins should be repaired. headroom is lower than desired, resulting in chance for more frequent damage to structure.	\$2,500
12	Priority 4	3 - Deferred Maintenance	water damage to walls from letting water infiltrate the walls through stone caps. needs to be repaired. cracks resulting from the infiltration should be repaired once the water has been corrected.	\$2,500
40	Priority 4	3 - Deferred Maintenance	concrete ceiling/ roof is damaged and spalling.	\$10,000
23	Priority 4	4 - Capital Renewal	Roof in good condition. Consider routine maintenance to roof vent projections, so showing signs of deterioration.	\$5,000
Priority 5 (3)				\$8,700
1	Priority 5	3 - Deferred Maintenance	Hollow metal door paint chipping on latch side	\$300
4	Priority 5	3 - Deferred Maintenance	Worn paint on concrete floor & stair	\$400
35	Priority 5	Category 5	Existing slab settlement / expansion cracks	\$8,000
Priority 6 (13)				\$229,000
55	Priority 6	1 - Safety & Security	Door hardware throughout building does not meet ADA Guidelines	\$23,000
54	Priority 6	2 - Scheduled Maintenance	Existing exhaust ductwork down to floor, but there are no fans. It is difficult to determine if the ventilation requirements are met, because you are relying on positive building pressurization	\$22,000
61	Priority 6	3 - Deferred Maintenance	Existing locker / toilet room does not meet ADA Guidelines	\$28,000
70	Priority 6	4 - Capital Renewal	This building does not have a fire protection system. Based on size and occupancy it will be required.	\$80,000
64	Priority 6	4 - Capital Renewal	Existing restroom was revised to have break room. Not adequate clearances or ventilation	\$30,000
56	Priority 6	4 - Capital Renewal	Locker room or plumbing fixtures do not comply with ADA	\$23,000
34	Priority 6	6 - Codes / Standards	Door clearance does not meet current ADA Guidelines	\$8,000
14	Priority 6	6 - Codes / Standards	Door hardware does not meet current ADA Guidelines	\$3,000
42	Priority 6	6 - Codes / Standards	Restroom and plumbing fixtures does not comply with ADA	\$12,000


































Shorewood FCA Public Works Appendix B_Markup Summary



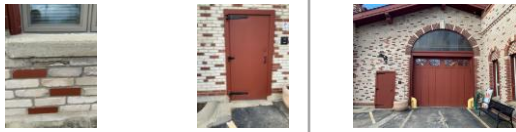


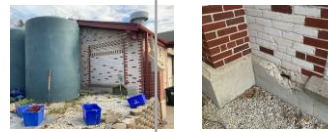
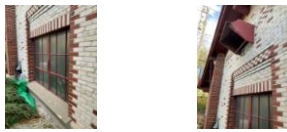













Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
			Priority 1 (28)			\$658,900
			Priority 1			
	62	Ceilings	Priority 1	Category 1	Deterioration of existing concrete structural slab on ramp above.	\$28,000
						
	73	HVAC	Priority 1	Category 1	Existing garage area converted from various storage spaces into offices. These spaces do not meet the ventilation requirements or have proper HVAC system to satisfy current codes.	\$150,000
		FP	Priority 1	Category 1	Domestic Water with galvanized pipes.	
	69	Exterior	Priority 1	Category 1	Multiple structural cracks in the masonry occur that question the structural integrity of the entire building.	\$75,000
						
	65	Exterior Doors	Priority 1	Category 1	lintels at the exterior overhead doors are sagging, adding to the structural integrity questions on the building.	\$30,000
						
	59	Foundation	Priority 1	Category 1	extreme moisture infiltration through the exterior walls and foundation continue to add to the questionable structural integrity. many signs of mold present.	\$25,000
						
	6	Emergency Egress Lighting	Priority 1	Category 1	many locations of exposed old electrical wiring that increases potential fire risk and liability.	\$1,000
						
	71	Exterior	Priority 1	Category 1	Clear evidence of water infiltration in the exterior walls resulting from water getting in at the roof level, or through the terra cotta caps. increased possibility of mold growth in the walls that would need to be remediated.	\$80,000
						

















Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	27	Ceilings	Priority 1	Category 1	2nd floor - clear signs of water damage in the building that needs to be repaired and/or remediated. structural integrity would still need to be verified.	\$5,000
						
	52	Visible Structural Components	Priority 1	Category 1	2nd floor - additional structural elements were added to the loft door opening to address the structural sag and deflection that was occurring.	\$20,000
						
	43	HVAC	Priority 1	Category 1	Building is currently utilized to store some vehicles. This requires the ventilation upgrades. If the vehicles are stored in another building may not need to provide additional ventilation.	\$12,000
	7	Doors	Priority 1	Category 2	Exterior door missing weatherstripping and sweep	\$1,400
						
	44	HVAC	Priority 1	Category 2	Existing gas fired unit heater in mezzanine. Over 20 years old and in poor condition.	\$15,000
	45	HVAC	Priority 1	Category 2	Existing exhaust ductwork down to floor, but fans were not operational.	\$15,000
	31	HVAC	Priority 1	Category 2	Existing exhaust fans in the kitchen, restroom and break room appears in poor condition.	\$7,500
	32	HVAC	Priority 1	Category 2	Exhaust fan operating very loud.	\$7,500
	46	Exterior	Priority 1	Category 2	Salt structure's walls and base is deteriorating and needs to be repaired/ replaced.	\$15,000
						
	0	Exterior	Priority 1	Category 2	Salt structure's walls and base is deteriorating and needs to be repaired/ replaced.	\$0
						
	57	Roadways	Priority 1	Category 2	location of excess salt storage and pavement slope towards storm inlet is not recommended. Suggested to change pitch to take runoff through a filter system prior to entering watershed.	\$25,000
						










Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	24	Exterior	Priority 1	Category 2	Masonry Damage at retaining wall of building	\$5,000
						
	47	Parking Lots	Priority 1	Category 2	Retaining wall damage and structural concern.	\$15,000
						
	58	Foundation	Priority 1	Category 2	different retaining wall materials and construction styles are present along the common property line of the site. These different elements are all questionable and should be addressed to properly protect the Owner from possible liability. and risk.	\$25,000
						
	60	Foundation	Priority 1	Category 2	masonry and concrete deteriorating at dock area. openings under dock allow pests into space.	\$25,000
						
	9	HVAC	Priority 1	Category 3	Wall mounted PTAC Unit for air-conditioning. Poor condition	\$2,500
						
	66	HVAC	Priority 1	Category 3	Gas fired furnace to serve the office area. Unit in fair condition. Units are only accessible through temporary ladder, which does not provide proper access for maintenance. Flex ductwork routed in the mezzanine in poor condition.	\$40,000
						
	51	HVAC	Priority 1	Category 3	Makeup Air unit at ceiling. Unit was operational, but condition of the unit appeared poor.	\$18,000
						
	50	PLUMBING	Priority 1	Category 3	Existing Trench Drain in poor shape. There does not appear to have catch basin or oil water seperator	\$16,000
						
























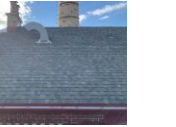
Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
			Priority 2 (30)			\$593,800
	5	Doors	Priority 2	Category 1	Unmarked riser at door threshold	\$500
						
	8	Walls	Priority 2	Category 1	Wall intersection missing proper fire stopping	\$1,800
						
	3	Flooring	Priority 2	Category 1	Broken stair nosing	\$400
						
	68	Exterior Doors	Priority 2	Category 1	doors, windows, trim, and all other wood pieces on building have rotten beyond usefulness.	\$50,000
						
	18	Flooring	Priority 2	Category 2	Existing exterior door hardware does not properly secure this area.	\$3,500
						
	15	Exterior Doors	Priority 2	Category 2	Gaps behind steel jambs at overhead doors and mandors opens spaces to moisture, critters, and potential damage.	\$3,000
						
	37	Exterior Doors	Priority 2	Category 2	Structural slab issue at overhead door	\$10,000
						
	26	Roof	Priority 2	Category 2	Roof is overall in good condition. There are a few locations where cracks or slits have occurred in the membrane or the flashings that need to be repaired.	\$5,000
						





Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	67	Foundation	Priority 2	Category 2	The concrete dock area is deteriorating to the point of exposed rebar and crumbling concrete. Pests are able to occupy multiple voids in the structure	\$45,000
						
	39	Exterior	Priority 2	Category 2	multiple cracks are present in the exterior walls. attempts to repair have been made, but given the soft nature of the brick, the cracks continue to form and grow in size and quantity. the building has vines growing on it, which hold in moisture, which contributes to the wall damage and structural cracks.	\$10,000
						
	28	Exterior Siding	Priority 2	Category 2	cracks in the exterior wall structural system occur in multiple locations. they appear to be settlement cracks, but they continue to move.	\$5,000
						
	33	Foundation	Priority 2	Category 2	There is evidence of moisture issues along the cracks where area is below grade. This cannot be corrected since the softness and porousness features of the light colored brick will always act like a sponge.	\$7,500
						
	29	Exterior Siding	Priority 2	Category 2	cracks in the exterior wall structural system occur in multiple locations. also evidence of moisture in the walls that is deteriorating the masonry .	\$5,000
						
	16	Ceilings	Priority 2	Category 3	Stained ceiling tiles. Possible leak above	\$3,500
						
	20	Flooring	Priority 2	Category 3	VCT flooring deteriorating in locker room	\$4,500
						
	36	Walls	Priority 2	Category 3	Deteriorating steel jambs at exterior overhead doors.	\$8,000
						


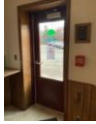





Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	41	Walls	Priority 2	Category 3	Brick masonry deterioration throughout facade	\$12,000
						
	30	Walls	Priority 2	Category 3	Misc. exterior wall and window repairs necessary	\$6,000
						
	63	HVAC	Priority 2	Category 3	Furnace for second floor. Unit in fair condition. Ventilation requirements are not met. Must evaluate required ventilation.	\$28,000
	0	Parking Lots	Priority 2	Category 3	Asphalt parking lot is spiderwebbing its surface due to sub base not being properly prepared for the weight limits. The surface will continue to deteriorate, but the only repair is to complete a full base removal/ replacement.	\$0
						
	10	Exterior	Priority 2	Category 3	concrete foundation damage needs to be repaired.	\$2,500
						
	19	Exterior Doors	Priority 2	Category 3	HM frame/door is rusted through and should be replaced.	\$4,000
						
	21	Exterior	Priority 2	Category 3	Material storage against the building has resulted in physical damage to the building, and leaching of moisture through the wall that is deteriorating the wall construction.	\$4,800
						
	74	Parking Lots	Priority 2	Category 3	Asphalt parking lot is spiderwebbing its surface due to sub base not being properly prepared for the weight limits. The surface will continue to deteriorate, but the only repair is to complete a full base removal/ replacement.	\$230,000
						


























Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	25	Foundation	Priority 2	Category 3	several cracks in the buildings foundation walls that are result of settling, water damage, etc. some are in the retaining wall portion of the building, which will take more time to address. The damage near the bin side fo the building is result if users and/or materials being stored againgt the building.	\$5,000
						
	72	Foundation	Priority 2	Category 3	the common wall of the building and the property line has a CMU exterior wall construction, which is subject to moisture infiltration, and therfore damage. This is contributing to the deterioration of the foundation wall, building, etc.	\$100,000
						
	53	Exterior Doors	Priority 2	Category 3	steel channels were added to the overhead door jambs for protection. they were never grouted or flashed in correctly, leaving them exposed to weather and moisture, contributing to the wall failure.	\$20,000
						
	13	Exterior	Priority 2	Category 3	the wood trim, cornice, and fascia are rotting and needs to be repaired and refinished.	\$2,500
						
	2	Flooring	Priority 2	Category 4	Unmarked riser in locker room	\$300
						
	49	HVAC	Priority 2	Category 4	Ductwork for furnace in fair condition.	\$16,000




Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
			Priority 3 (5)			\$28,500
	17	Plumbing	Priority 3	Category 2	Shower stall in fair condition	\$3,500
						
		HVAC	Priority 3	Category 2	Intake air louver and dampers, in fair condition.	
	48	Exterior	Priority 3	Category 3	Lighter brick is very soft, and prone to further damage. It is the weak point of the wall (weaker than red brick and mortar. Therefore the light brick is cracking, crumbling, and opening up in areas of movement.	\$15,000
						
	38	Exterior	Priority 3	Category 3	The light colored brick is deteriorating due to its softness. any movement in the building results in the soft brick cracking or chipping away. evidence of the damage is present next to the wall.	\$10,000
						
		PLUMBING	Priority 3	Category 3	Domestic Water with galvanized pipes.	

Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget							
			Priority 4 (16)			\$25,000							
		HVAC	Priority 4	Category 2	Gas Fired Unit Heaters, in good condition.								
		FP	Priority 4	Category 2	Dry Pipe Sprinkler system in good condition.								
	22	Ceilings	Priority 4	Category 3	Ceiling tiles are showing signs of age and deterioration.	\$5,000							
													
		HVAC	Priority 4	Category 3	Used Oil heater, in fair condition.								
	11	Exterior	Priority 4	Category 3	damage in roof overhang at material storage bins should be repaired. headroom is lower than desired, resulting in chance for more frequent damage to structure.	\$2,500							
													
	12	Exterior	Priority 4	Category 3	water damage to walls from letting water infiltrate the walls through stone caps. needs to be repaired. cracks resulting from the infiltration should be repaired once the water has been corrected.	\$2,500							
													
	0	ADA requirements	Priority 4	Category 3	facility is not accesible, but it is long term storage, and therefore not typically required to meet code.	\$0							
	40	Foundation	Priority 4	Category 3	concrete ceiling/ roof is damaged and spalling.	\$10,000							
													
	0	ADA requirements	Priority 4	Category 3	access to space is not ADA accessible	\$0							
	0	ADA requirements	Priority 4	Category 3	not level/ zero entry access through door.	\$0							
													
	23	Ceilings	Priority 4	Category 4	Roof in good condition. Consider routine maintenance to roof vent projections, so showing signs of deterioration.	\$5,000							
													
		HVAC	Priority 4	Category 4	Furnace for the lower level. newer unit in good condition.								

Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
		HVAC	Priority 4	Category 4	Existing dust collection in good condition.	
		HVAC	Priority 4	Category 4	Existing dust collection ductwork and furnace ductwork in good condition.	
		PLUMBING	Priority 4	Category 4	Sanitary plumbing piping for locker room in good condition.	
		PLUMBING	Priority 4	Category 4	Existing fuel tanks (unleaded and diesel). Need to evaluate if they currently are provided with sumps below the pumps. These requirements are changing and will trigger mandates fro EPA/WDNR	

Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
			Priority 5 (3)			\$8,700
	1	Doors	Priority 5	Category 3	Hollow metal door paint chipping on latch side	\$300
						
	4	Flooring	Priority 5	Category 3	Worn paint on concrete floor & stair	\$400
 						
	35	Floor	Priority 5	Category 5	Existing slab settlement / expansion cracks	\$8,000
						

Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
			Priority 6 (13)			\$229,000
	34	Door	Priority 6		Door clearance does not meet current ADA Guidelines	\$8,000
						
	14	Doors	Priority 6		Door hardware does not meet current ADA Guidelines	\$3,000
						
	0	Flooring	Priority 6		Toilet room does not meet current ADA Guidelines	\$0
						
	0	Ceilings	Priority 6		Existing wood plank ceiling in unsprinkled building	\$0
						
	0	ADA	Priority 6		Stair does not meet egress and ADA codes	\$0
						
	42	ADA	Priority 6		Restroom and plumbing fixtures does not comply with ADA	\$12,000
	55	ADA requirements	Priority 6	Category 1	Door hardware throughout building does not meet ADA Guidelines	\$23,000
						
	54	HVAC	Priority 6	Category 2	Existing exhaust ductwork down to floor, but there are no fans. It is difficult to determine if the ventilation requirements are met, because you are relying on positive building pressurization	\$22,000
	61	Flooring	Priority 6	Category 3	Existing locker / toilet room does not meet ADA Guidelines	\$28,000
						
	70	HVAC	Priority 6	Category 4	This building does not have a fire protection system. Based on size and occupancy it will be required.	\$80,000

Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	64	HVAC	Priority 6	Category 4	Existing restroom was revised to have break room. Not adequate clearances or ventilation	\$30,000
	56	ADA	Priority 6	Category 4	Locker room or plumbing fixtures do not comply with ADA	\$23,000
		FP	Priority 6	Category 4	The building is not provided with any fire sprinkler systems. Building of this size and type will trigger fire sprinkler system installation under current code requirements.	

Capture Media Summary



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Comments:

Ceilings

62



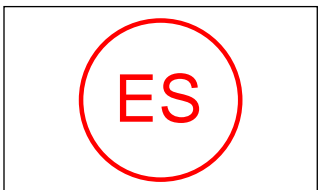
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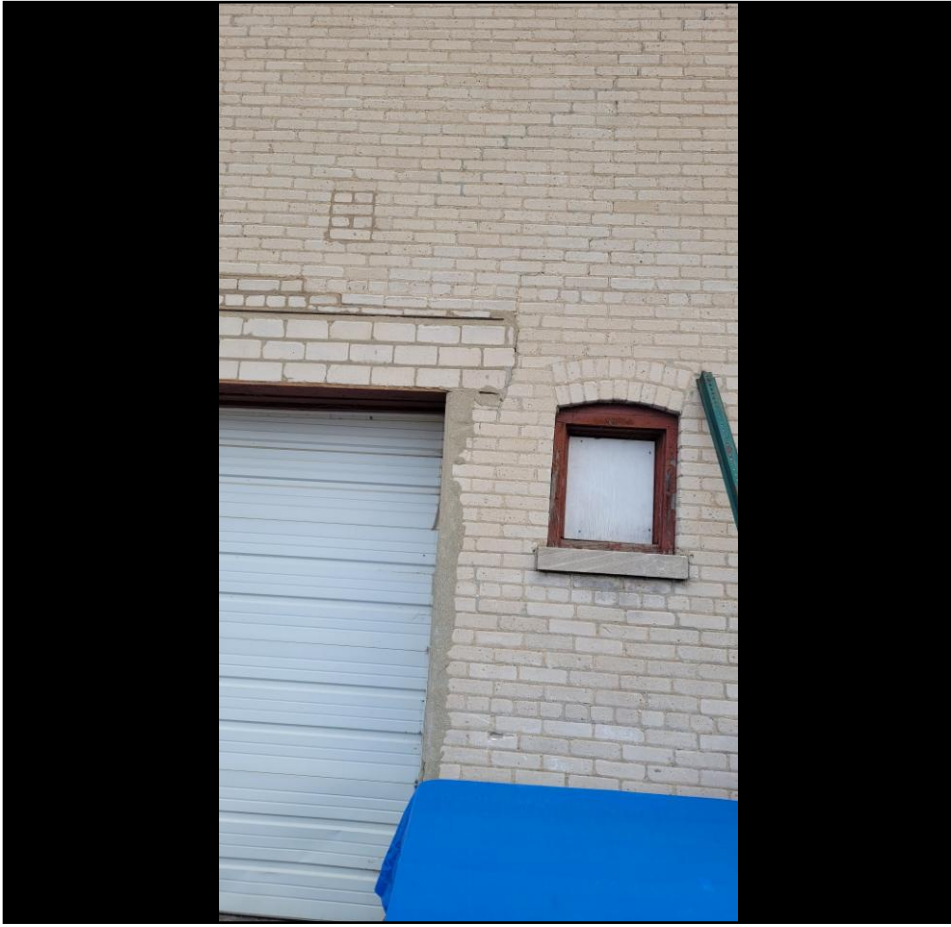
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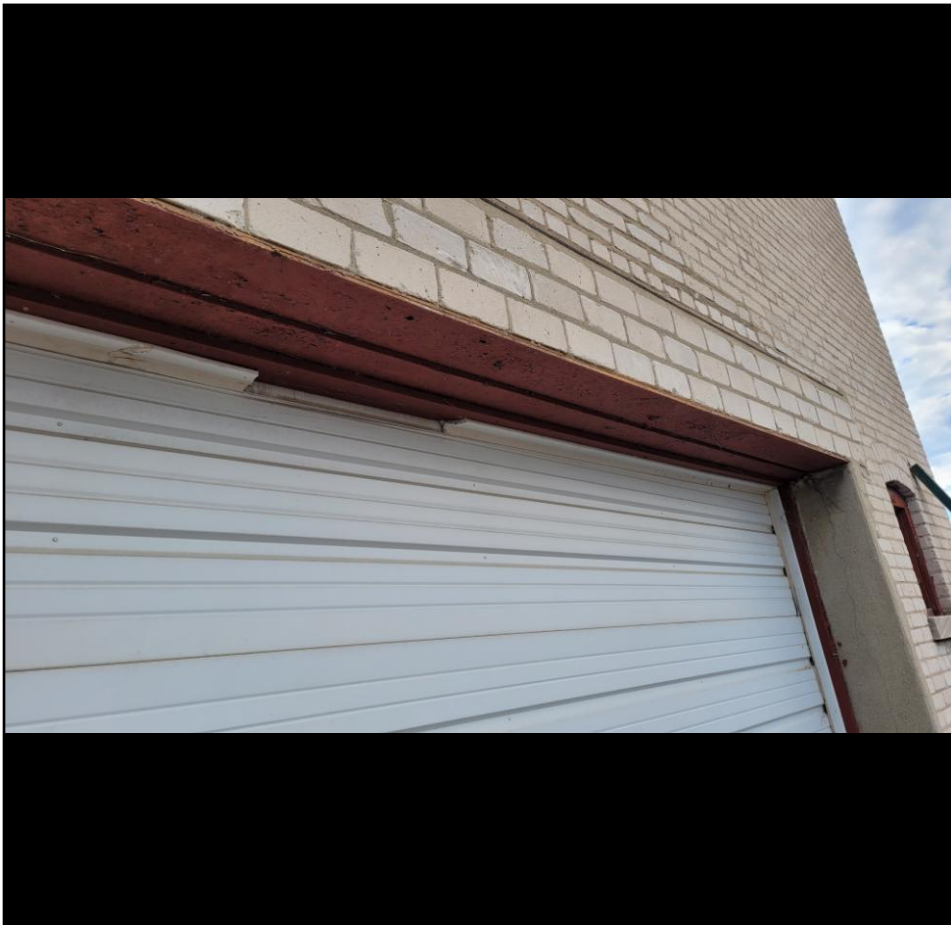
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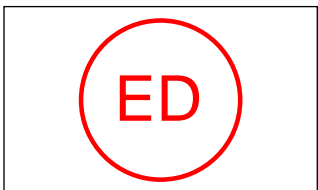
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20211117_130950_resized (4 of 5)



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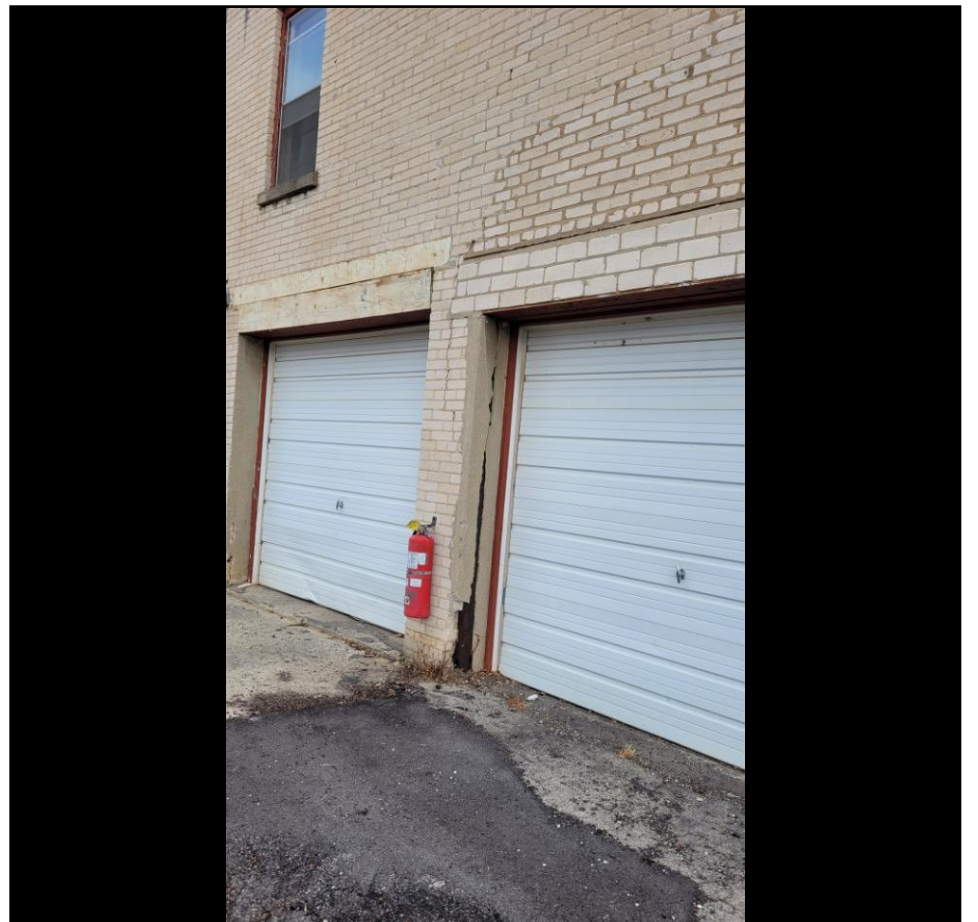


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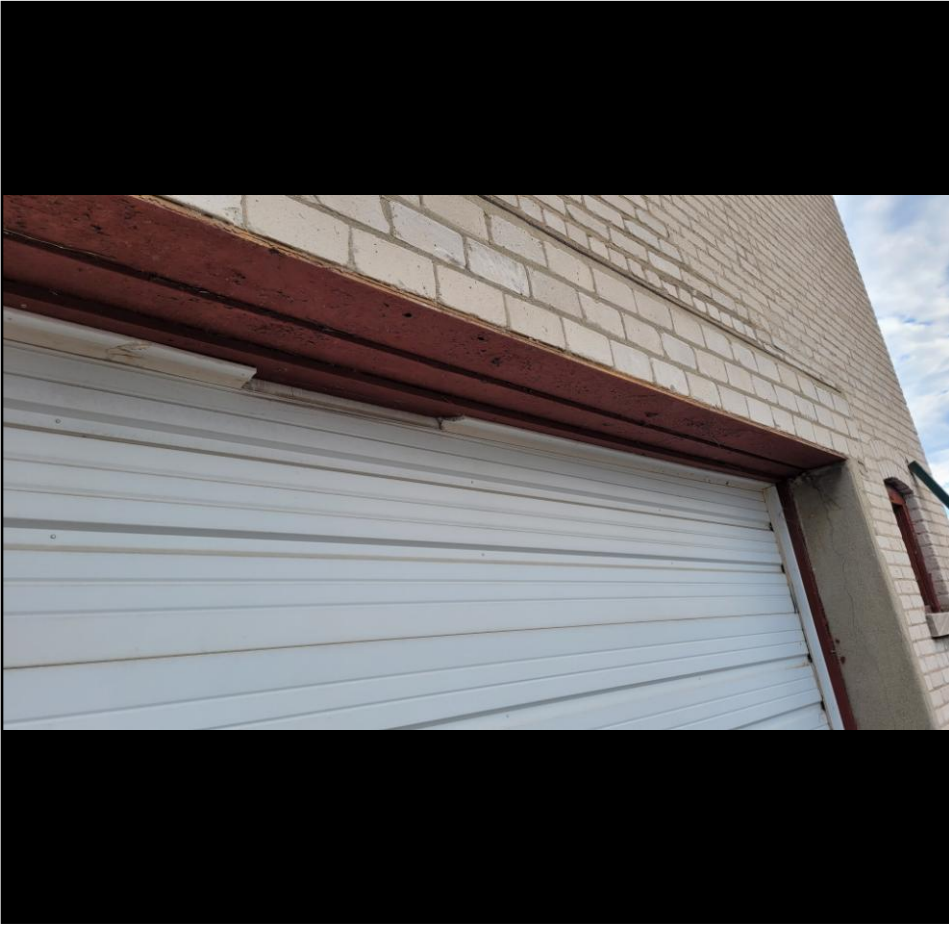
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Capture Media Summary



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Comments:

Foundation

59



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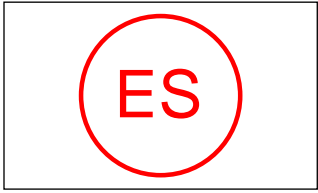
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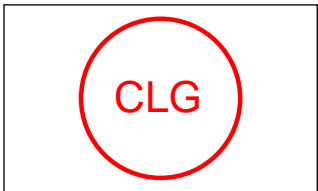
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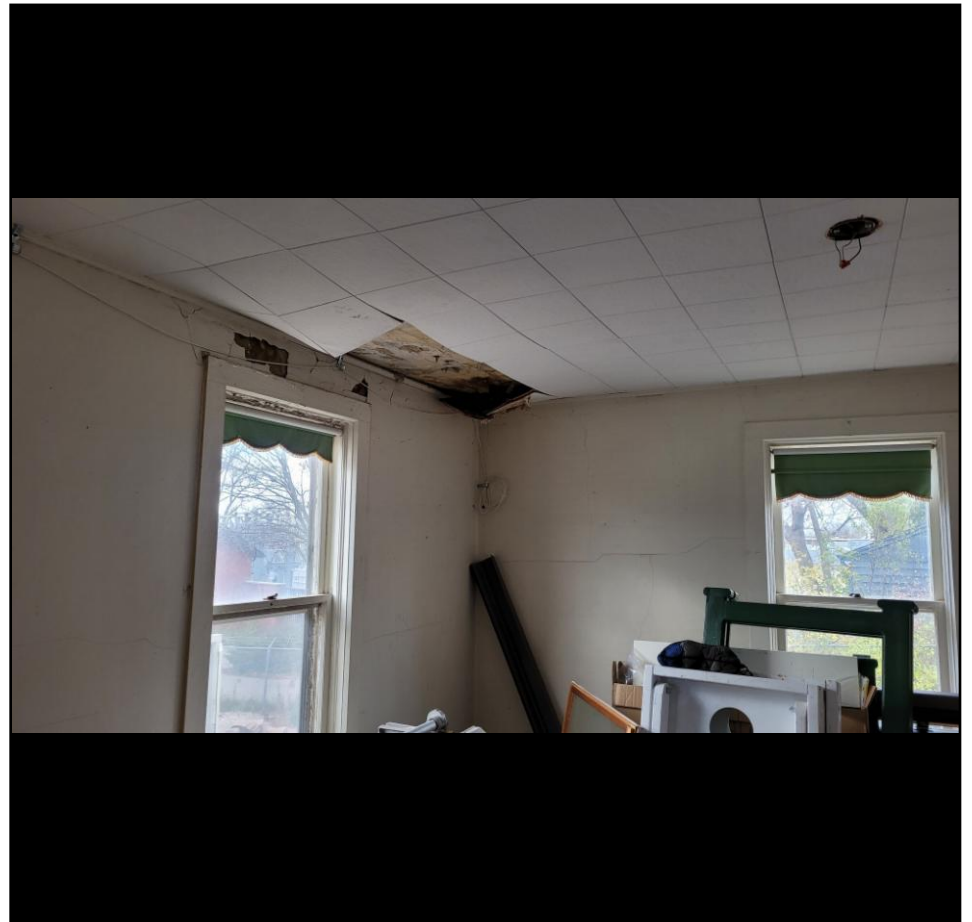


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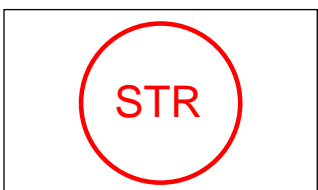
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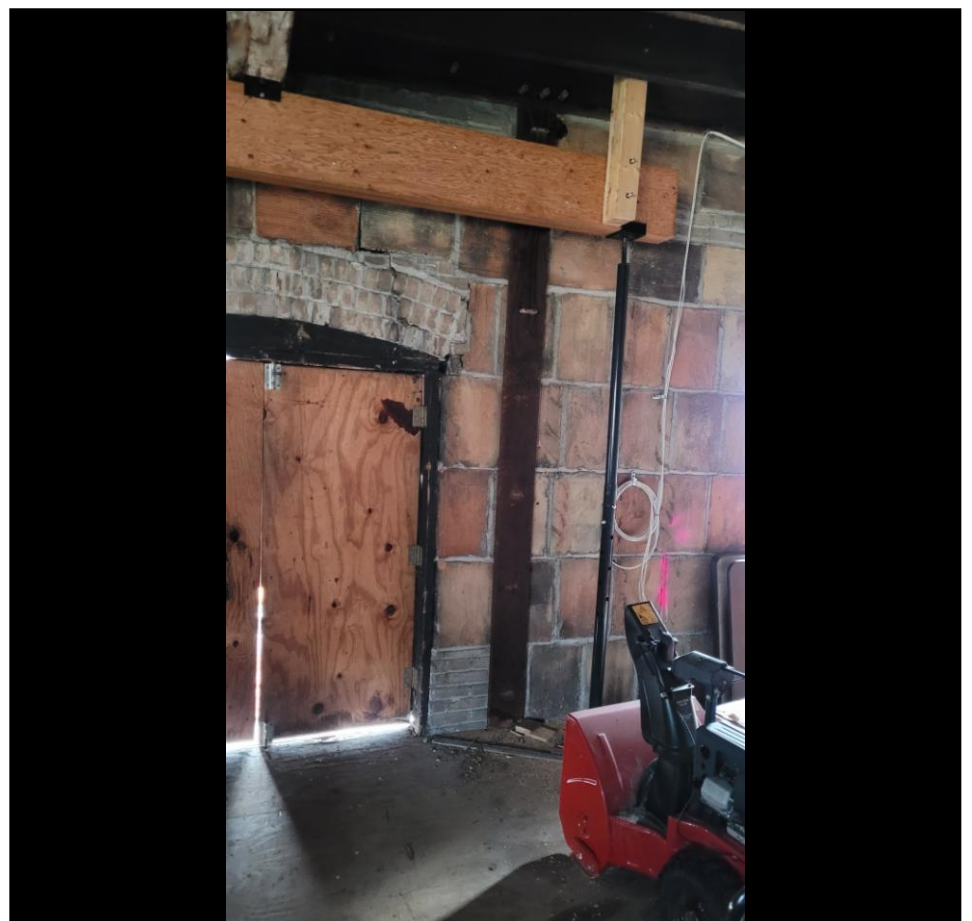


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Visible Structural Components

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Capture Media Summary



20211117_131723_resized (2 of 2)



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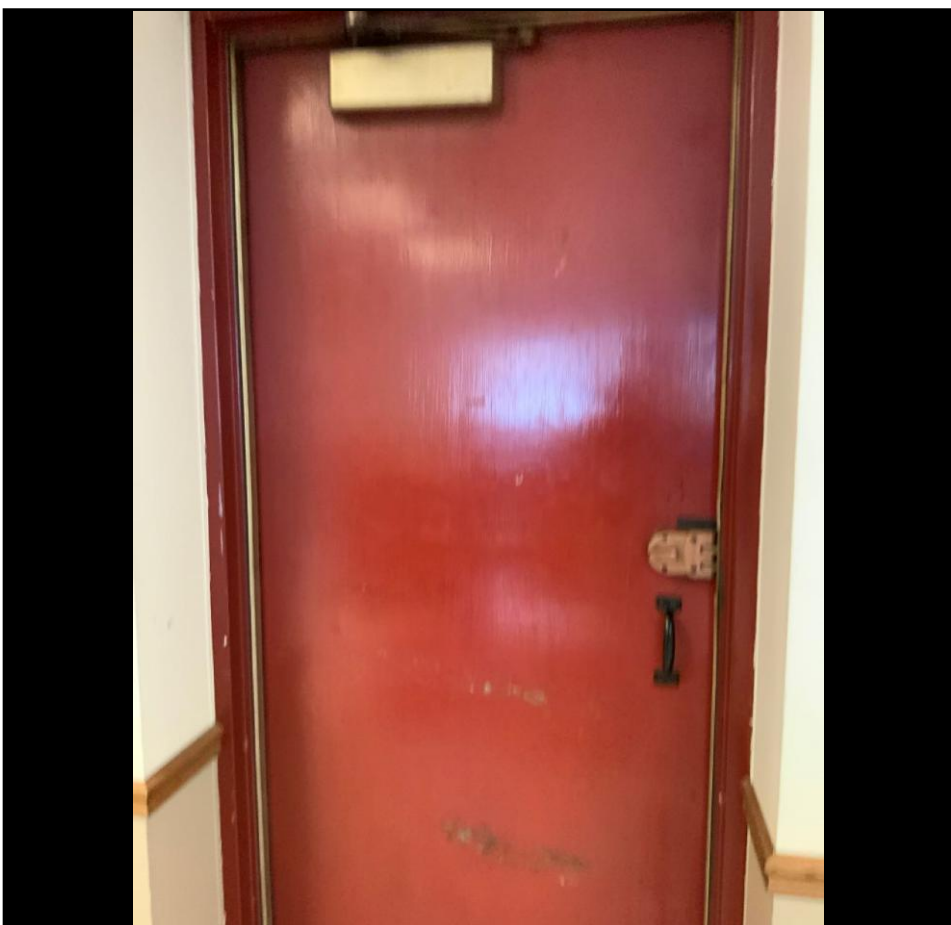
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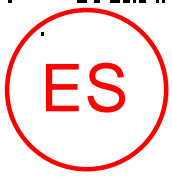


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00 Miscellaneous - 0 (2 of 2)

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Comments:

Exterior

46



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20211117_132119_resized (2 of 2)



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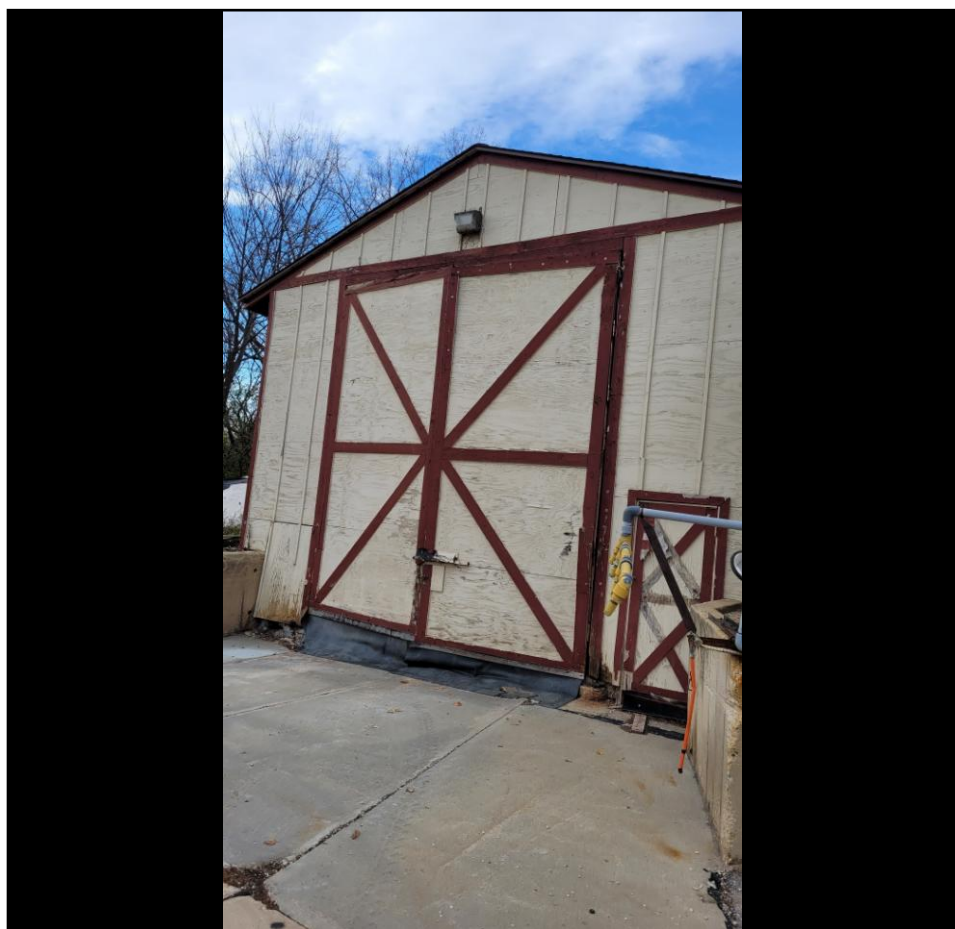
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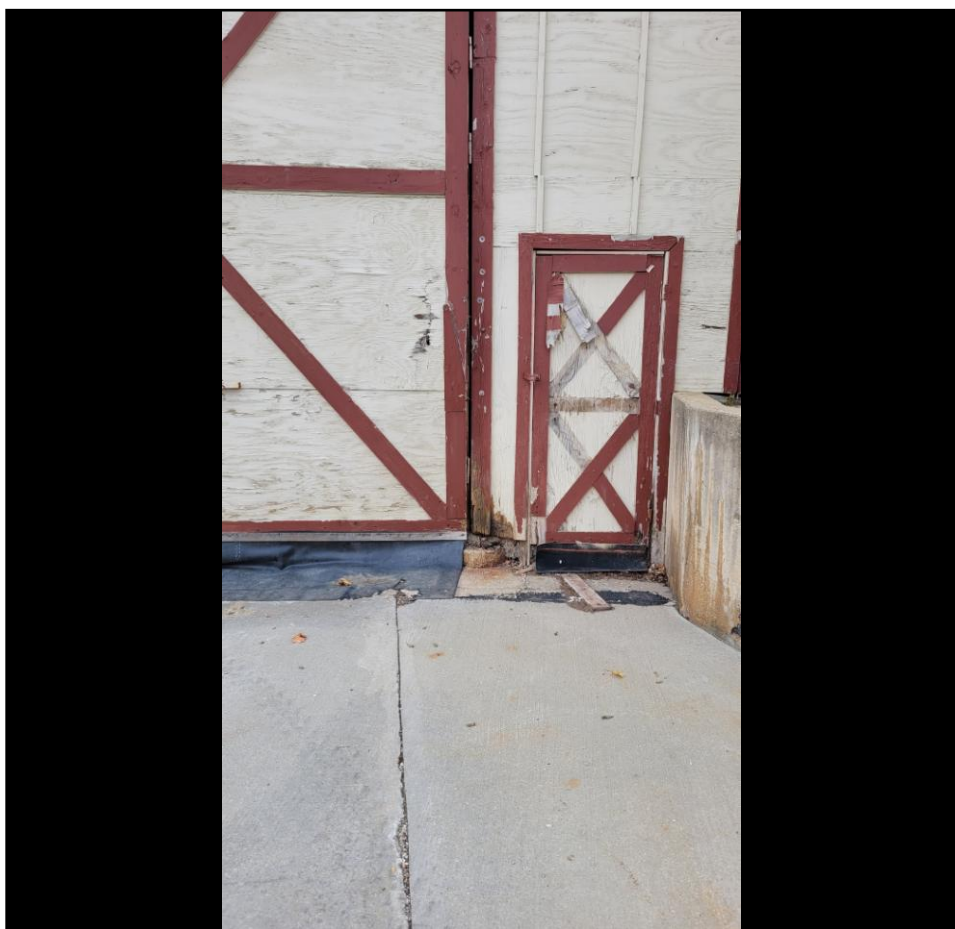


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Capture Media Summary



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20211117_132242_resized (3 of 4)



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Comments:

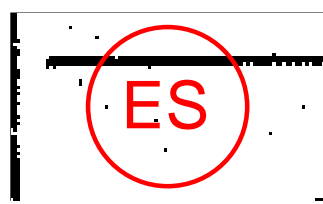
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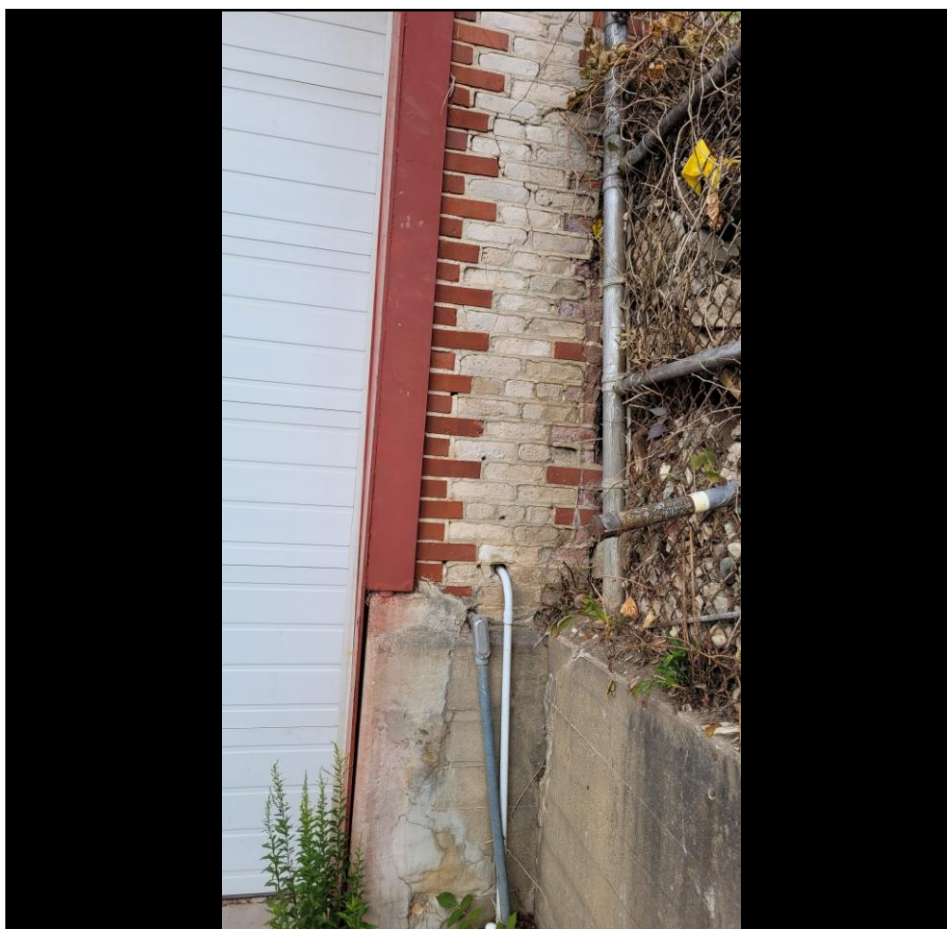


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Exterior

24



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Subject: Site
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Author: Jason Estes
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Comments:

Parking Lots

47



20211117_123535_resized (1 of 2)



20211117_123539_resized (2 of 2)

Capture Media Summary



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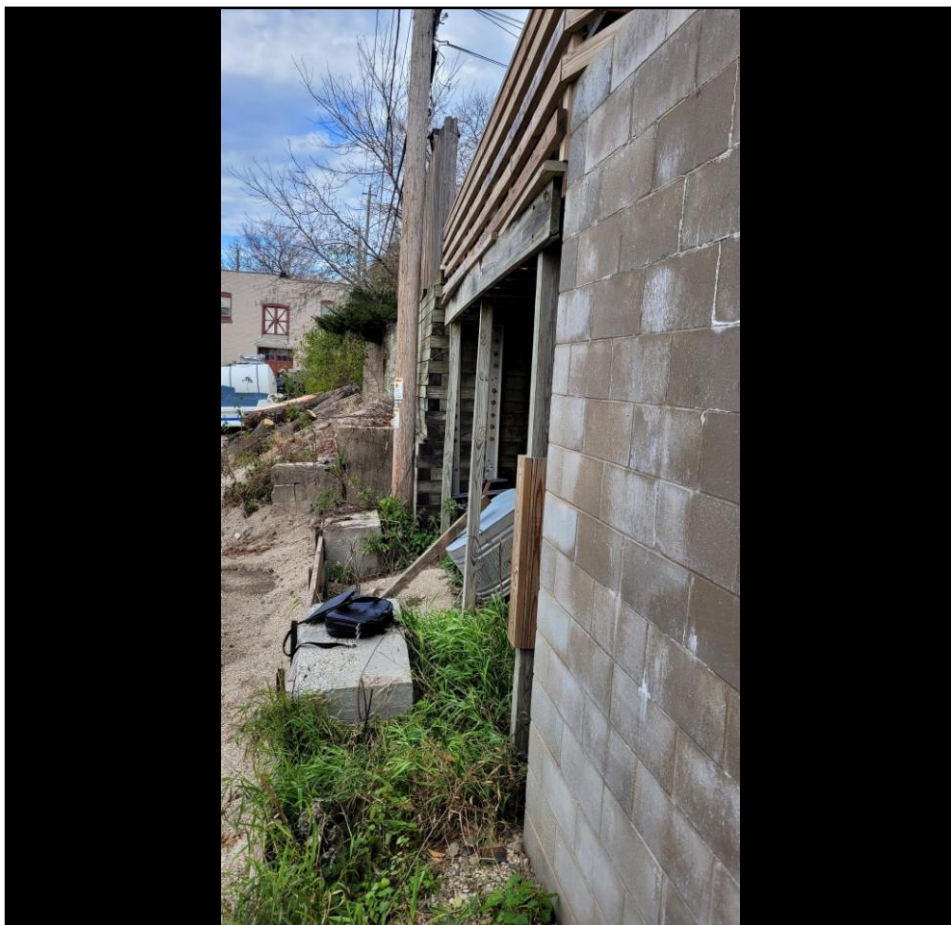
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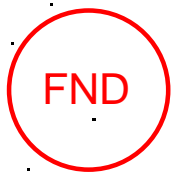
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Comments:

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20211117_134030_resized (1 of 2)

Capture Media Summary



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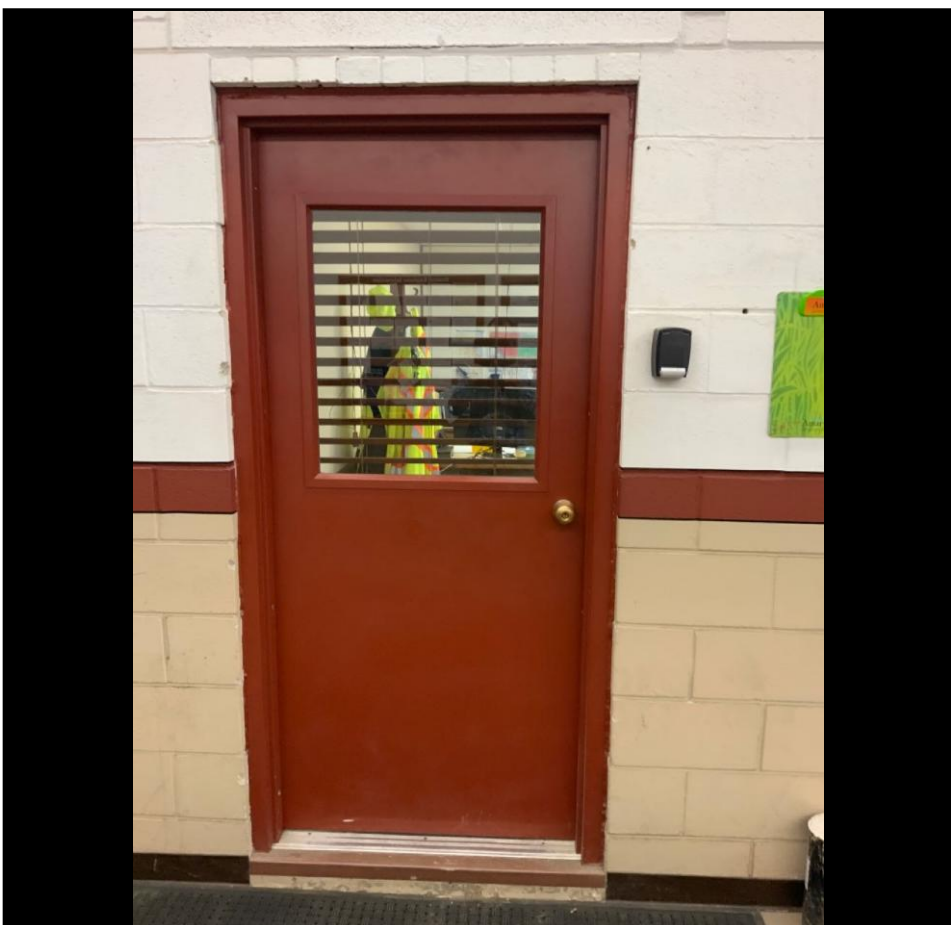
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00 Miscellaneous (1 of 2)



00 Miscellaneous - 0 (2 of 2)

Capture Media Summary

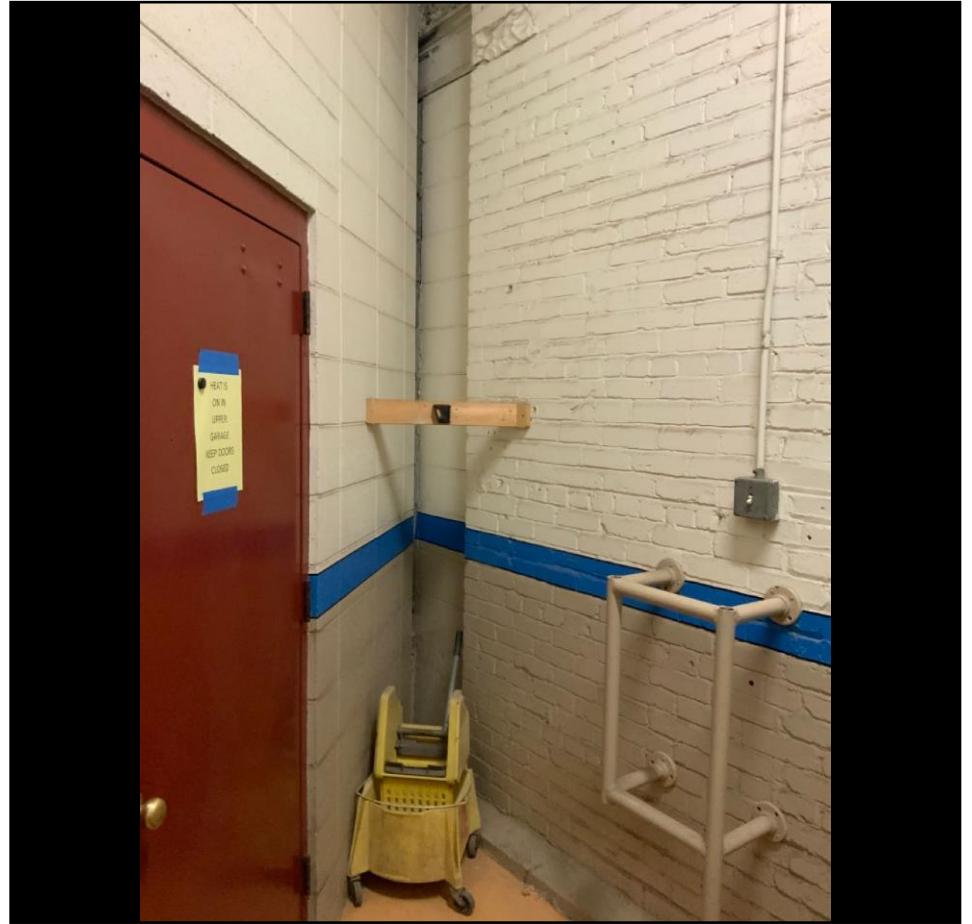


Subject: Interior Construction
Date: 3/31/2022 11:59:52 AM
Author: MikeN
Page: 1
Space:
Status:

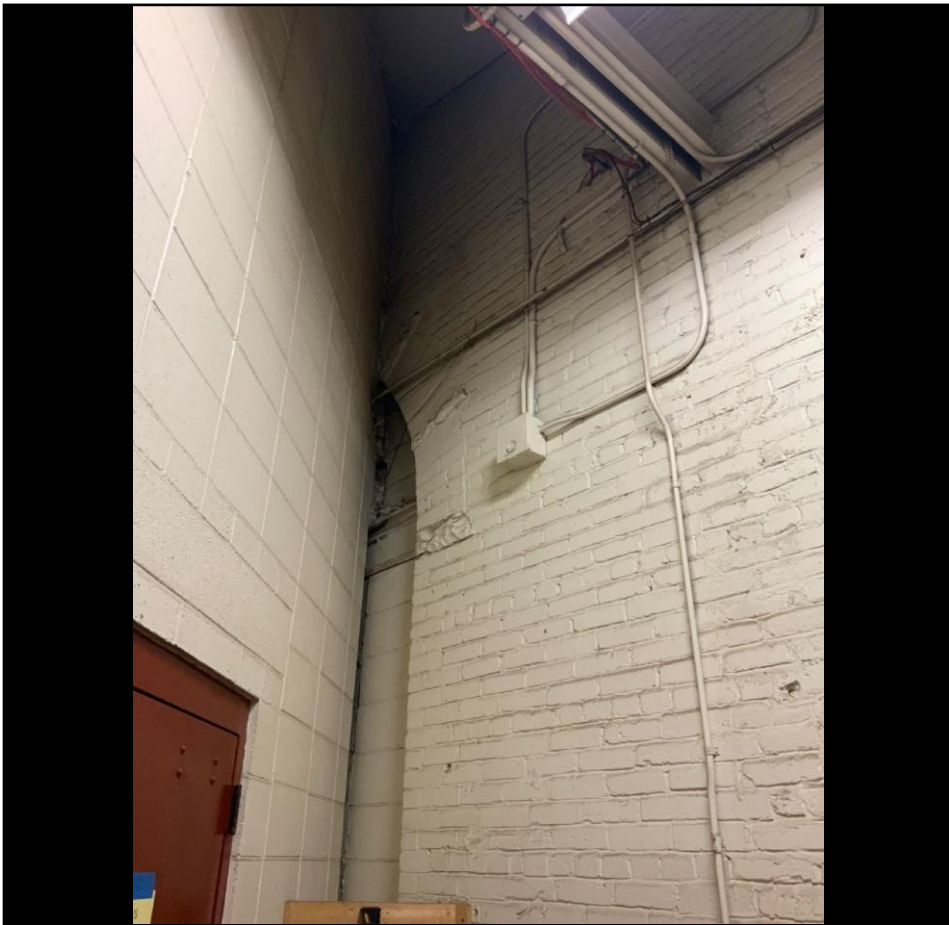
Comments:

Walls

8



00 Miscellaneous (1 of 2)



00 Miscellaneous - 0 (2 of 2)

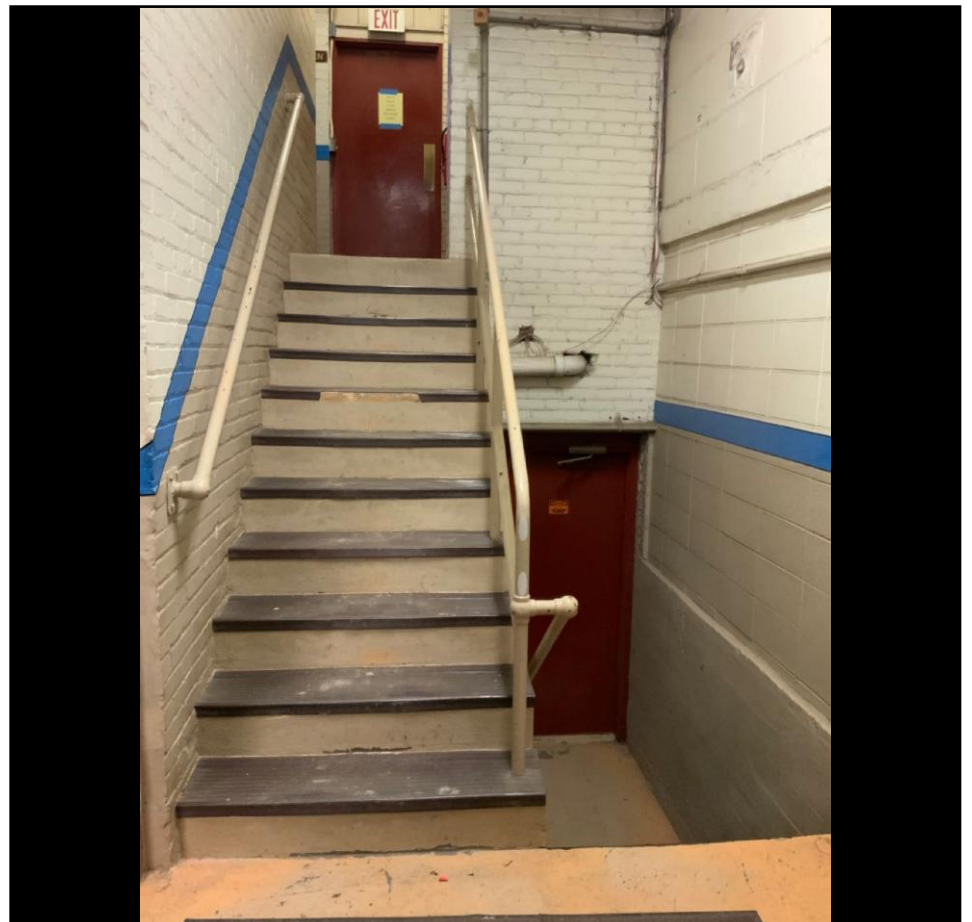


Subject: Interior Finishes
Date: 3/31/2022 11:59:16 AM
Author: MikeN
Page: 1
Space:
Status:

Comments:

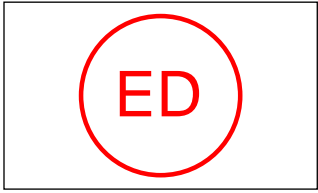
Flooring

3



00 Miscellaneous (1 of 1)

Capture Media Summary



Subject: Building Envelope
Date: 3/31/2022 12:25:20 PM
Author: Jason Estes
Page: 4
Space:
Status:

Comments:

Exterior Doors

68



20211117_130747_resized (1 of 1)



Subject: Interior Finishes
Date: 3/31/2022 12:06:44 PM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Flooring

18

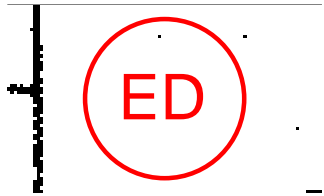


00 Miscellaneous (1 of 2)



00 Miscellaneous - 0 (2 of 2)

Capture Media Summary

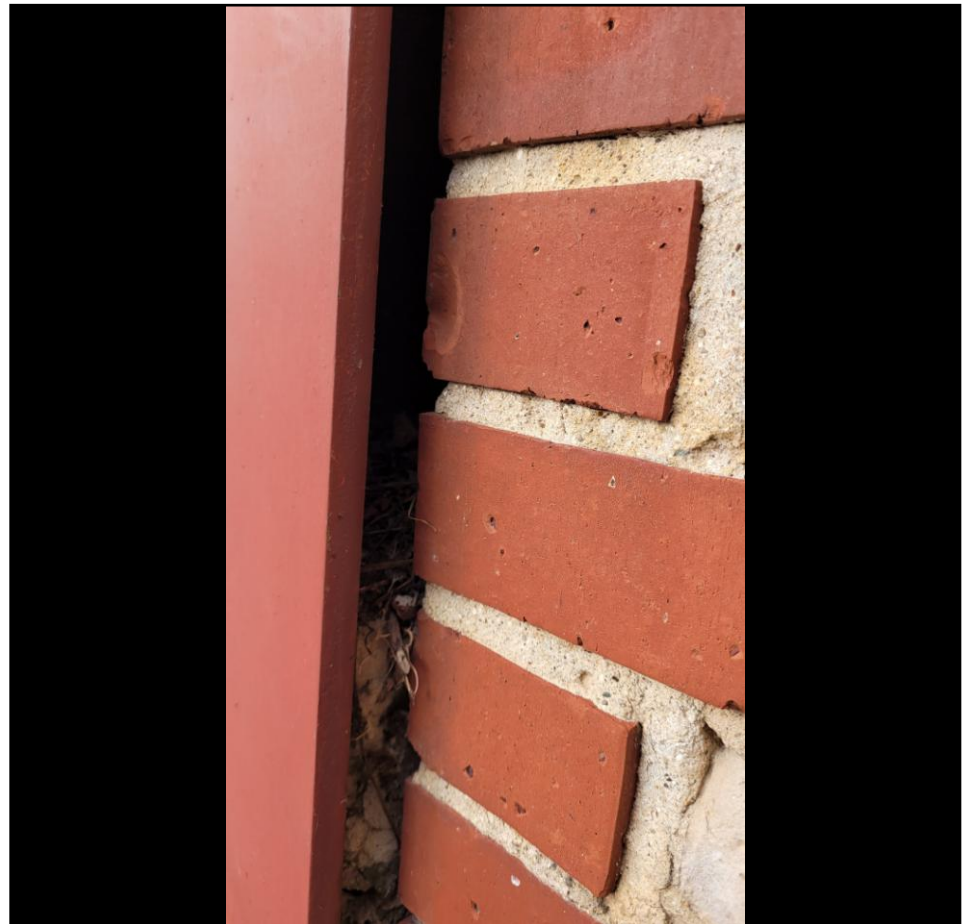


Subject: Building Envelope
Date: 3/31/2022 12:06:31 PM
Author: Jason Estes
Page: 3
Space:
Status:

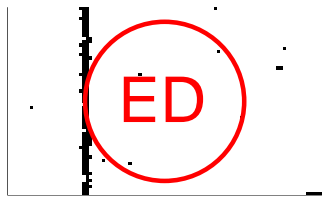
Comments:

Exterior Doors

15



20211117_123740_resized (1 of 1)



Subject: Building Envelope
Date: 3/31/2022 12:18:09 PM
Author: Jason Estes
Page: 3
Space:
Status:

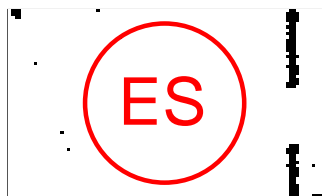
Comments:

Exterior Doors

37



20211117_123803_resized (1 of 1)

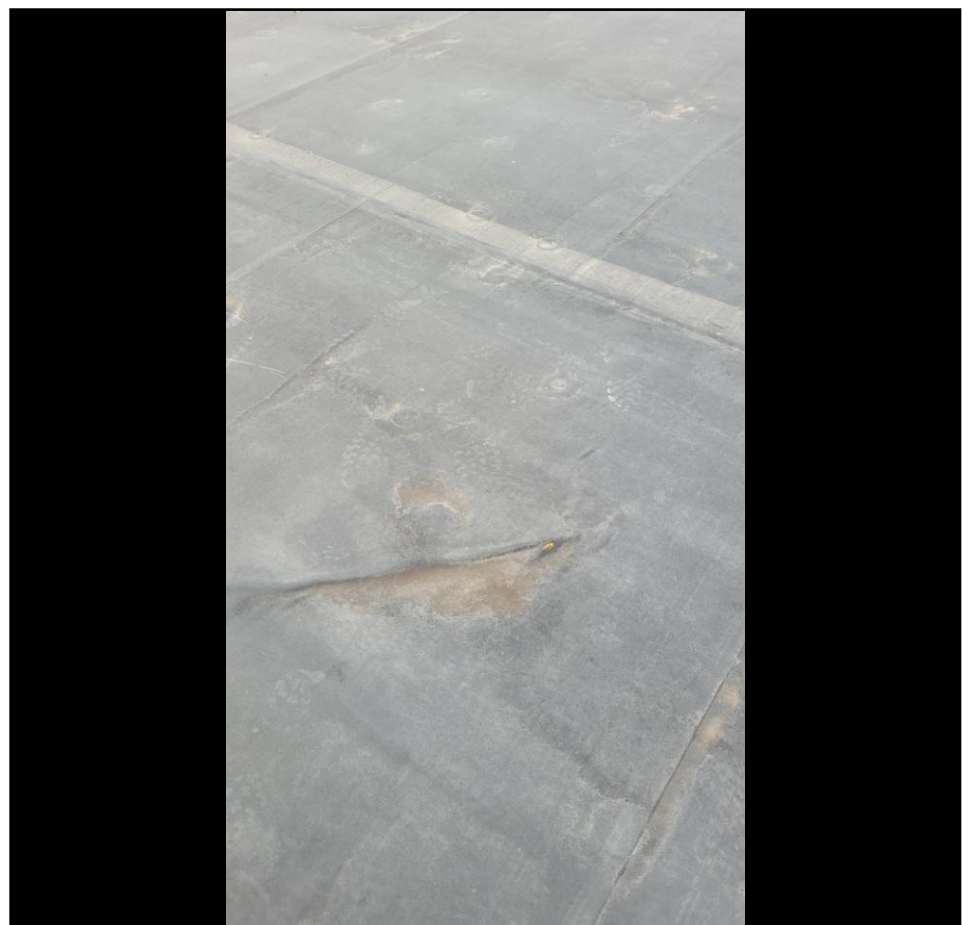


Subject: Building Envelope
Date: 3/31/2022 12:07:16 PM
Author: Jason Estes
Page: 3
Space: Storage
Status:

Comments:

Roof

26



20211117_125934_resized (1 of 3)

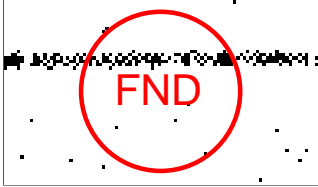
Capture Media Summary



20211117_130232_resized (2 of 3)



20211117_130339_resized (3 of 3)

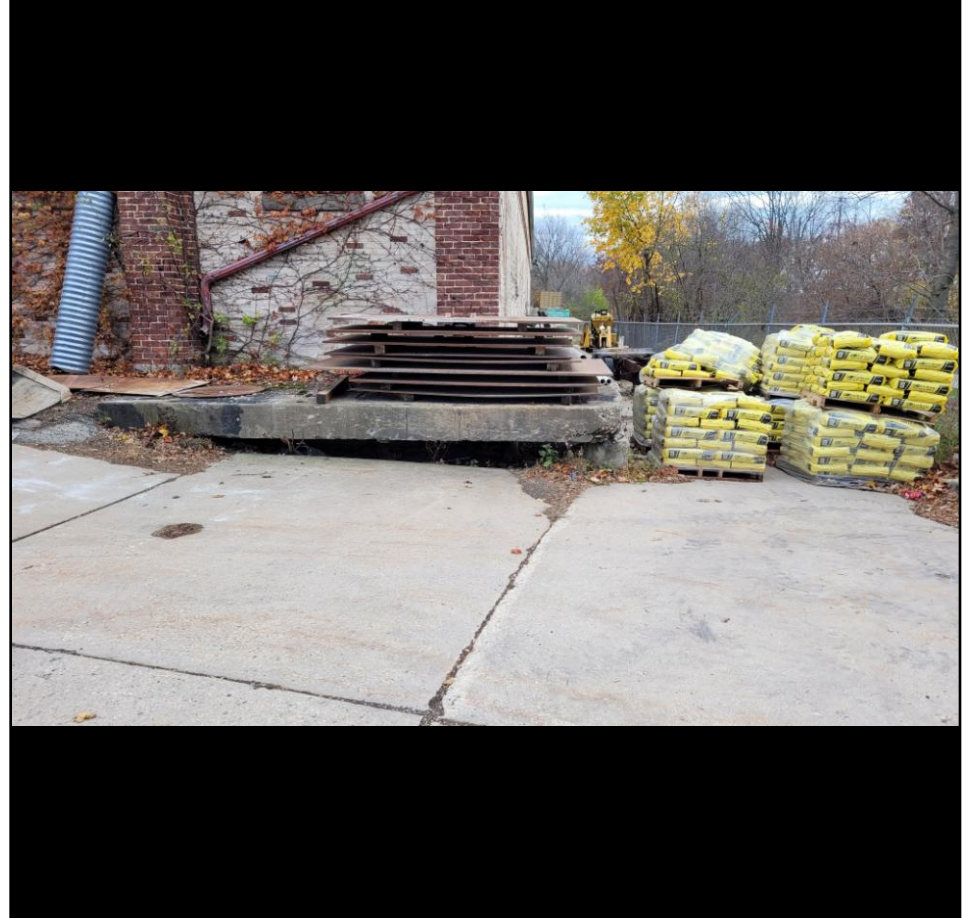


Subject: Substructure
Date: 3/31/2022 12:25:14 PM
Author: Jason Estes
Page: 5
Space:
Status:

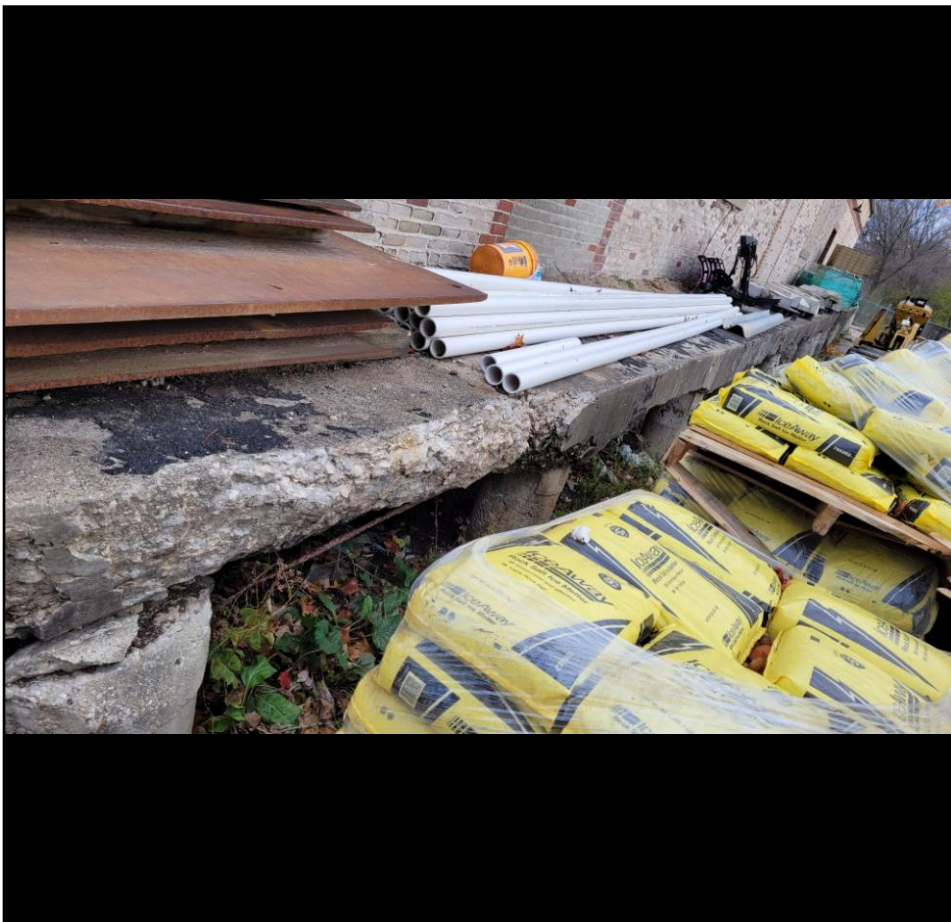
Comments:

Foundation

67



20211117_132339_resized (1 of 2)



20211117_132433_resized (2 of 2)

Capture Media Summary

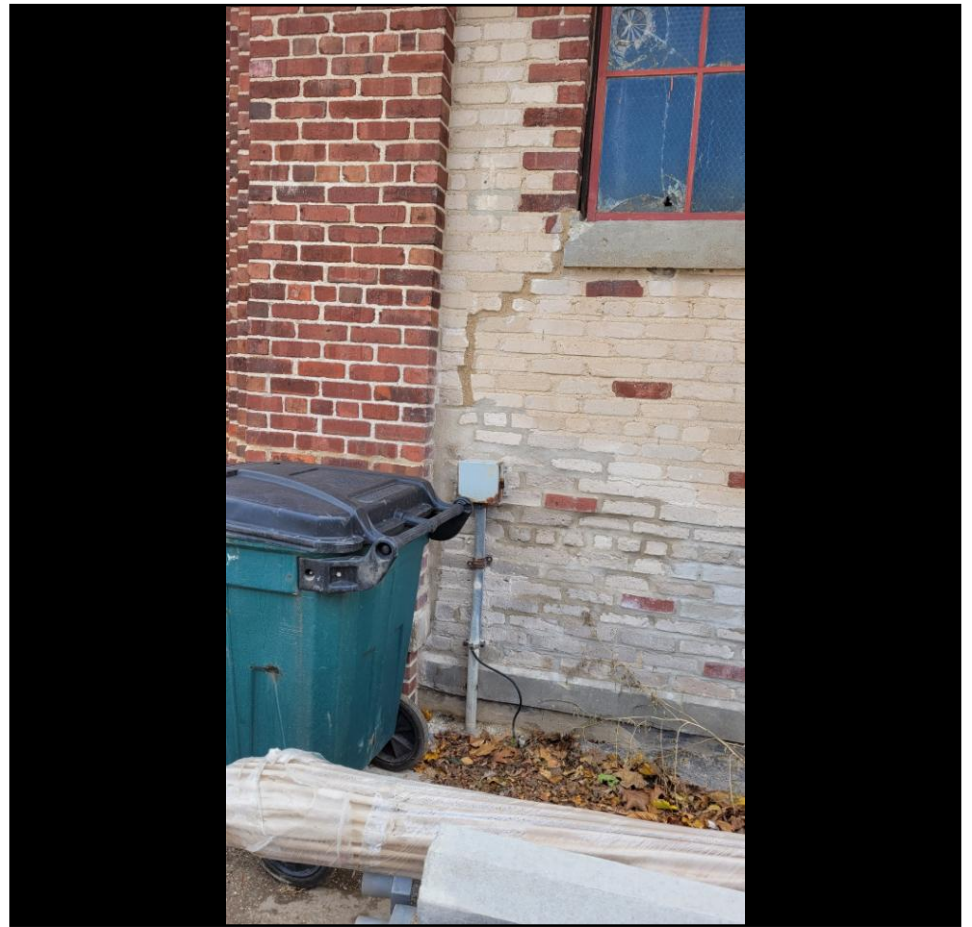


Subject: Building Envelope
Date: 3/31/2022 12:18:21 PM
Author: Jason Estes
Page: 5
Space:
Status:

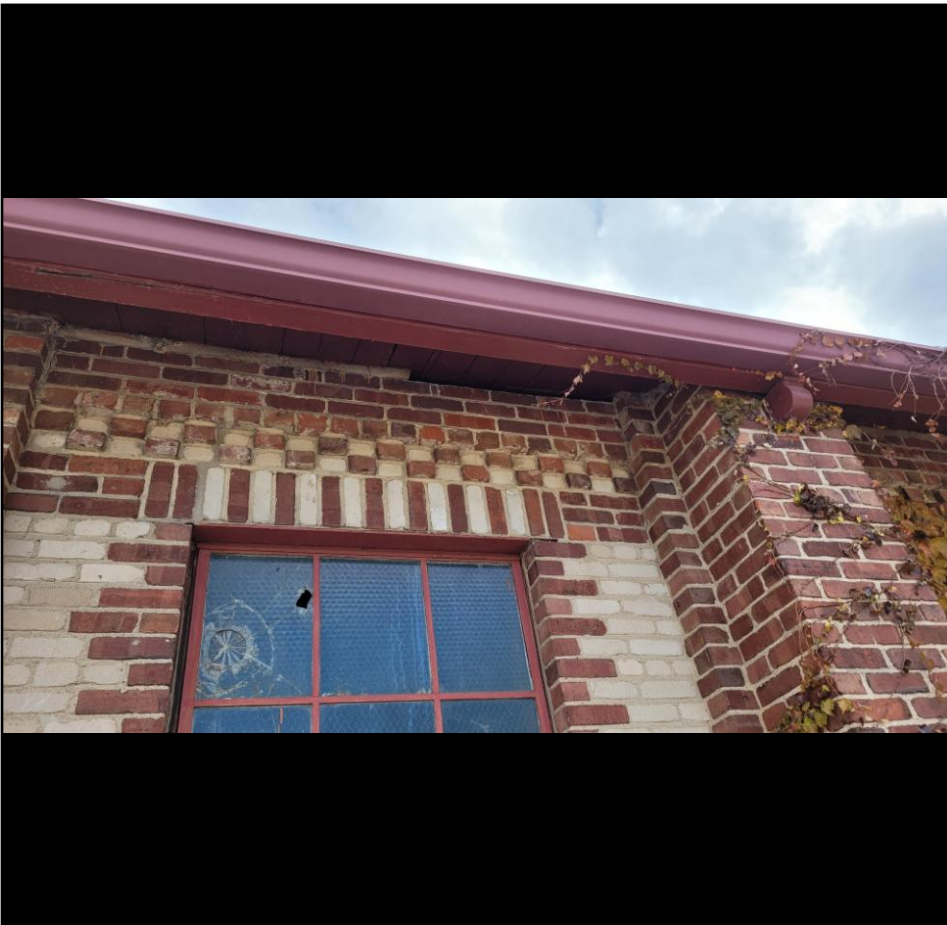
Comments:

Exterior

39



20211117_132631_resized (1 of 2)



20211117_132642_resized (2 of 2)



Subject: Building Envelope
Date: 3/31/2022 12:07:24 PM
Author: Jason Estes
Page: 5
Space: Storage Space
Status:

Comments:

Exterior Siding

28

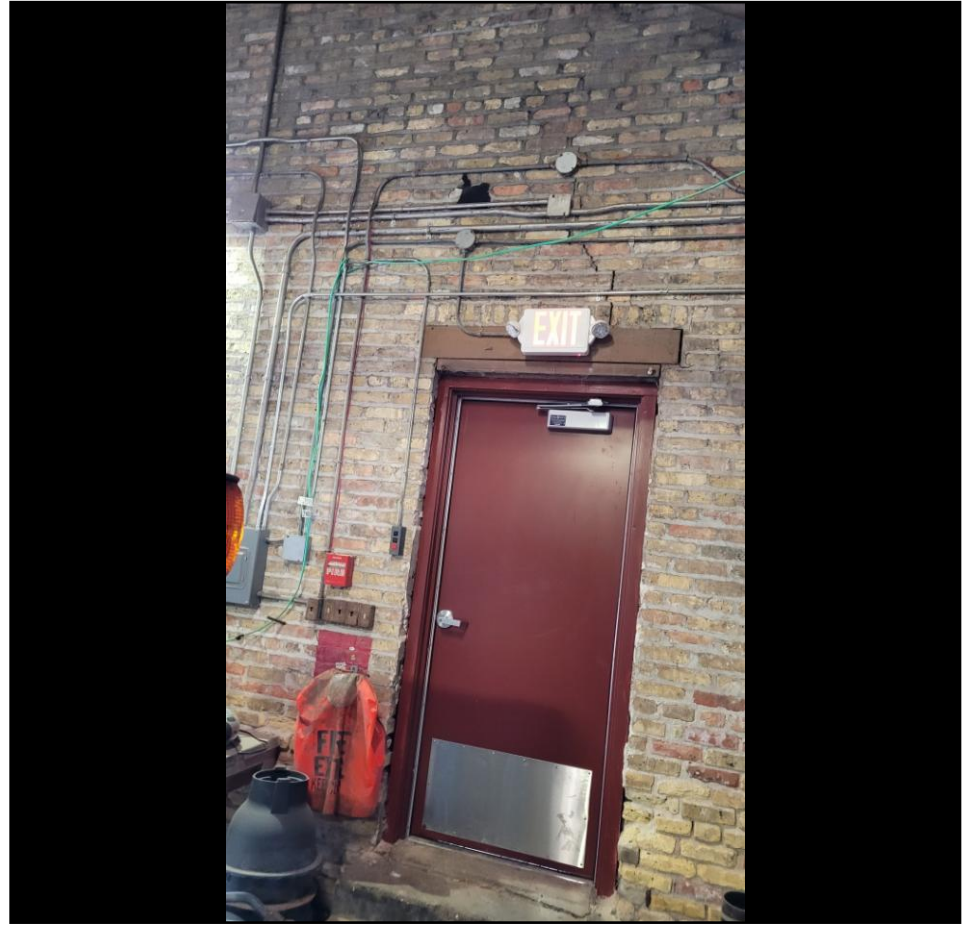


20211117_132839_resized (1 of 3)

Capture Media Summary



20211117_132910_resized (2 of 3)



20211117_133330_resized (3 of 3)



Subject: Substructure
Date: 3/31/2022 12:07:46 PM
Author: Jason Estes
Page: 5
Space: Storage Space
Status:

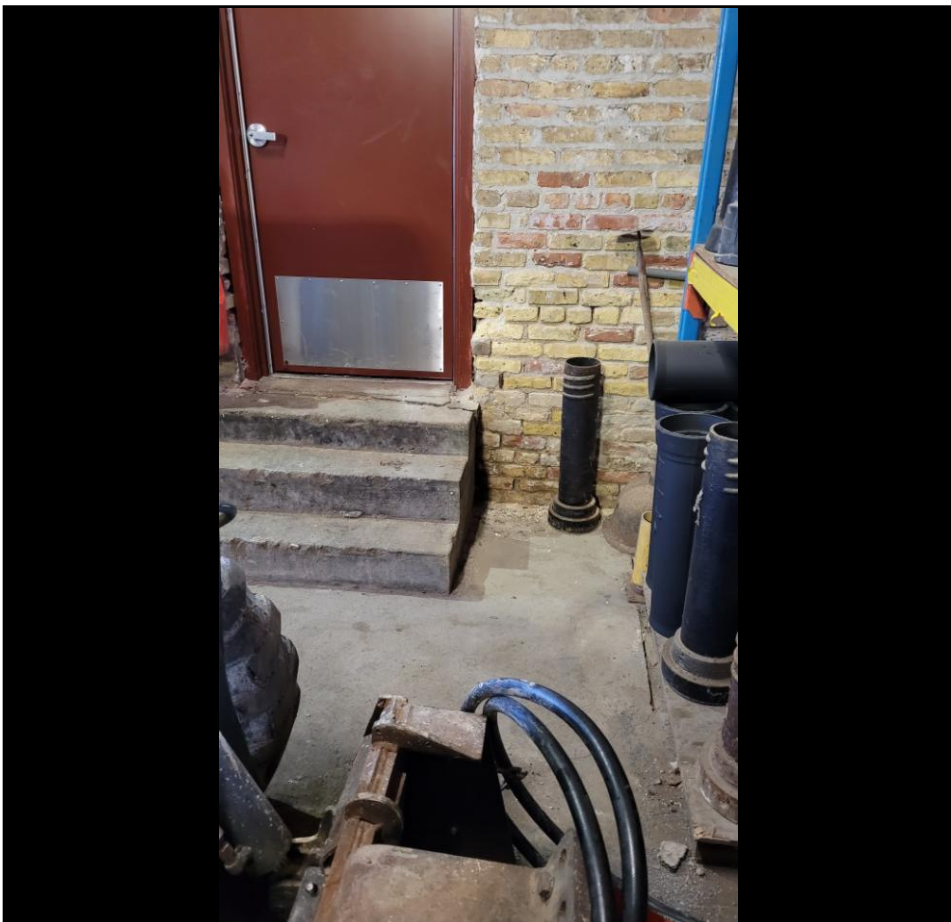
Comments:

Foundation

33

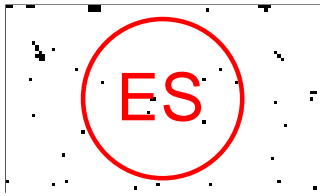


20211117_132939_resized (1 of 2)



20211117_133322_resized (2 of 2)

Capture Media Summary

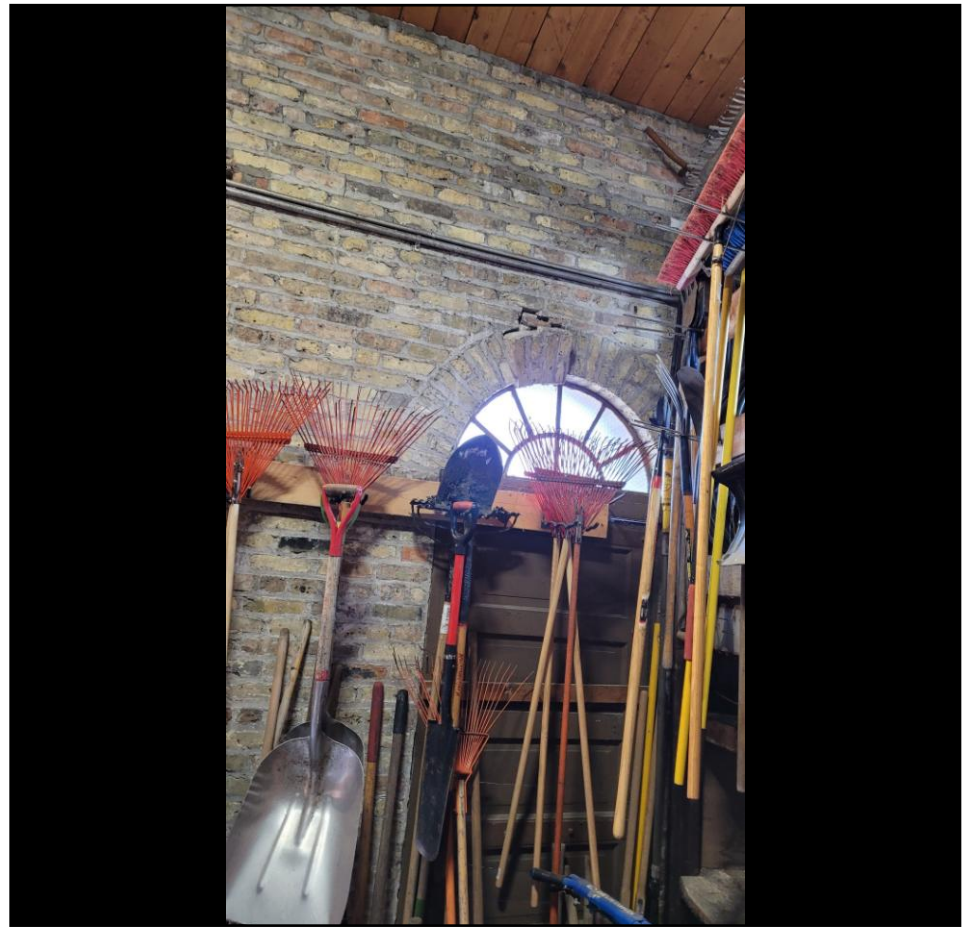


Subject: Building Envelope
Date: 3/31/2022 12:07:28 PM
Author: Jason Estes
Page: 5
Space: Landscape Maintenance Storage
Status:

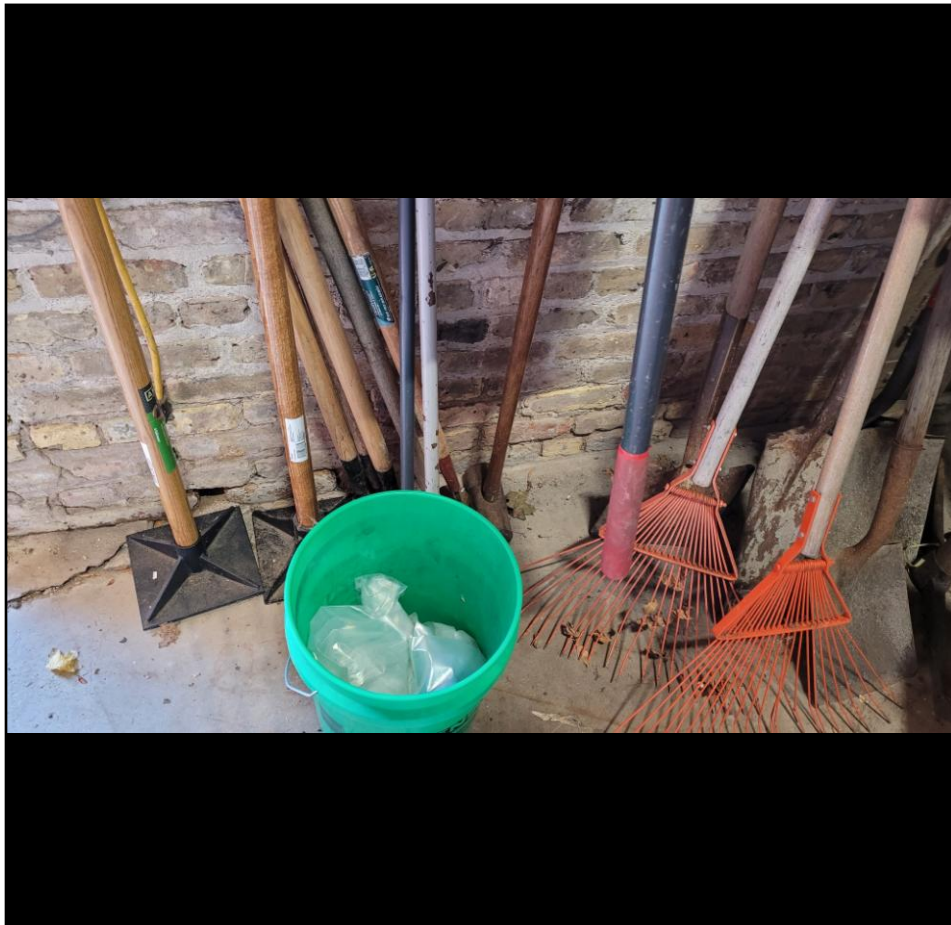
Comments:

Exterior Siding

29



20211117_133850_resized (1 of 2)



20211117_133903_resized (2 of 2)

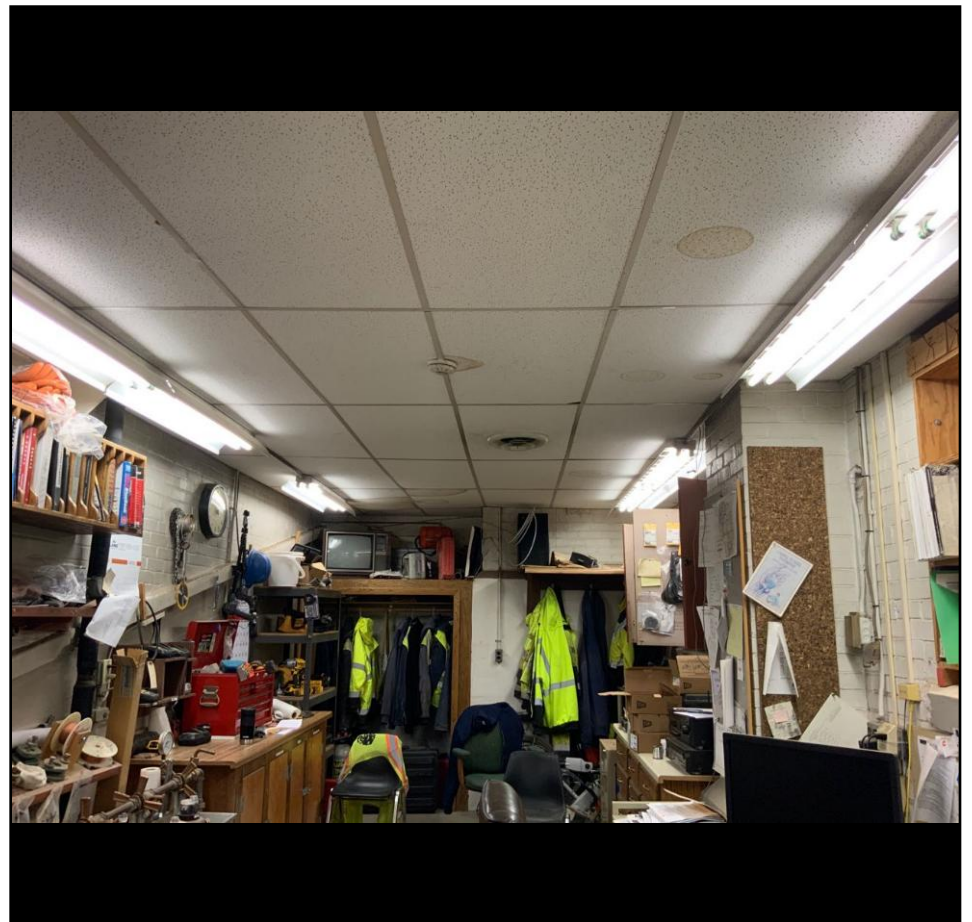


Subject: Interior Construction
Date: 3/31/2022 12:06:37 PM
Author: MikeN
Page: 1
Space: Meter Repair
Status:

Comments:

Ceilings

16



00 Miscellaneous (1 of 1)

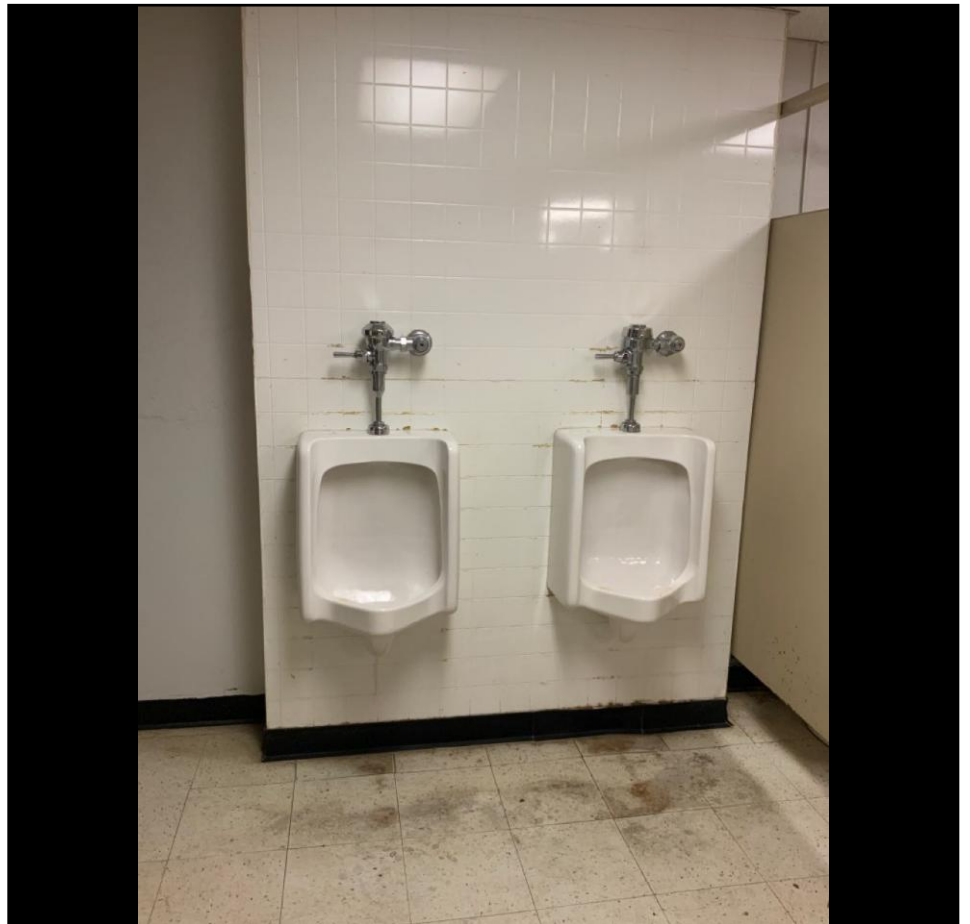
Capture Media Summary



Subject: Interior Finishes
Date: 3/31/2022 12:06:52 PM
Author: MikeN
Page: 1
Space: Locker Room
Status:

Comments:

Flooring
20



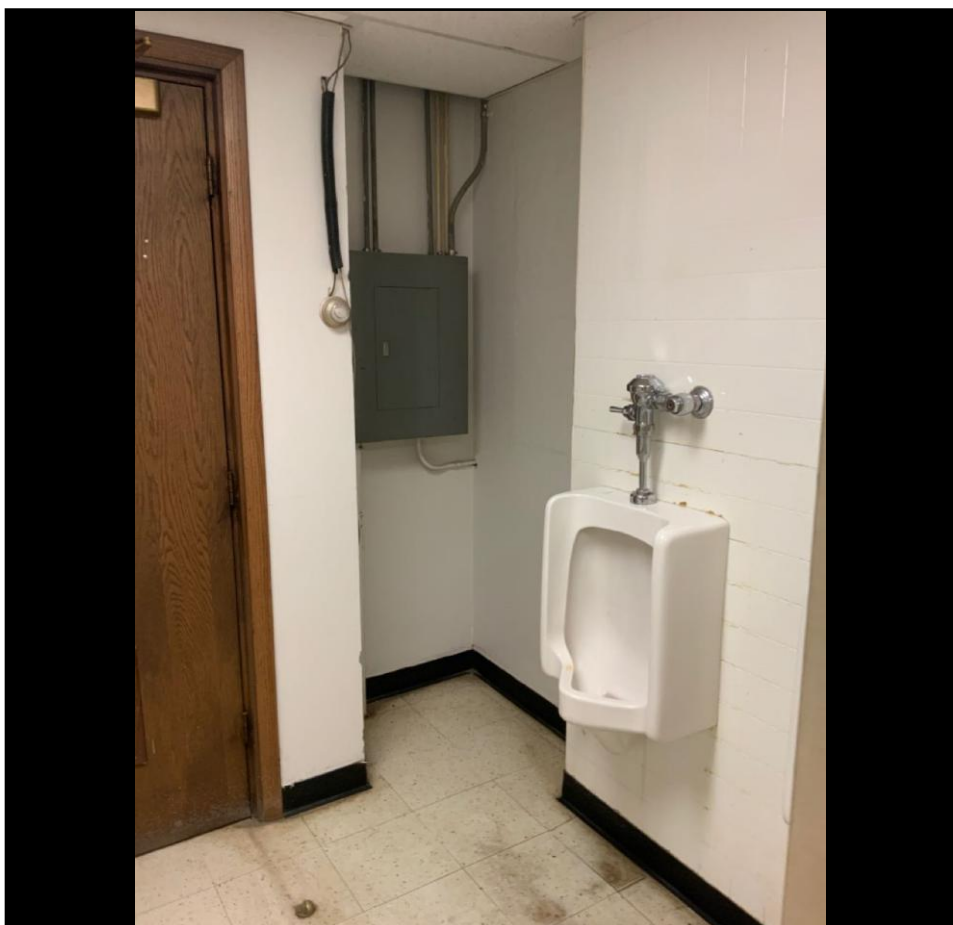
00 Miscellaneous (1 of 7)



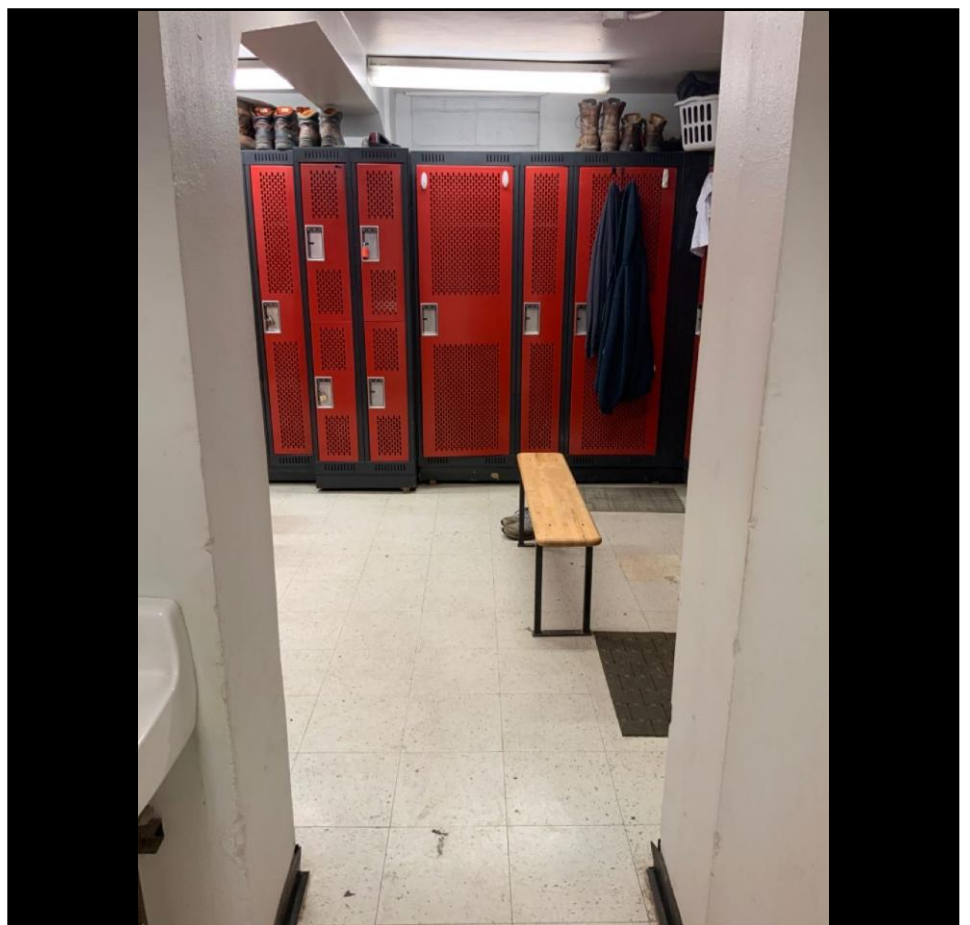
00 Miscellaneous - 0 (2 of 7)



00 Miscellaneous - 1 (3 of 7)

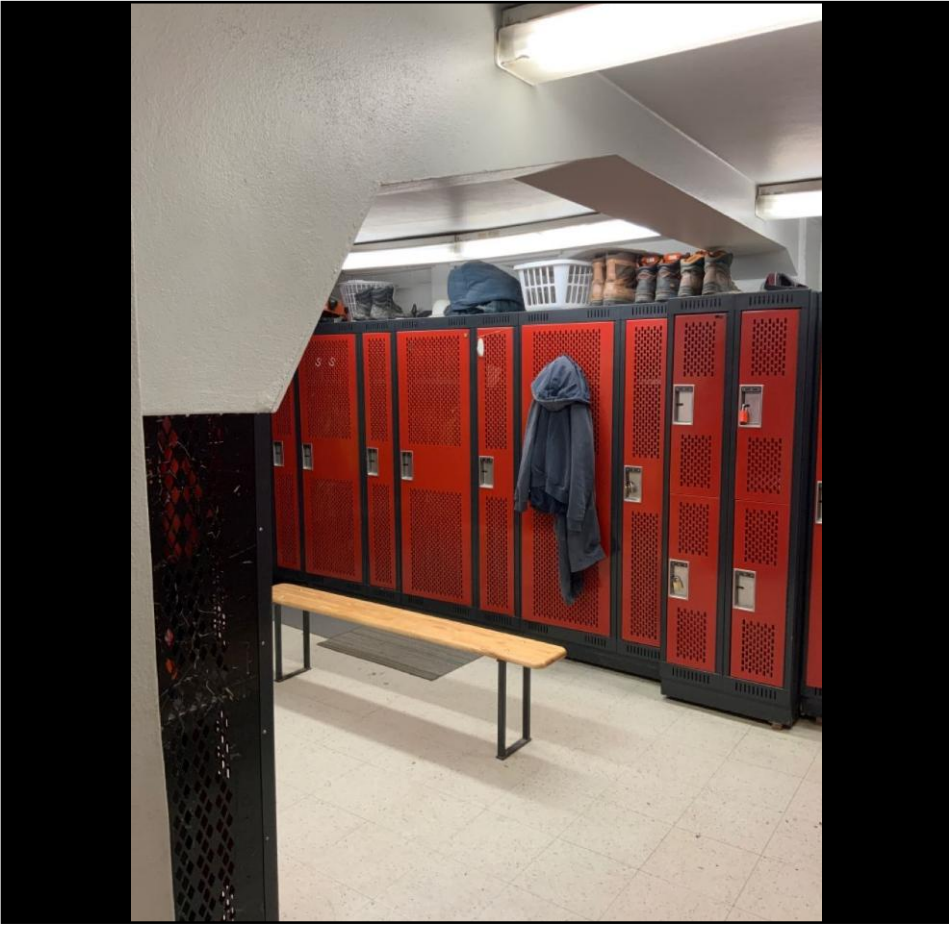


00 Miscellaneous - 2 (4 of 7)

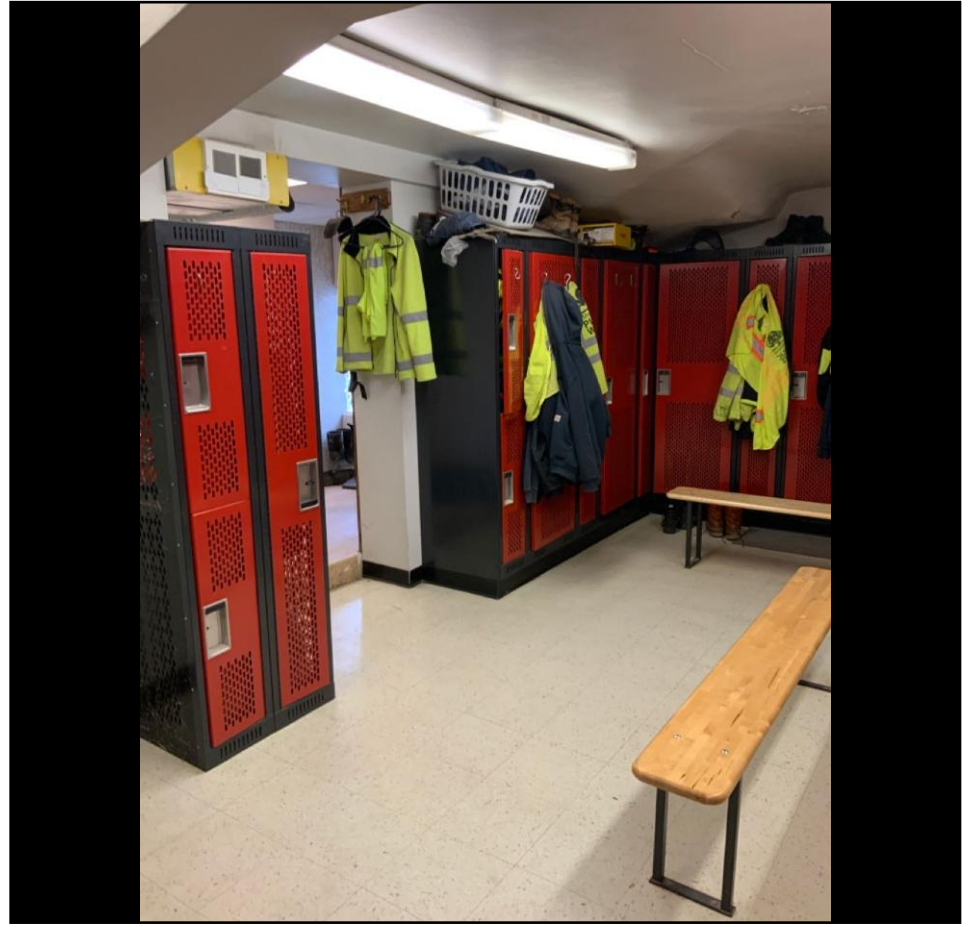


00 Miscellaneous - 3 (5 of 7)

Capture Media Summary



00 Miscellaneous - 4 (6 of 7)



00 Miscellaneous - 5 (7 of 7)



Subject: Interior Construction
Date: 3/31/2022 12:18:05 PM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Walls
36



00 Miscellaneous (1 of 6)



00 Miscellaneous - 0 (2 of 6)



00 Miscellaneous - 1 (3 of 6)

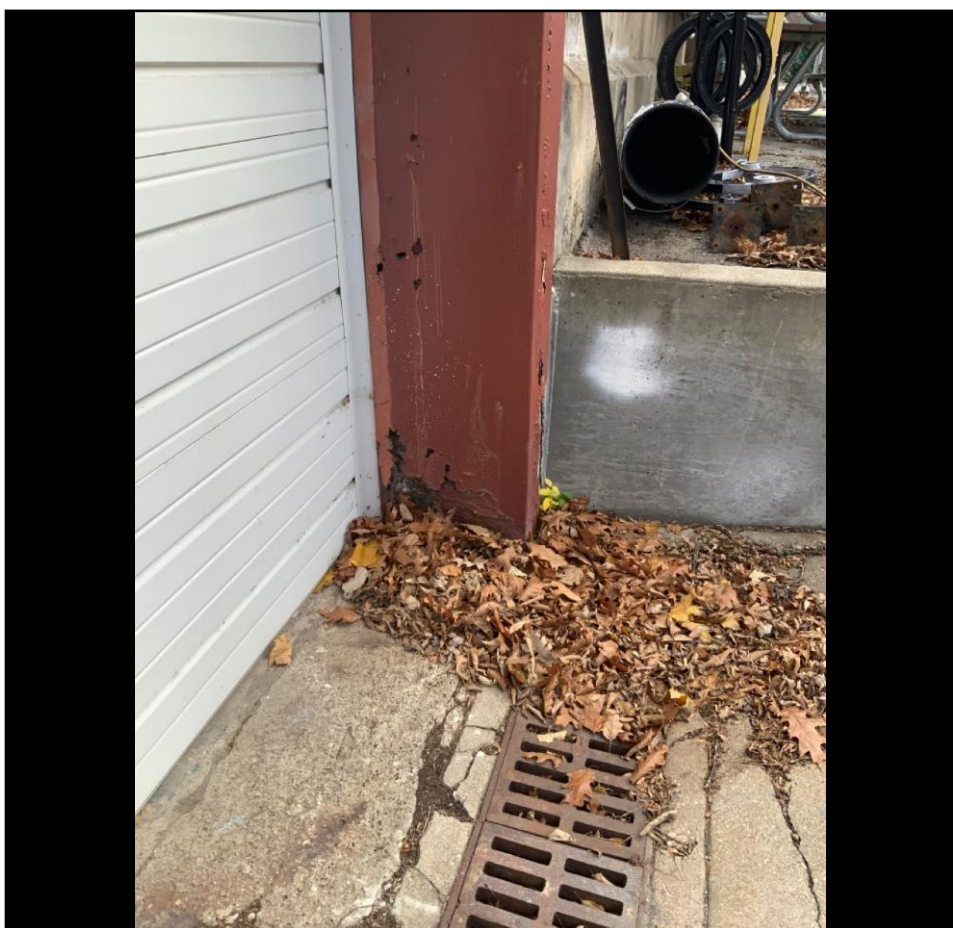
Capture Media Summary



00 Miscellaneous - 2 (4 of 6)



00 Miscellaneous - 3 (5 of 6)



00 Miscellaneous - 4 (6 of 6)



Subject: Interior Construction
Date: 3/31/2022 12:18:30 PM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Walls

41

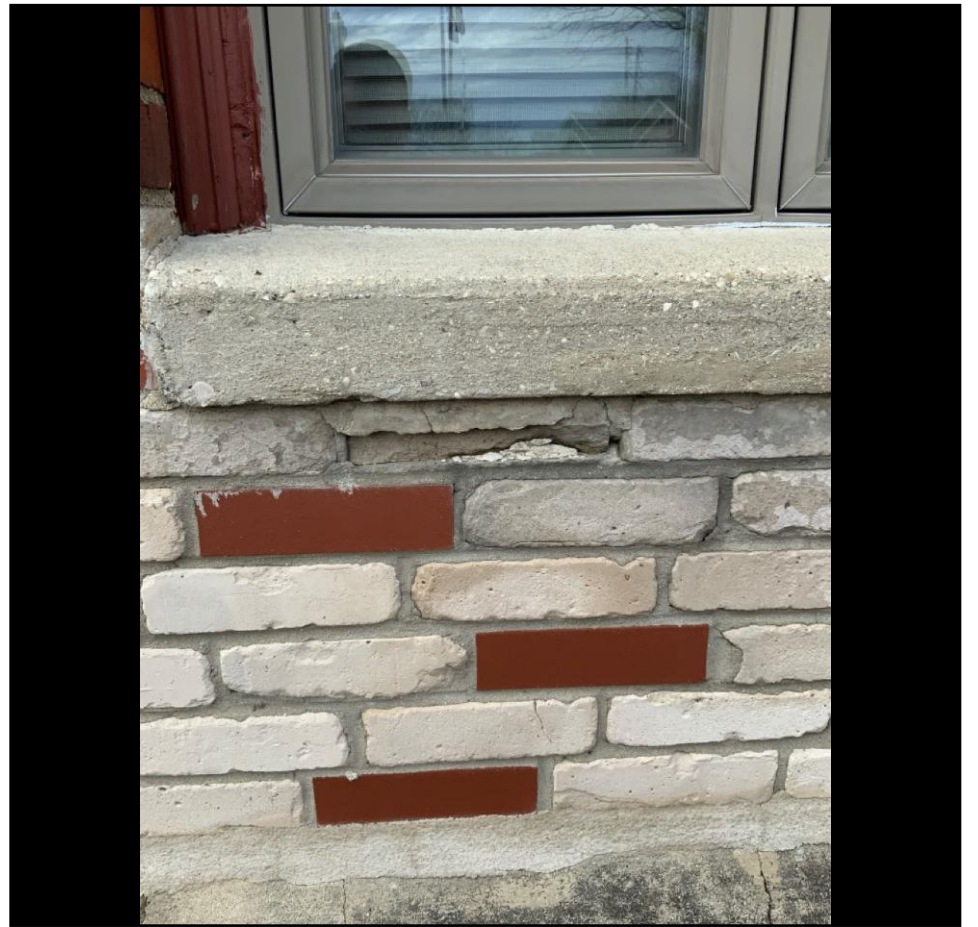


00 Miscellaneous (1 of 6)

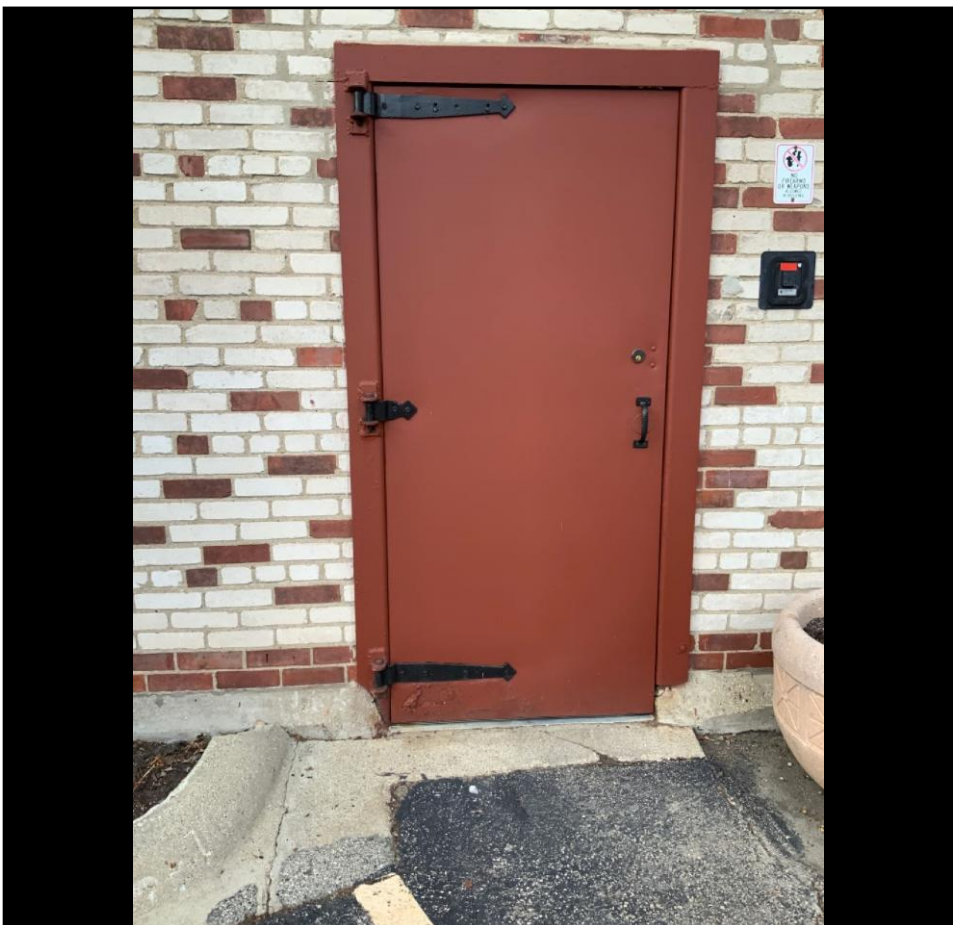
Capture Media Summary



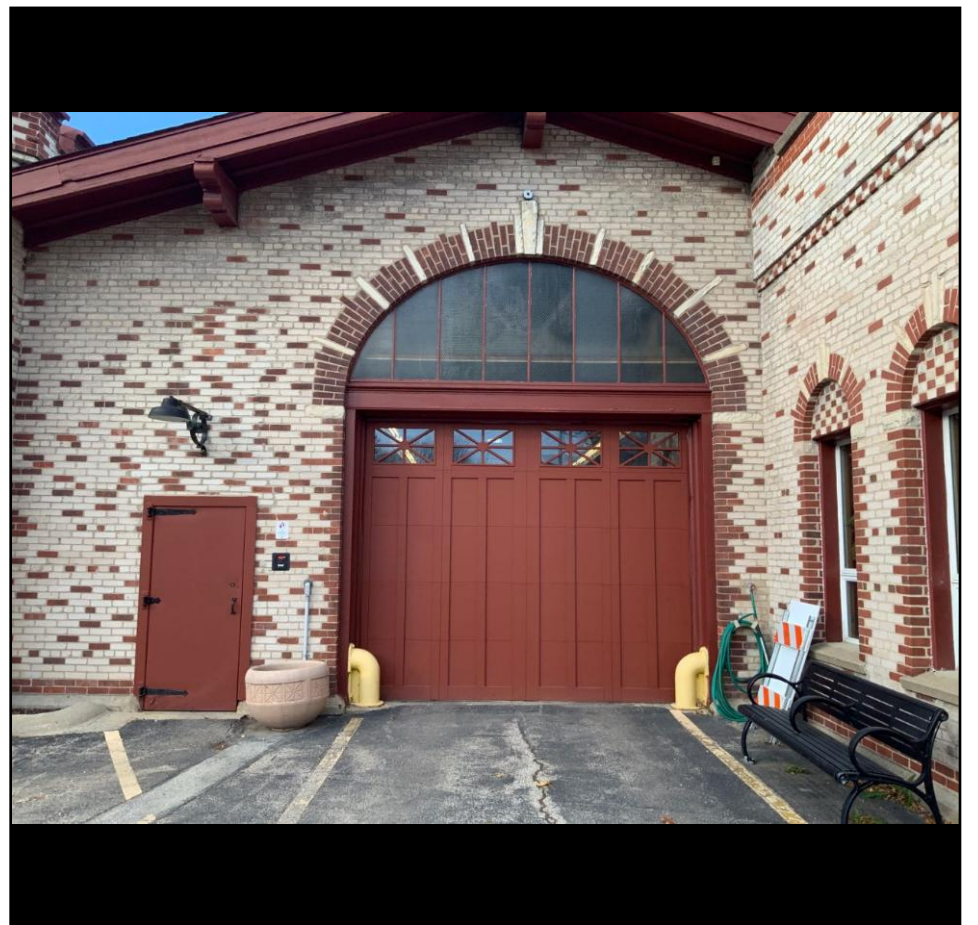
00 Miscellaneous - 0 (2 of 6)



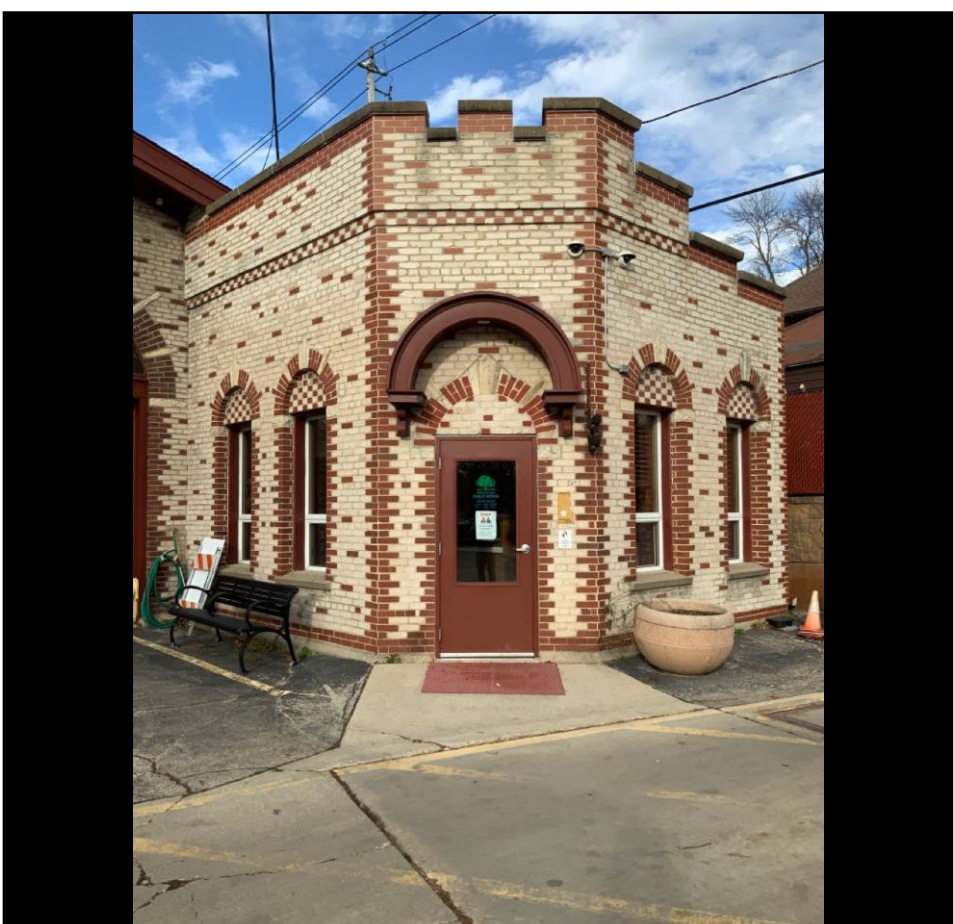
00 Miscellaneous - 1 (3 of 6)



00 Miscellaneous - 2 (4 of 6)



00 Miscellaneous - 3 (5 of 6)



00 Miscellaneous - 4 (6 of 6)

Capture Media Summary



Subject: Interior Construction
Date: 3/31/2022 12:07:32 PM
Author: MikeN
Page: 1
Space:
Status:

Comments:

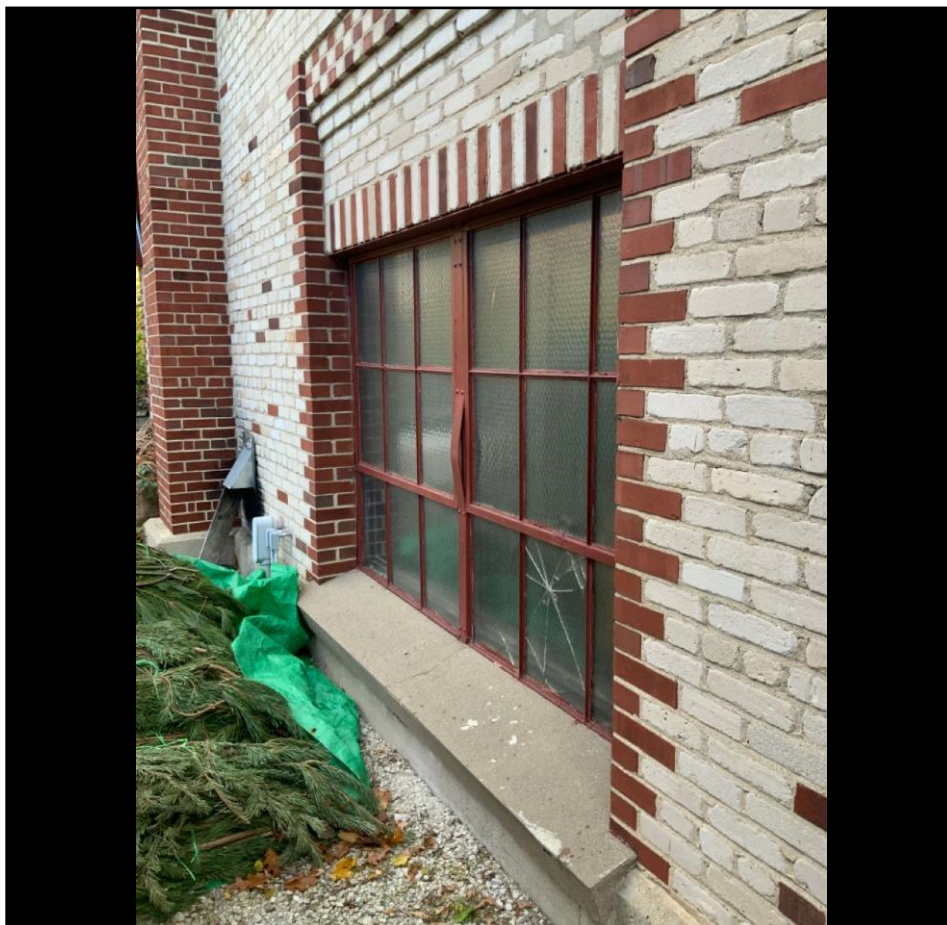
Walls
30



00 Miscellaneous (1 of 7)



00 Miscellaneous - 0 (2 of 7)



00 Miscellaneous - 1 (3 of 7)

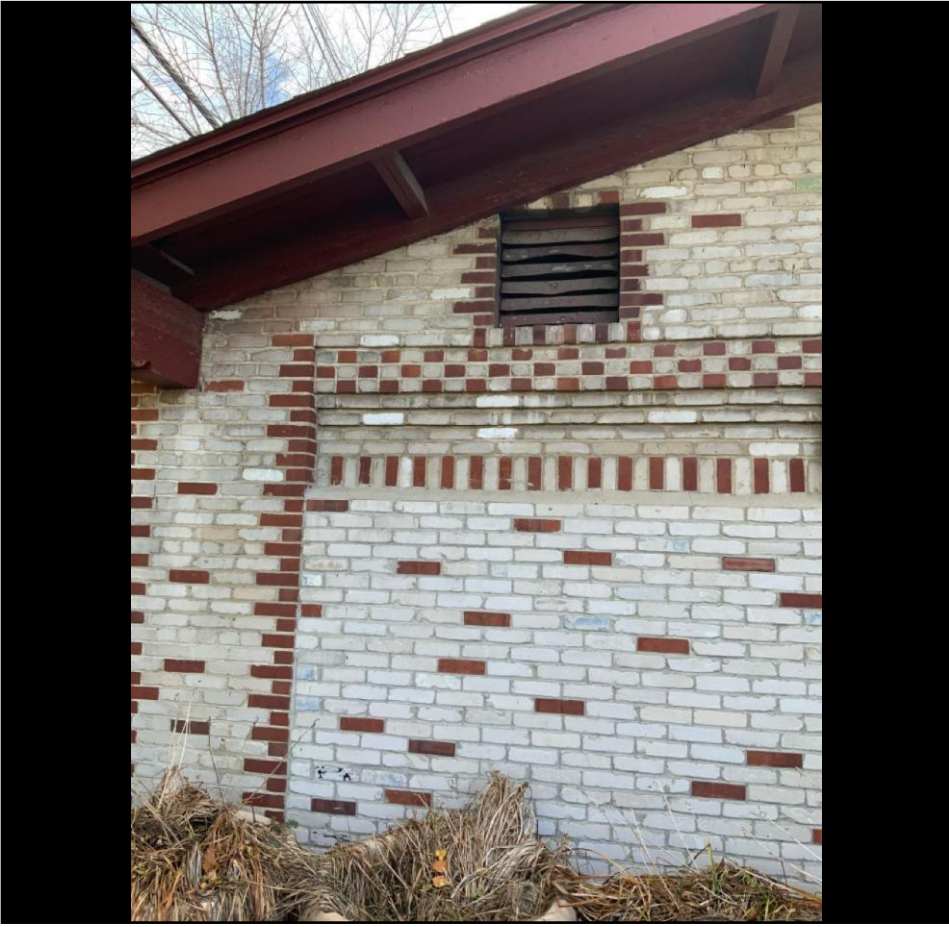


00 Miscellaneous - 2 (4 of 7)



00 Miscellaneous - 3 (5 of 7)

Capture Media Summary



00 Miscellaneous - 4 (6 of 7)



00 Miscellaneous - 5 (7 of 7)

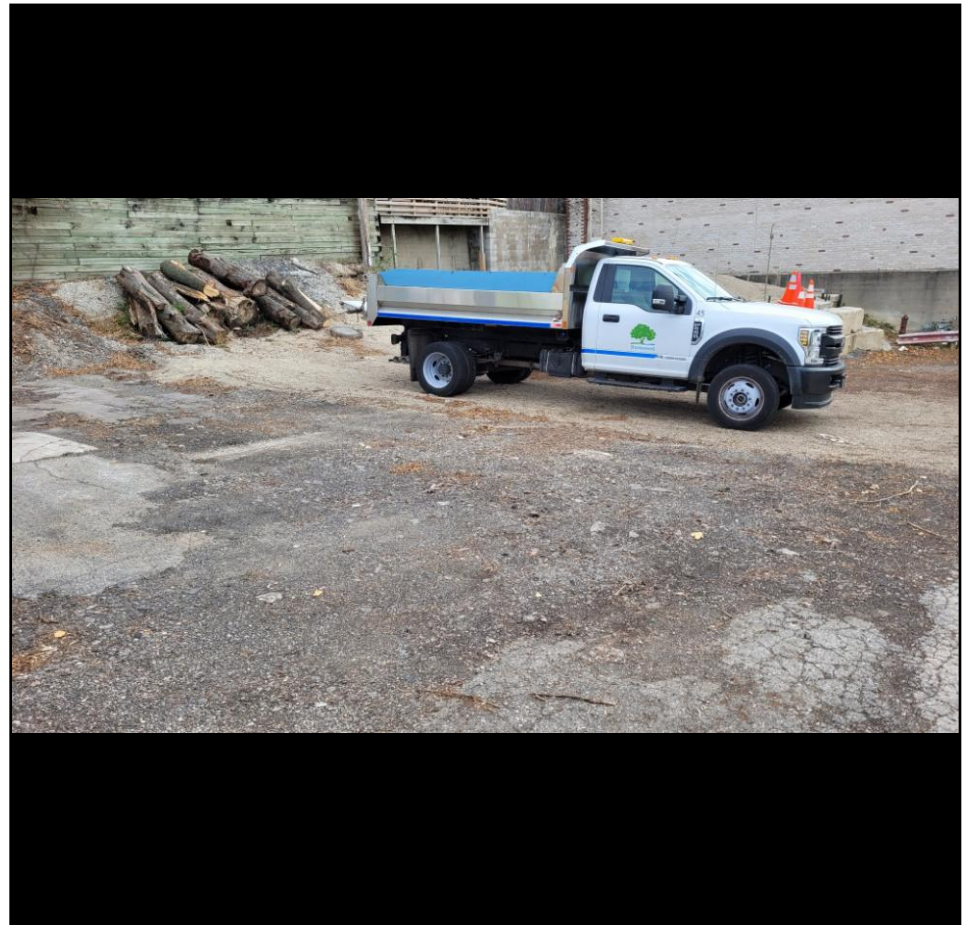


Subject: Site
Date: 3/2/2022 11:53:58 AM
Author: Jason Estes
Page: 2
Space:
Status:

Comments:

Parking Lots

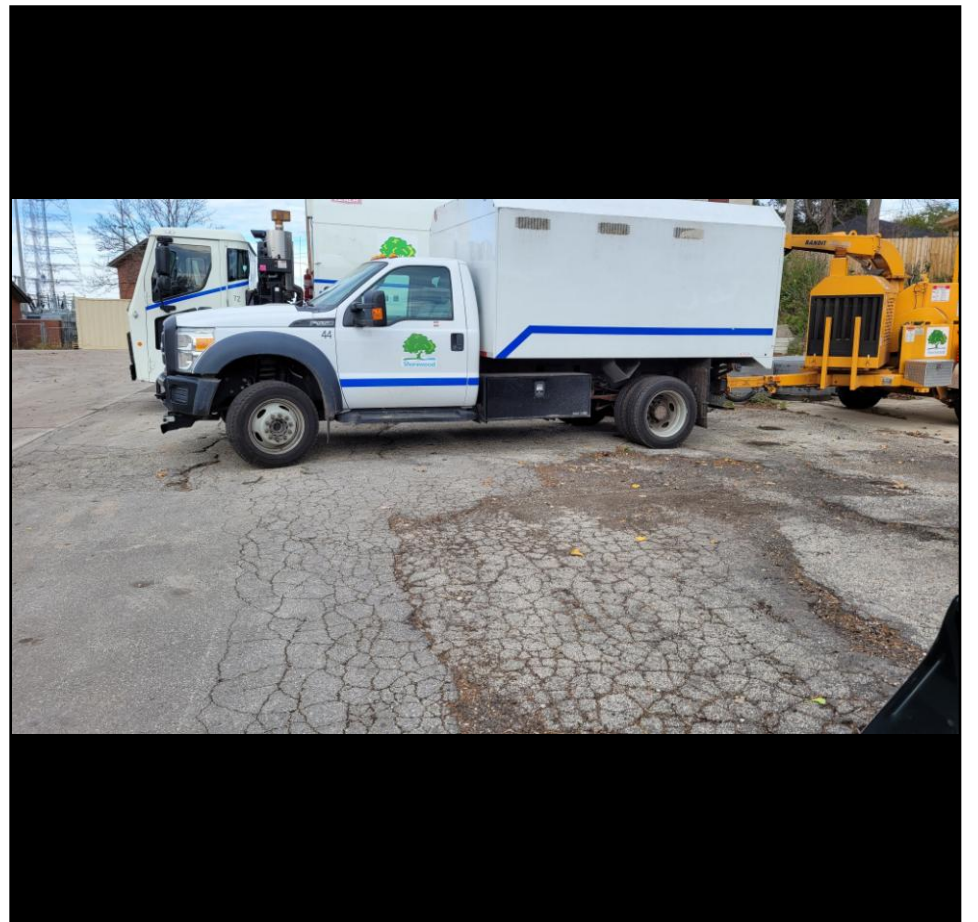
0



20211117_130654_resized (1 of 3)

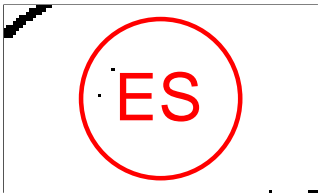


20211117_130656_resized (2 of 3)



20211117_130659_resized (3 of 3)

Capture Media Summary

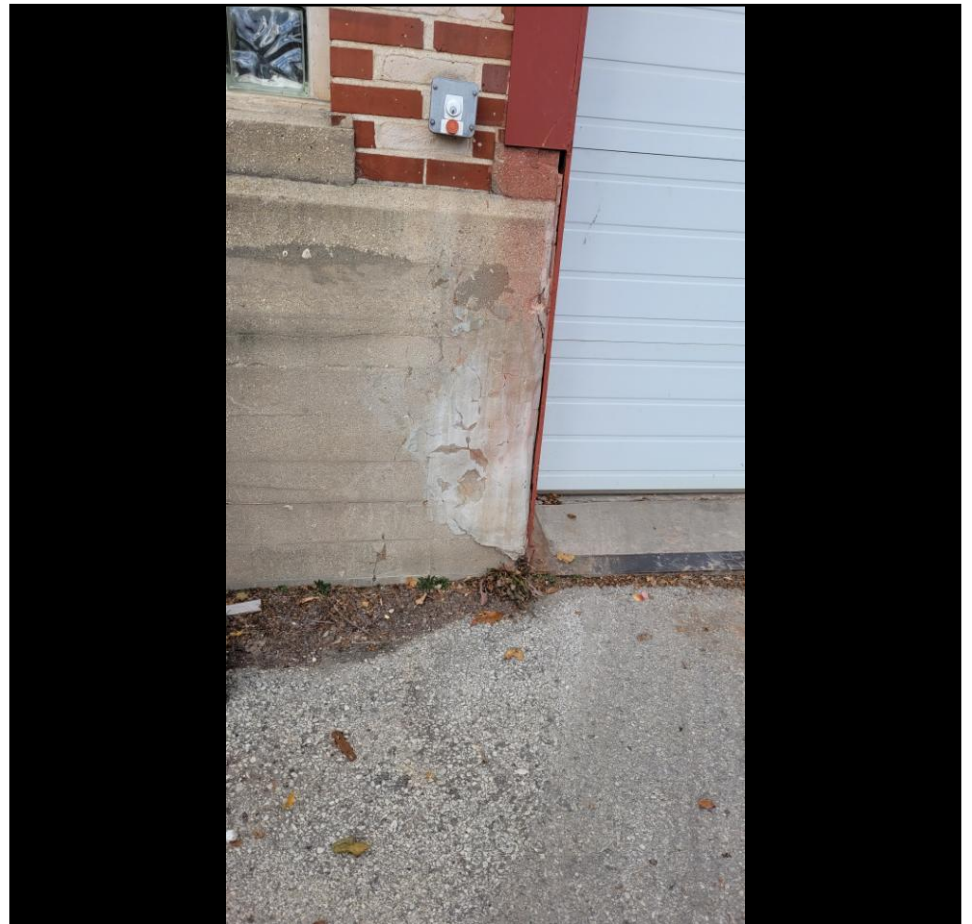


Subject: Building Envelope
Date: 3/31/2022 12:00:03 PM
Author: Jason Estes
Page: 3
Space:
Status:

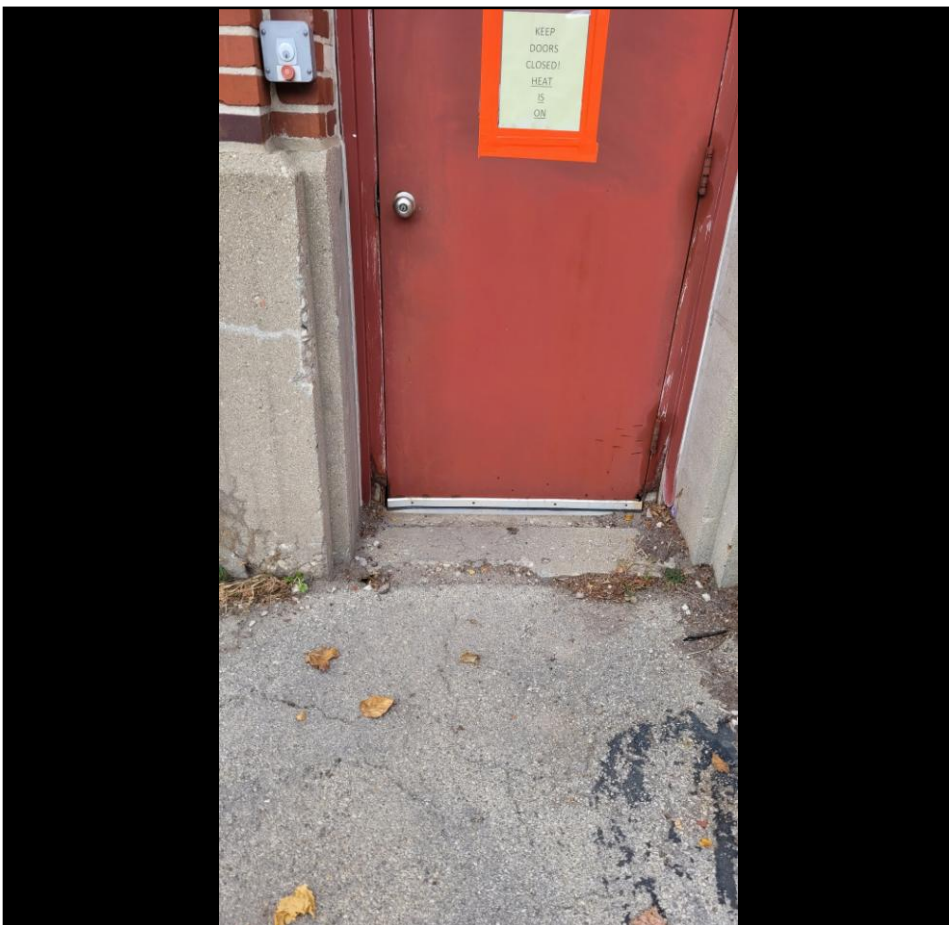
Comments:

Exterior

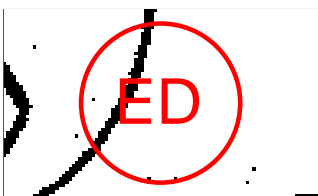
10



20211117_123855_resized (1 of 2)



20211117_123929_resized (2 of 2)

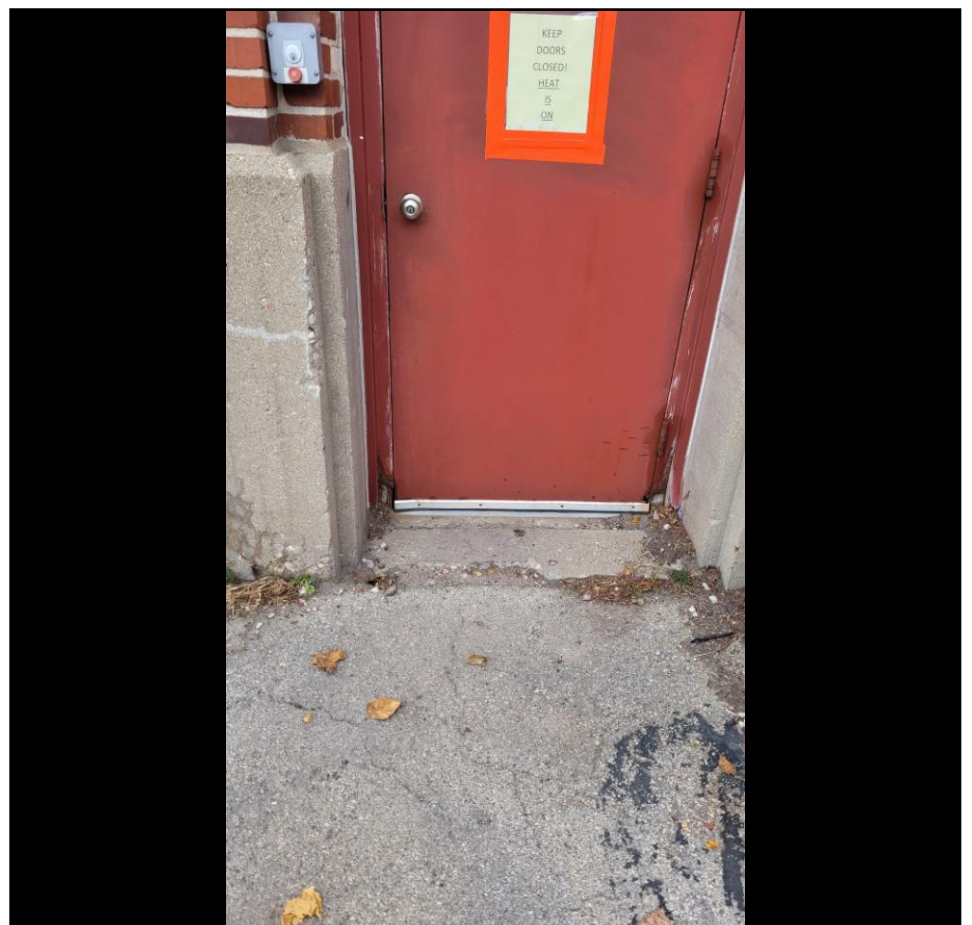


Subject: Building Envelope
Date: 3/31/2022 12:06:48 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

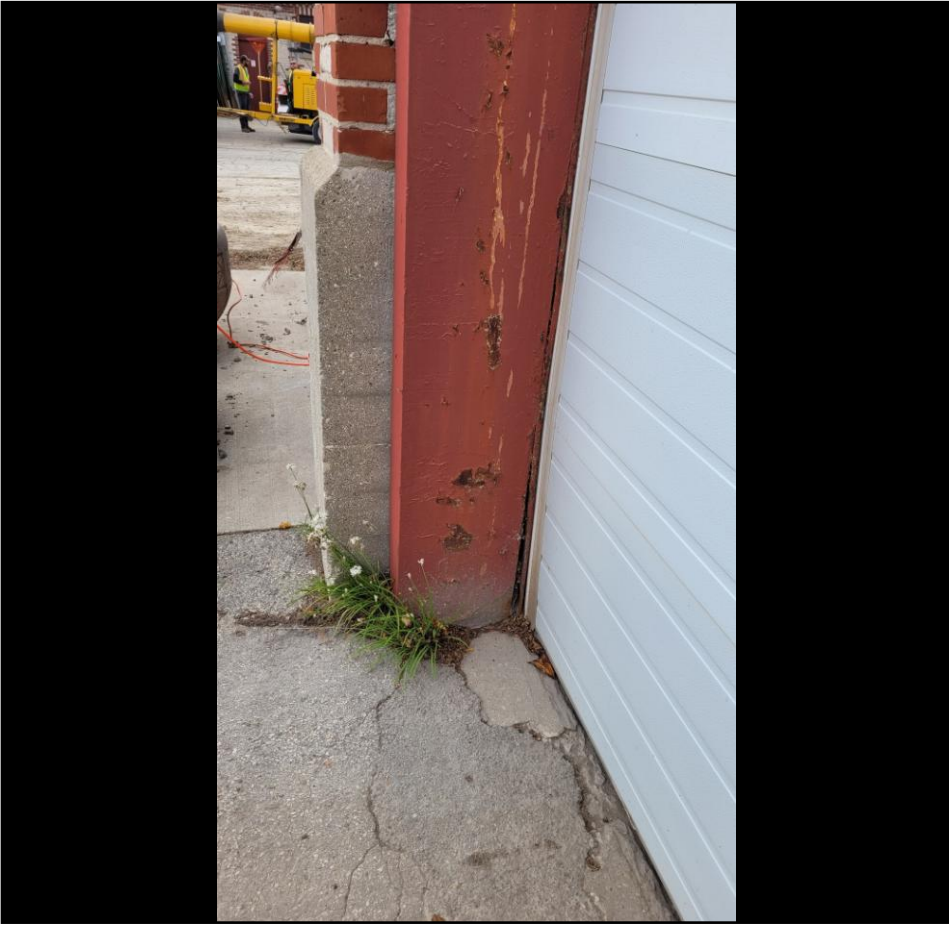
Exterior Doors

19

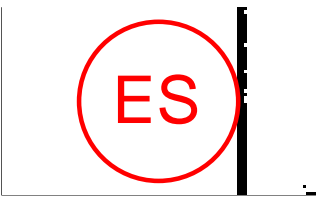


20211117_123929_resized (1 of 2)

Capture Media Summary



20211117_124023_resized (2 of 2)



Subject: Building Envelope
Date: 3/31/2022 12:06:57 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Exterior

21



20211117_124115_resized (1 of 2)



20211117_125352_resized (2 of 2)

Capture Media Summary



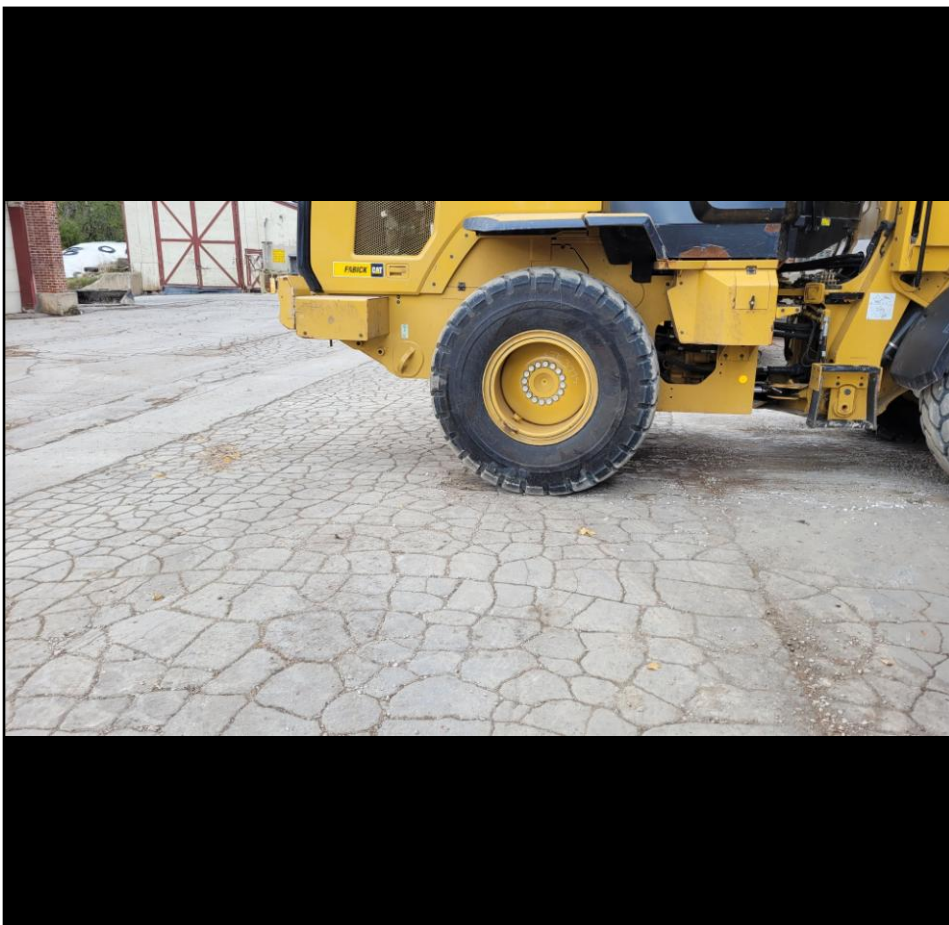
Subject: Site
Date: 3/31/2022 12:27:31 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Parking Lots
74



20211117_124242_resized (1 of 2)



20211117_124246_resized (2 of 2)



Subject: Substructure
Date: 3/31/2022 12:07:13 PM
Author: Jason Estes
Page: 3
Space: Storage
Status:

Comments:

Foundation
25



20211117_125101_resized (1 of 4)

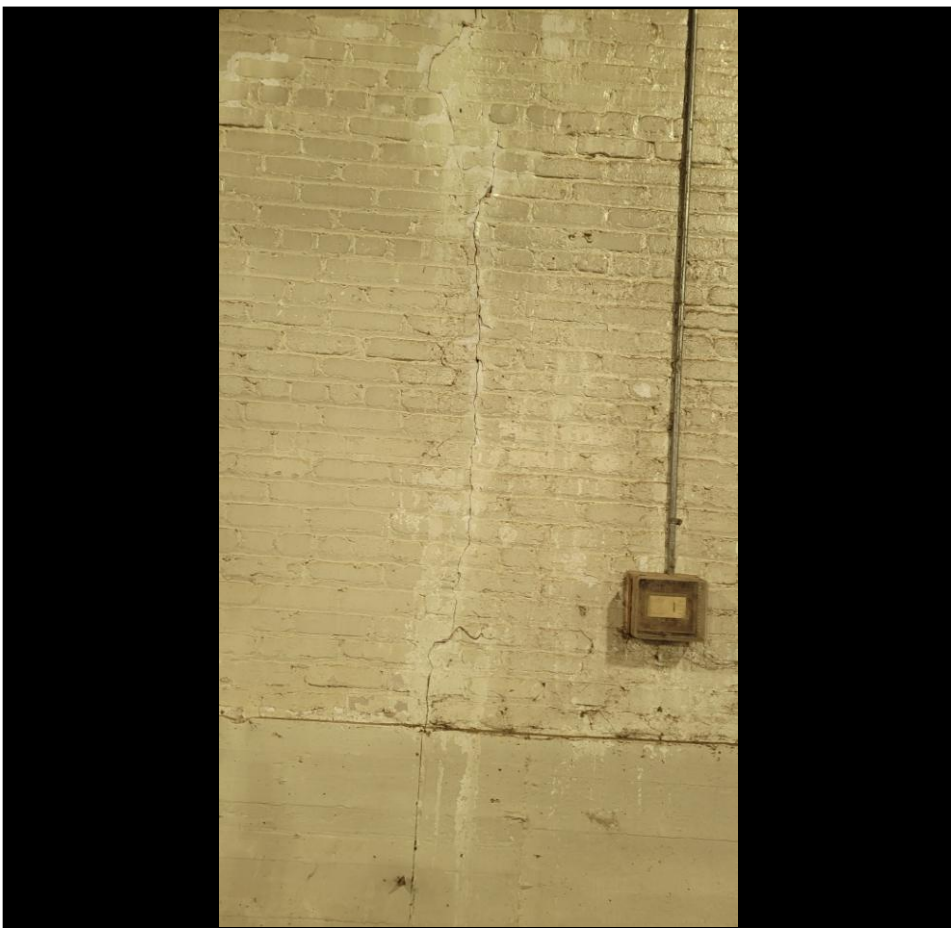
Capture Media Summary



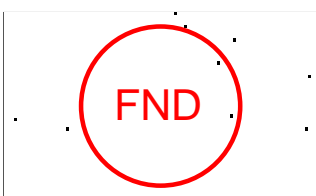
20211117_125352_resized (2 of 4)



20211117_125359_resized (3 of 4)



20211117_125508_resized (4 of 4)



Subject: Substructure
Date: 3/31/2022 12:26:07 PM
Author: Jason Estes
Page: 3
Space:
Status:

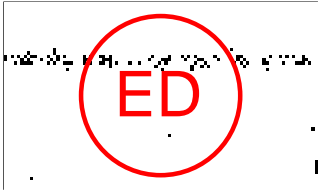
Comments:

Foundation
72



20211117_125925_resized (1 of 1)

Capture Media Summary



Subject: Building Envelope
Date: 3/31/2022 12:21:34 PM
Author: Jason Estes
Page: 5
Space:
Status:

Comments:

Exterior Doors

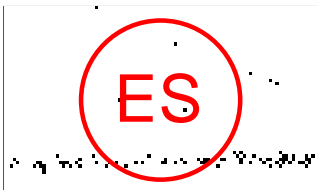
53



20211117_132731_resized (1 of 2)



20211117_132750_resized (2 of 2)

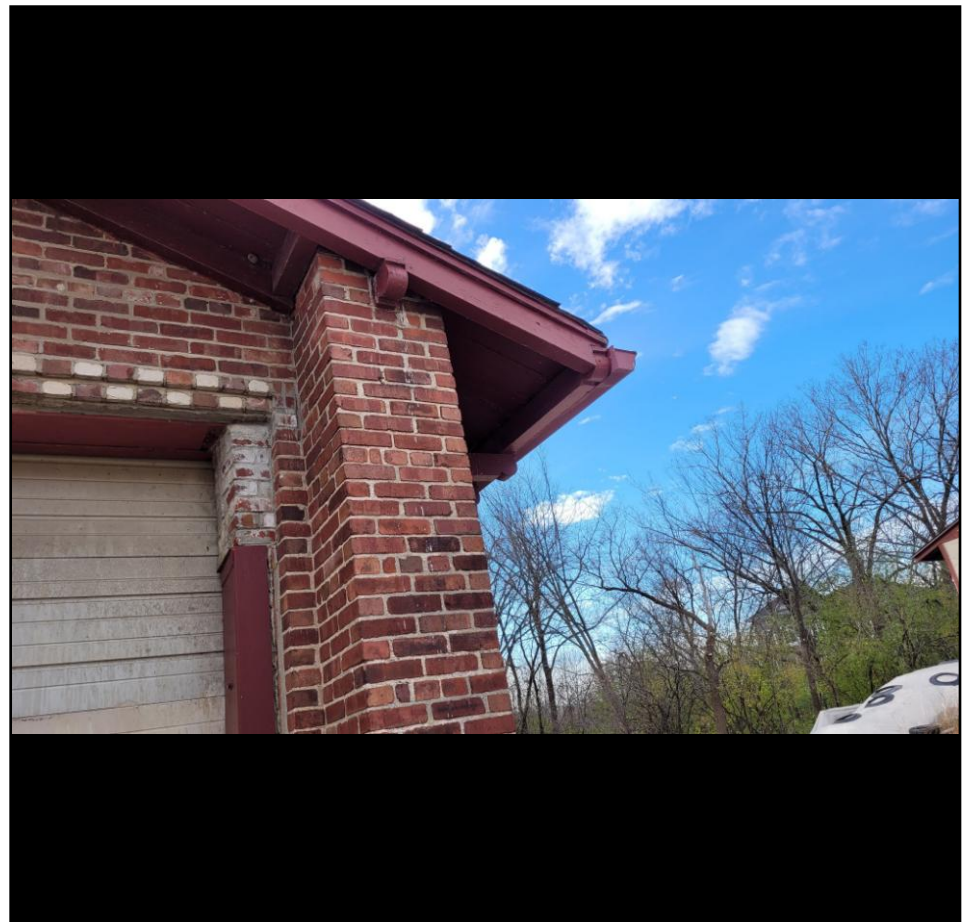


Subject: Building Envelope
Date: 3/31/2022 12:06:22 PM
Author: Jason Estes
Page: 5
Space:
Status:

Comments:

Exterior

13



20211117_132750_resized (1 of 1)

Capture Media Summary

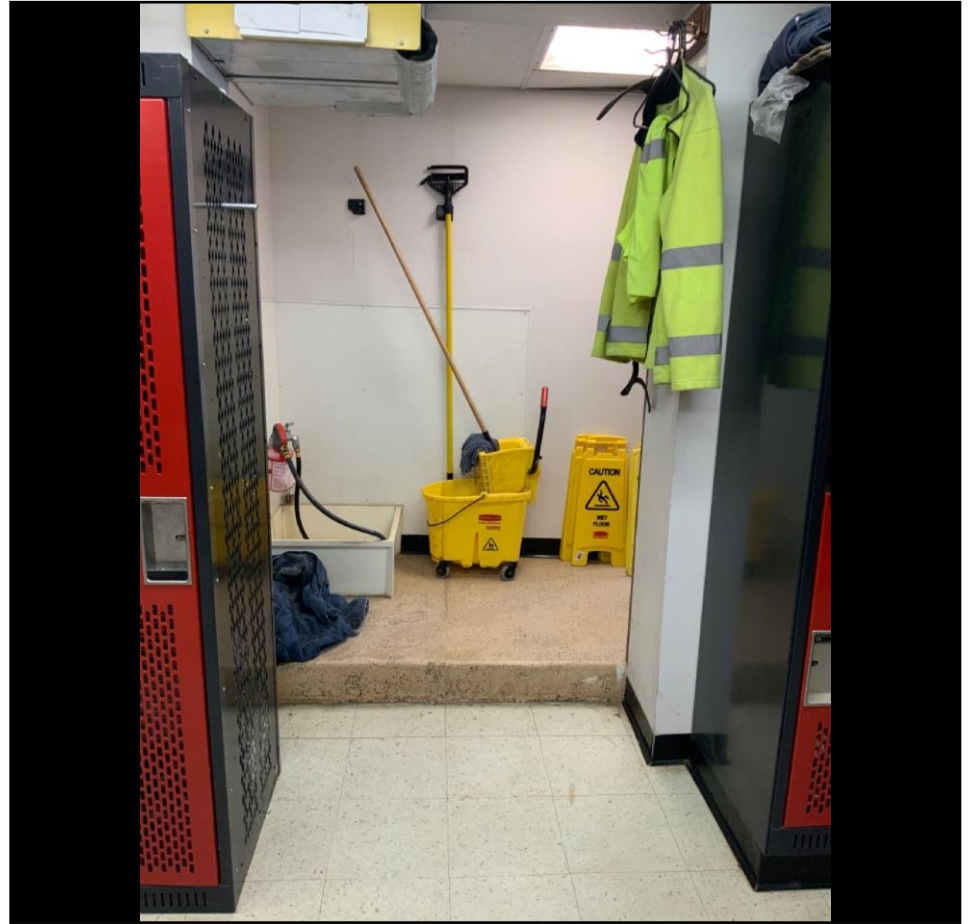


Subject: Interior Finishes
Date: 3/31/2022 11:58:45 AM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Flooring

2



00 Miscellaneous (1 of 2)



00 Miscellaneous - 0 (2 of 2)

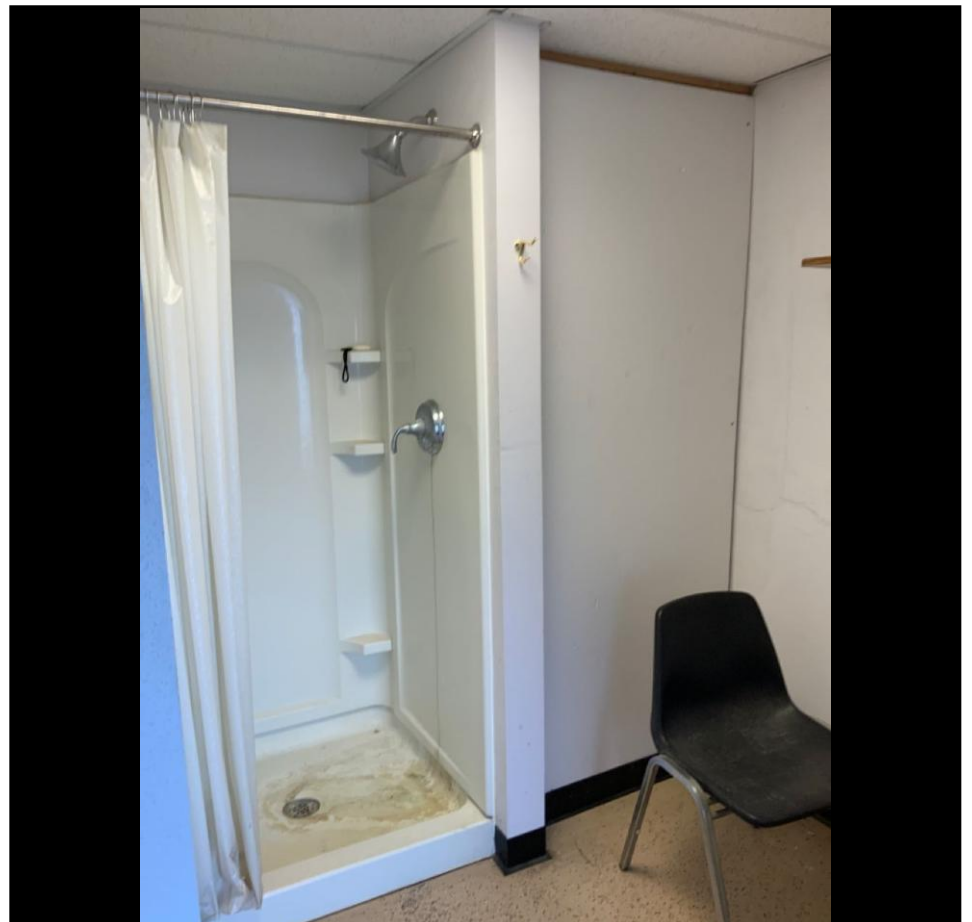


Subject: Interior Finishes
Date: 3/31/2022 12:06:41 PM
Author: MikeN
Page: 1
Space: Locker Room
Status:

Comments:

Plumbing

17

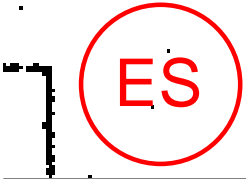


00 Miscellaneous (1 of 2)

Capture Media Summary



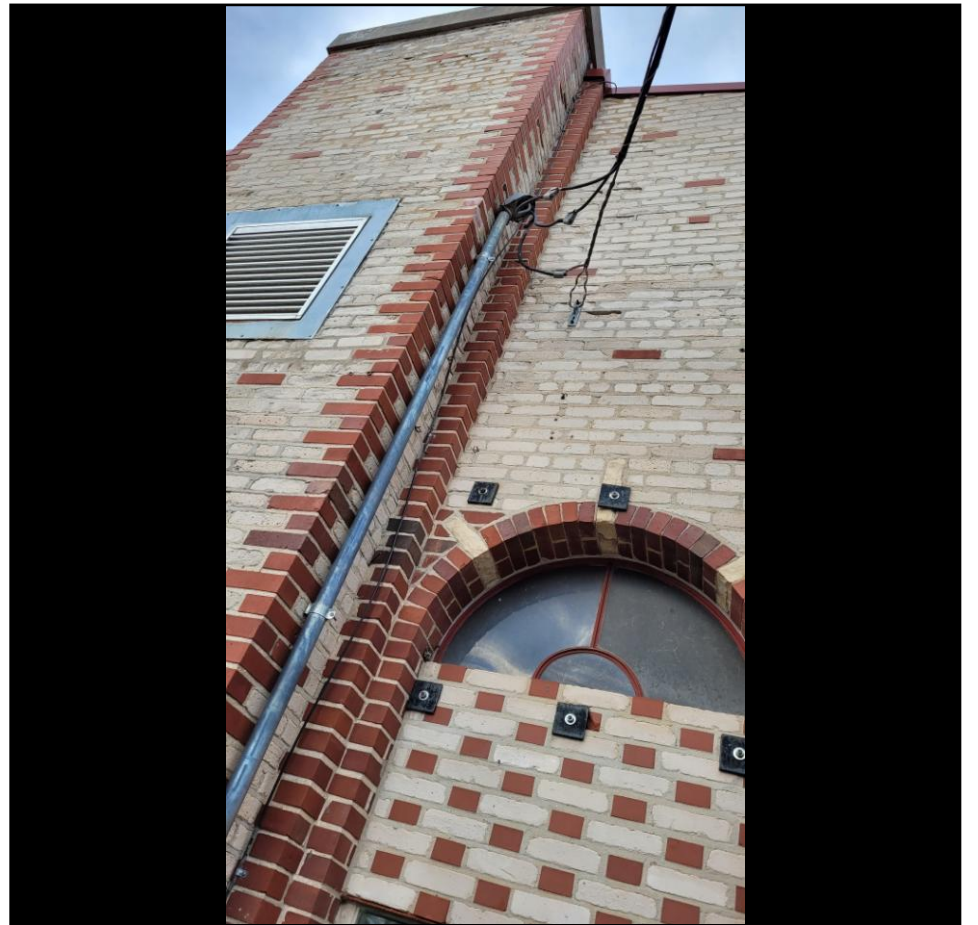
00 Miscellaneous - 0 (2 of 2)



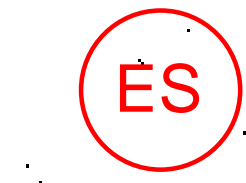
Subject: Building Envelope
Date: 3/31/2022 12:20:20 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Exterior
48



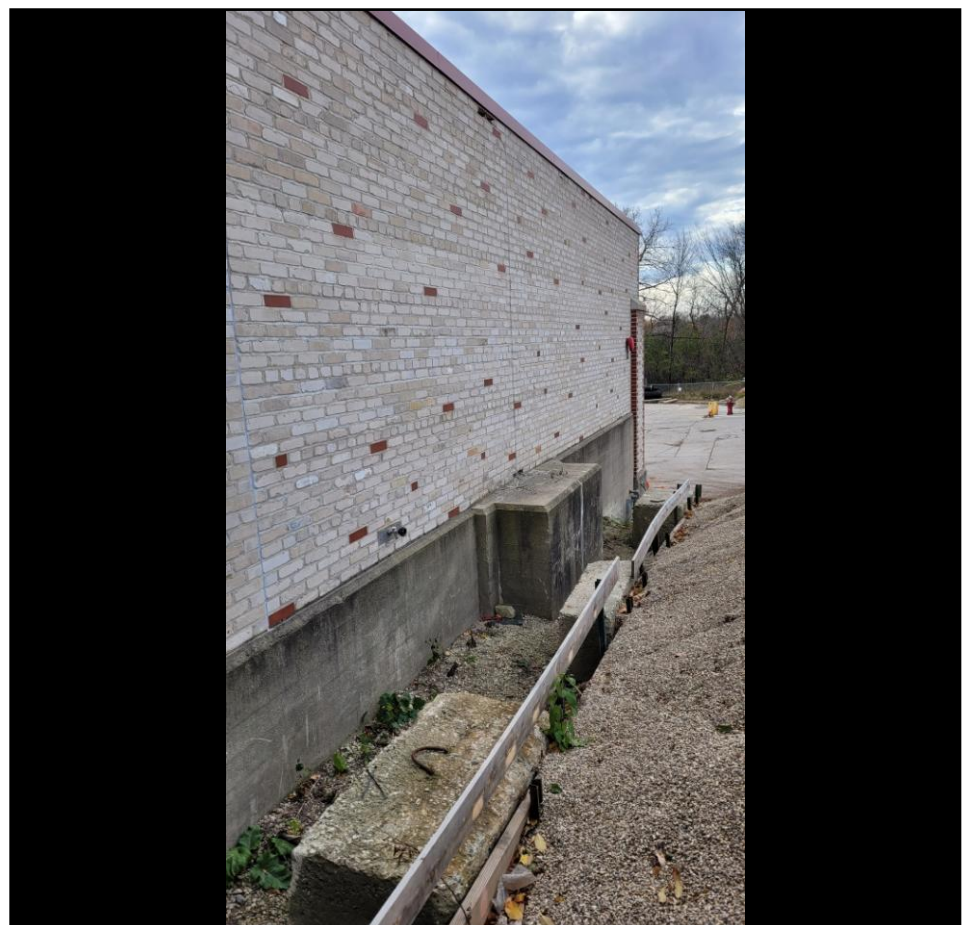
20211117_123833_resized (1 of 1)



Subject: Building Envelope
Date: 3/31/2022 12:18:13 PM
Author: Jason Estes
Page: 3
Space:
Status:

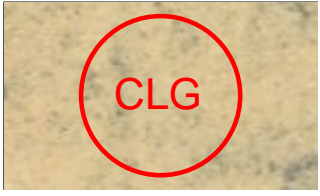
Comments:

Exterior
38



20211117_125718_resized (1 of 1)

Capture Media Summary

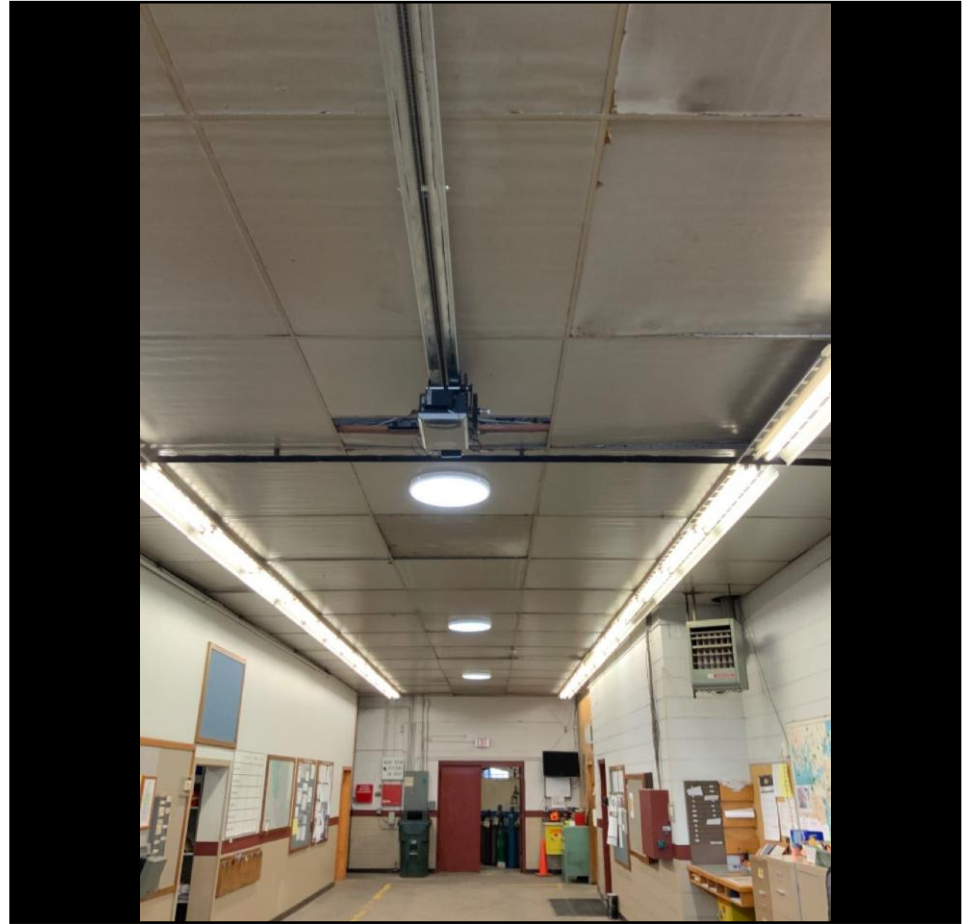


Subject: Interior Construction
Date: 3/31/2022 12:07:00 PM
Author: MikeN
Page: 1
Space: Space
Status:

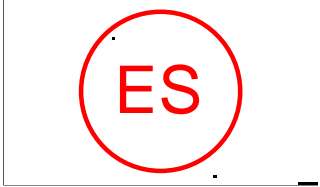
Comments:

Ceilings

22



00 Miscellaneous (1 of 1)

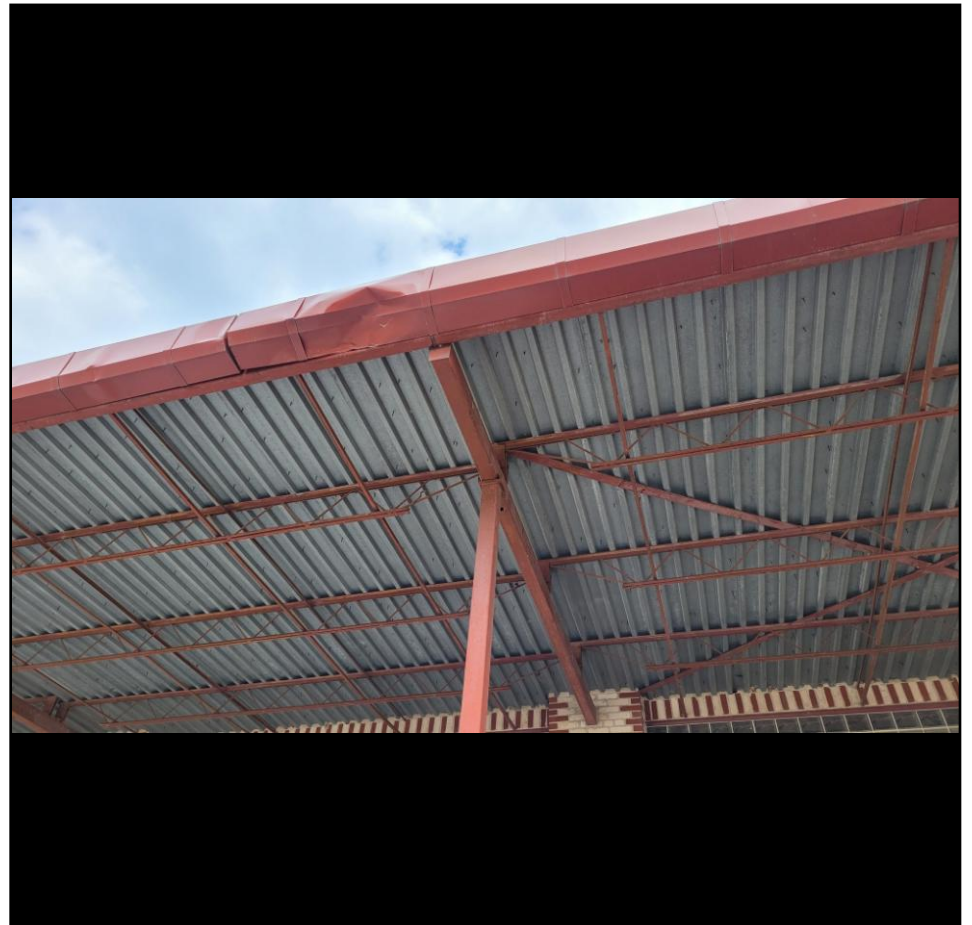


Subject: Building Envelope
Date: 3/31/2022 12:06:10 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Exterior

11



20211117_124203_resized (1 of 1)

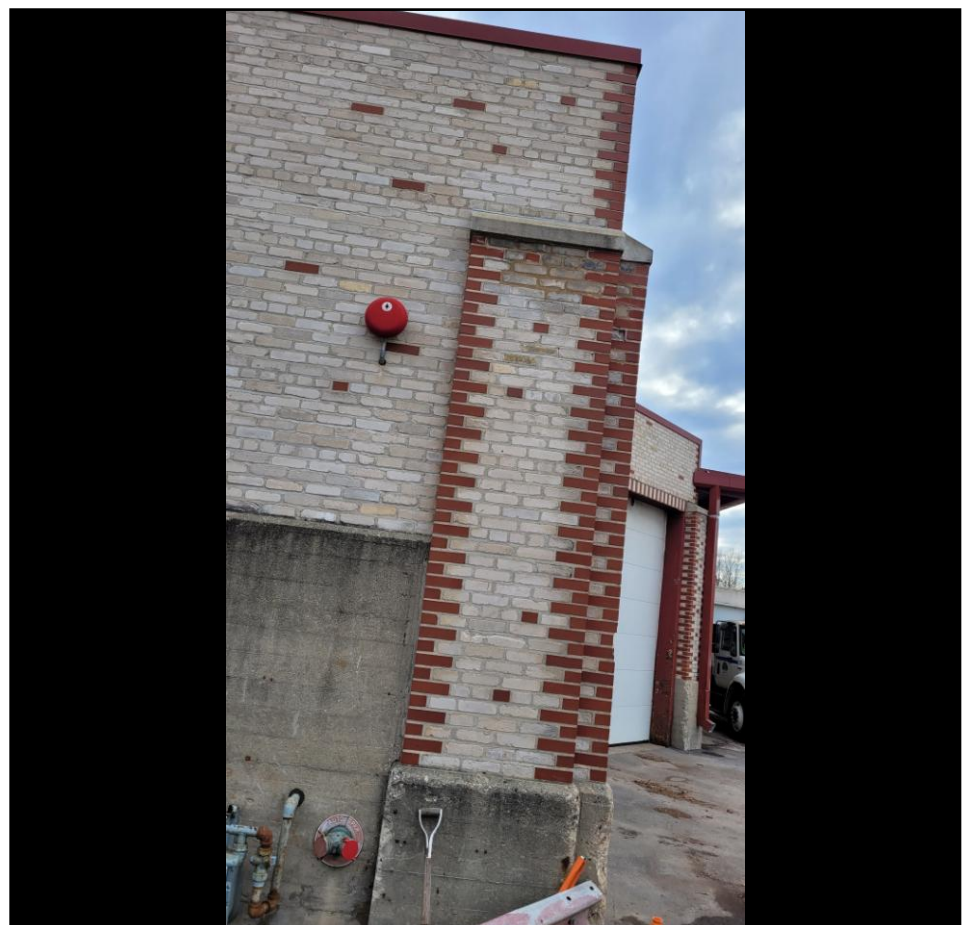


Subject: Building Envelope
Date: 3/31/2022 12:06:13 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

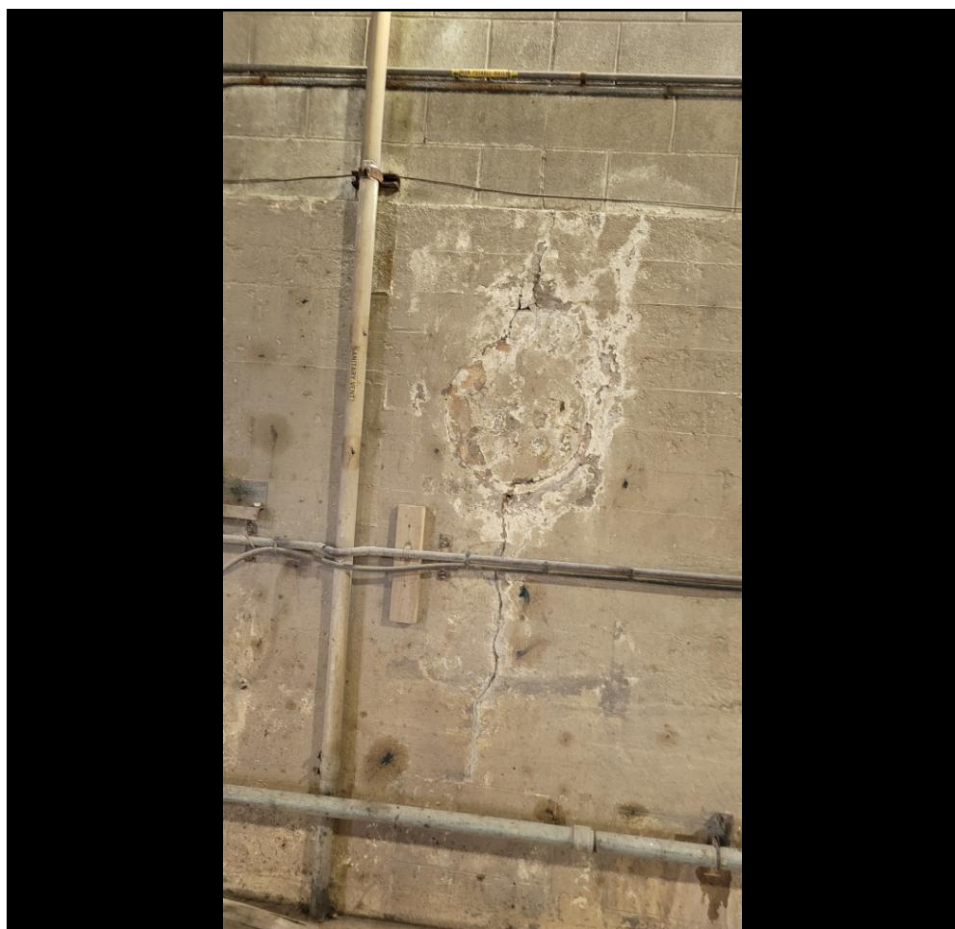
Exterior

12



20211117_124415_resized (1 of 2)

Capture Media Summary



20211117_124623_resized (2 of 2)

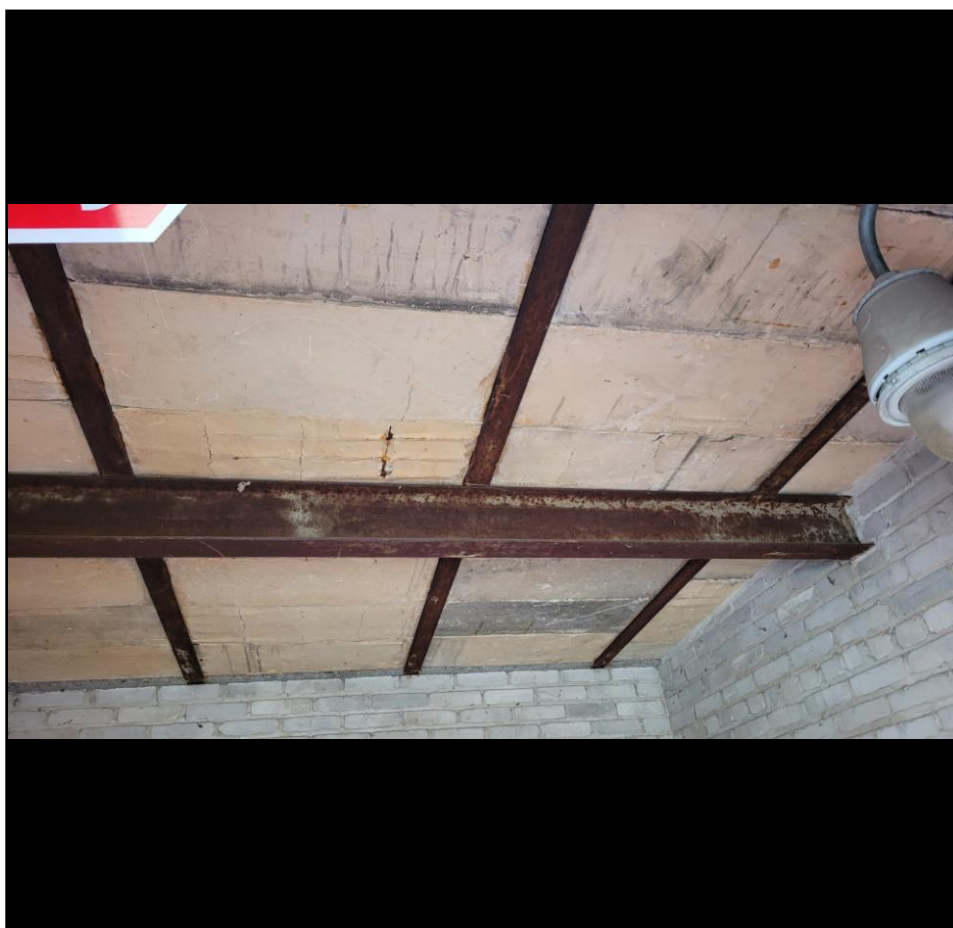


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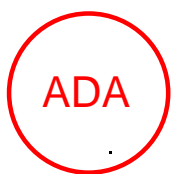
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Foundation

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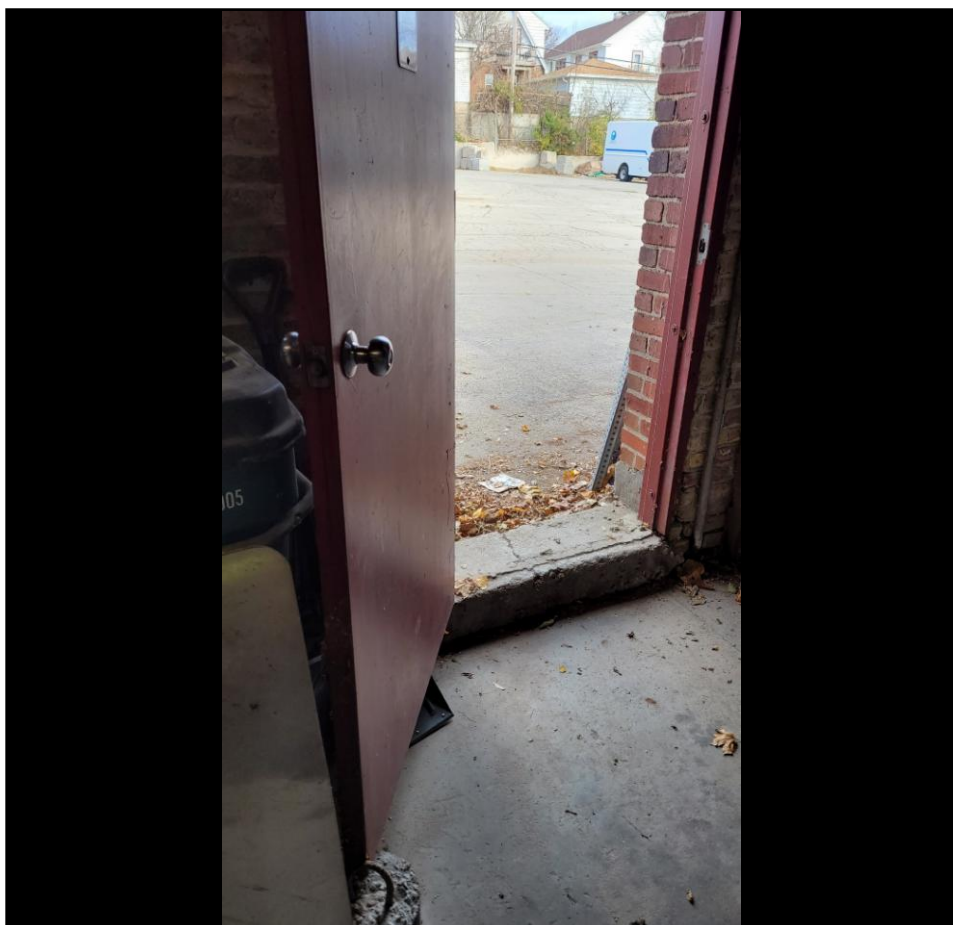


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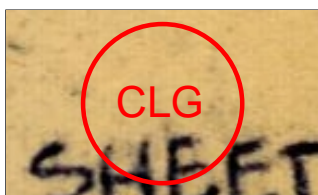
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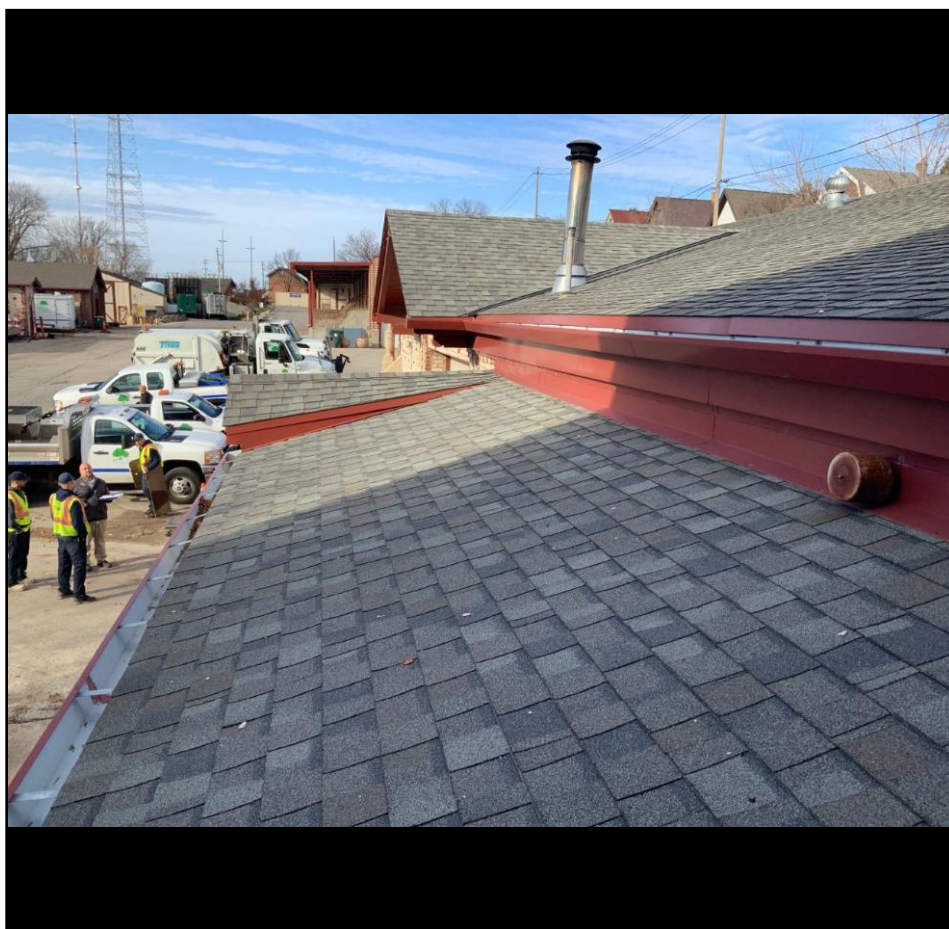
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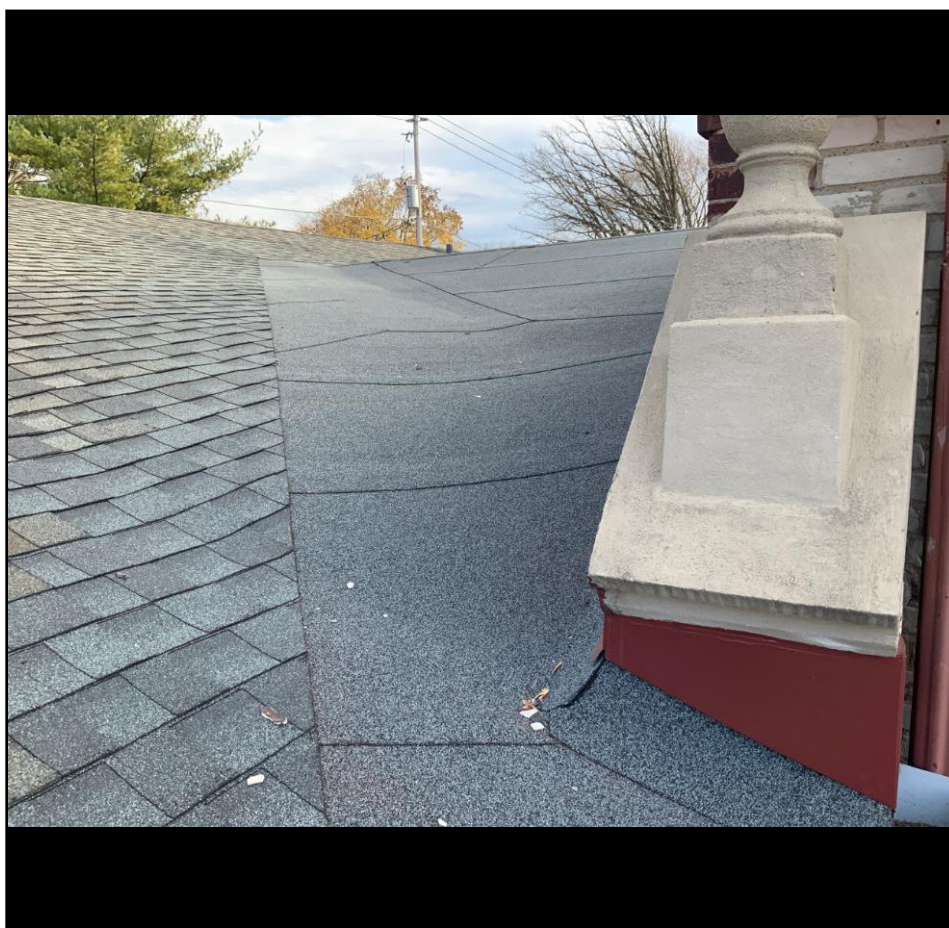
Ceilings
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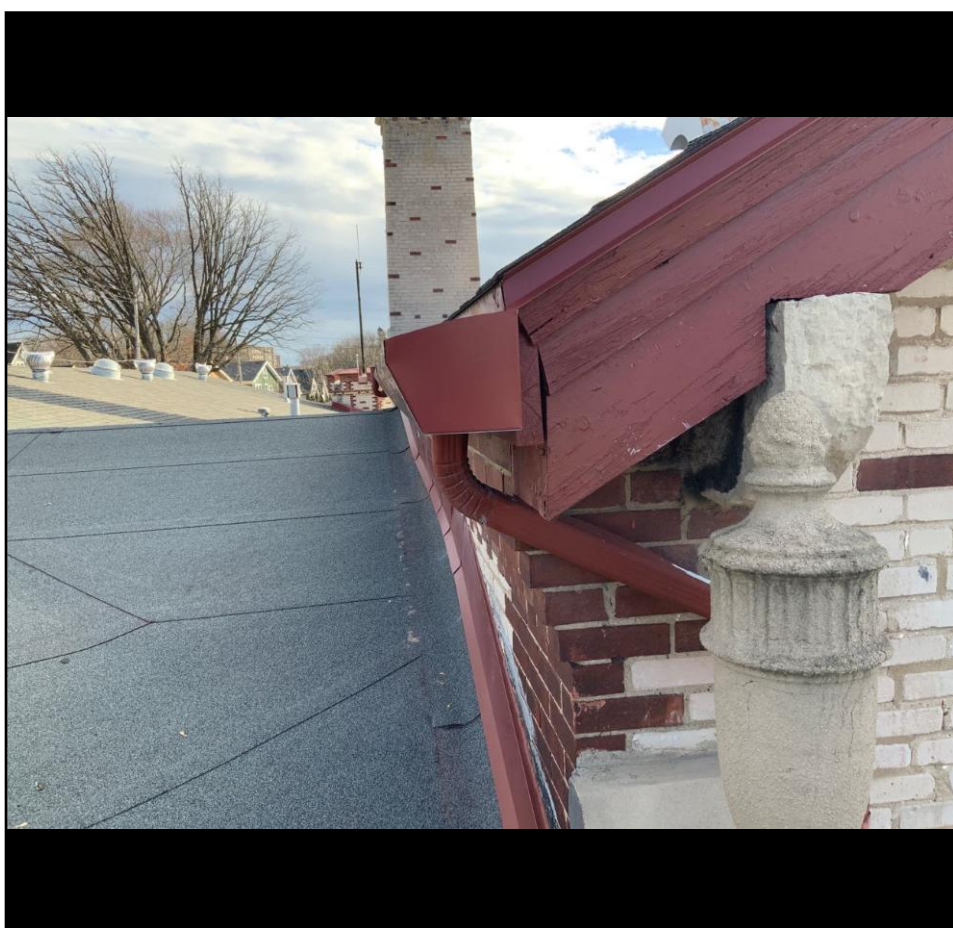
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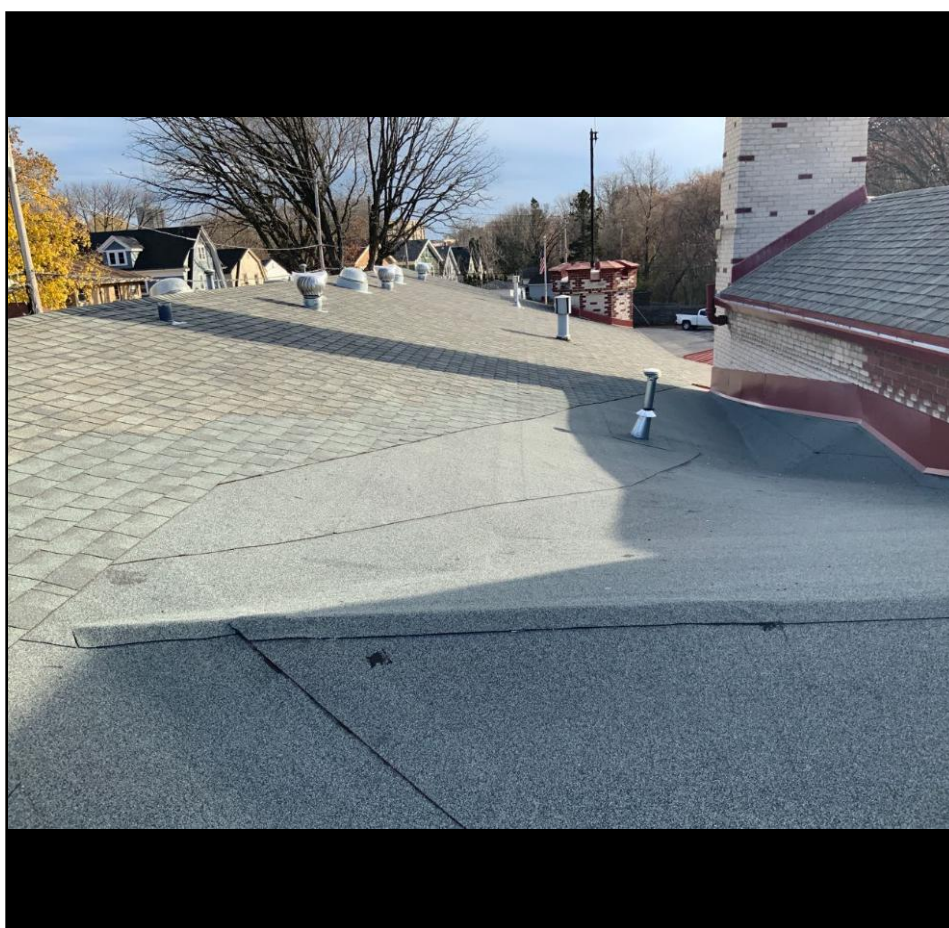
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00 Miscellaneous - 1 (3 of 13)



00 Miscellaneous - 2 (4 of 13)



00 Miscellaneous - 3 (5 of 13)

Capture Media Summary



00 Miscellaneous - 4 (6 of 13)



00 Miscellaneous - 5 (7 of 13)



00 Miscellaneous - 6 (8 of 13)



00 Miscellaneous - 7 (9 of 13)



00 Miscellaneous - 8 (10 of 13)



00 Miscellaneous - 9 (11 of 13)

Capture Media Summary



00 Miscellaneous - 10 (12 of 13)



00 Miscellaneous - 11 (13 of 13)

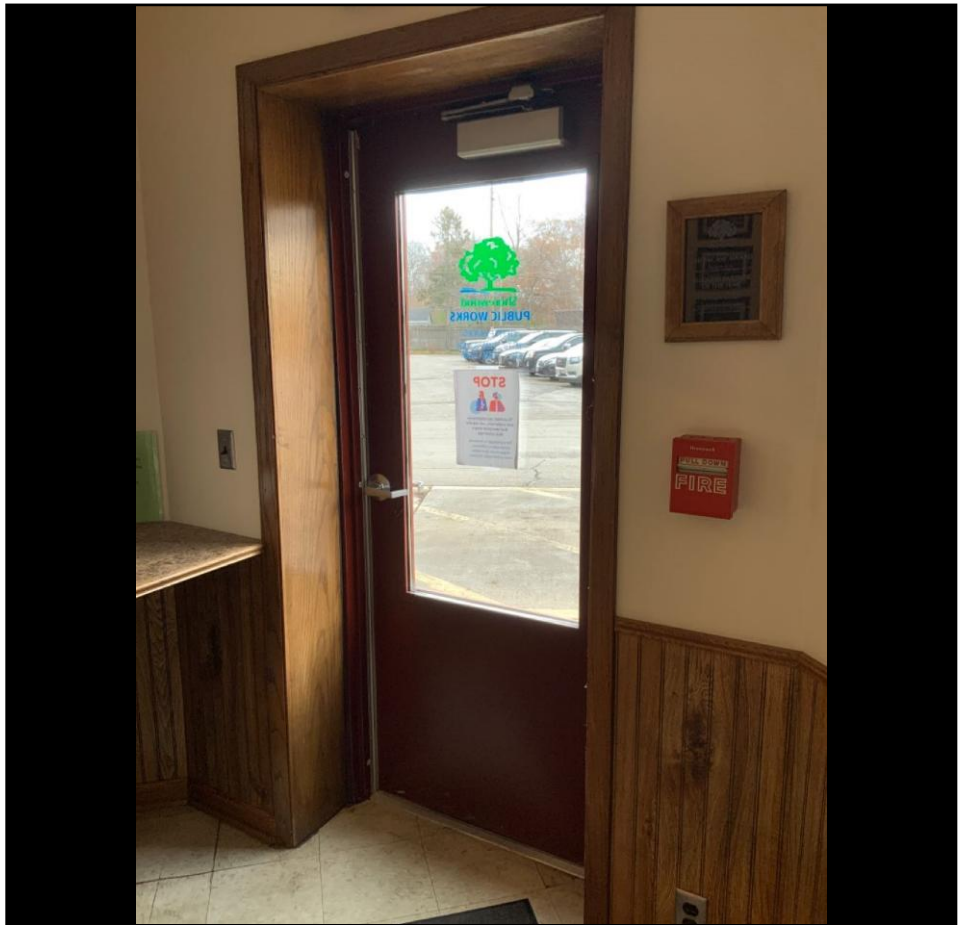


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Doors

1



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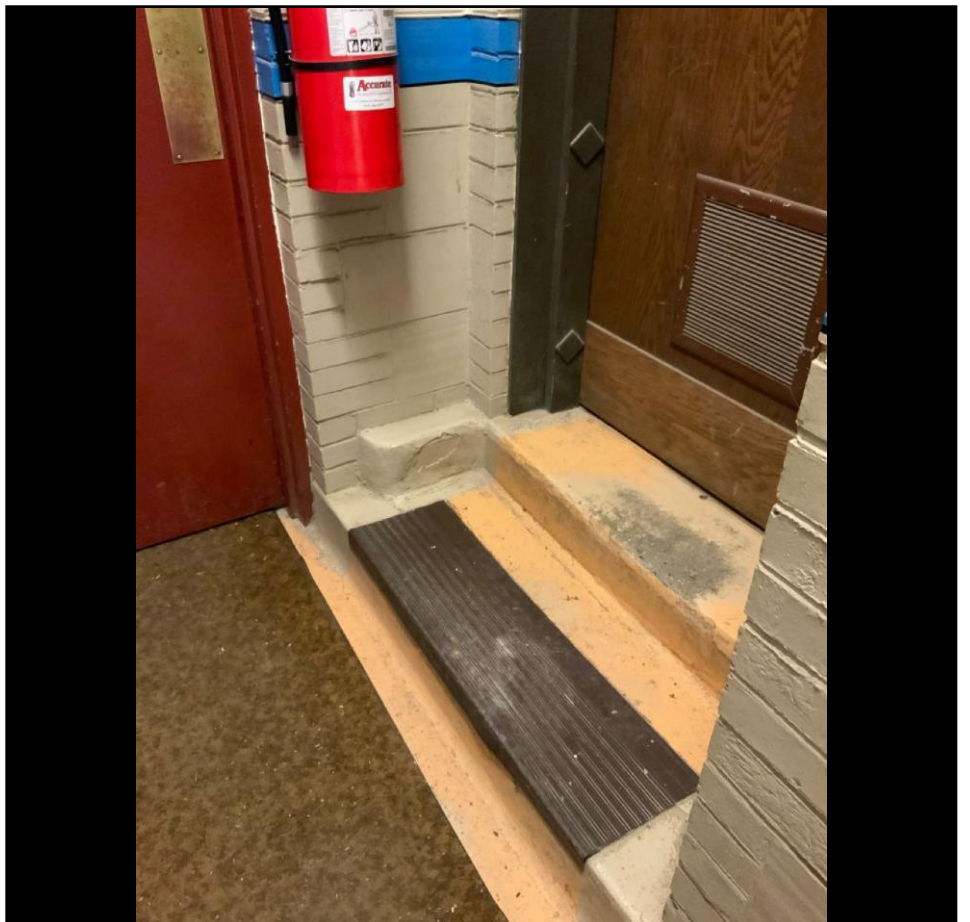


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Comments:

Flooring

4



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Capture Media Summary



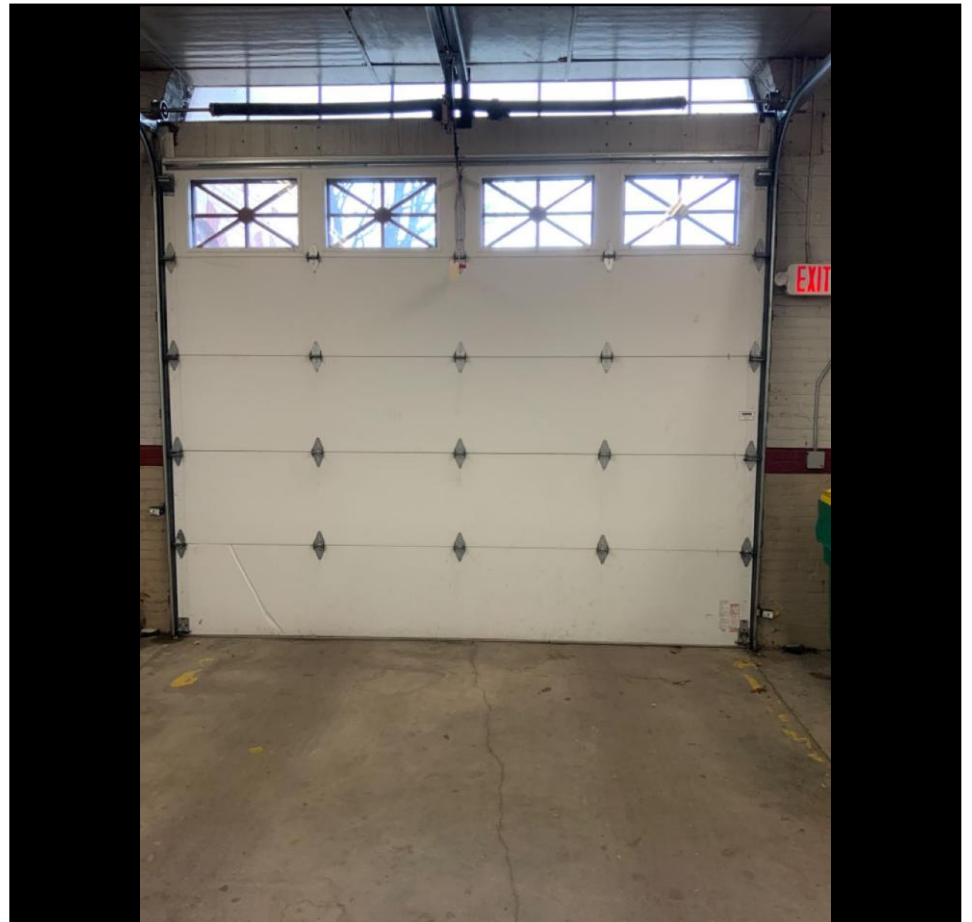
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Comments:

Floor
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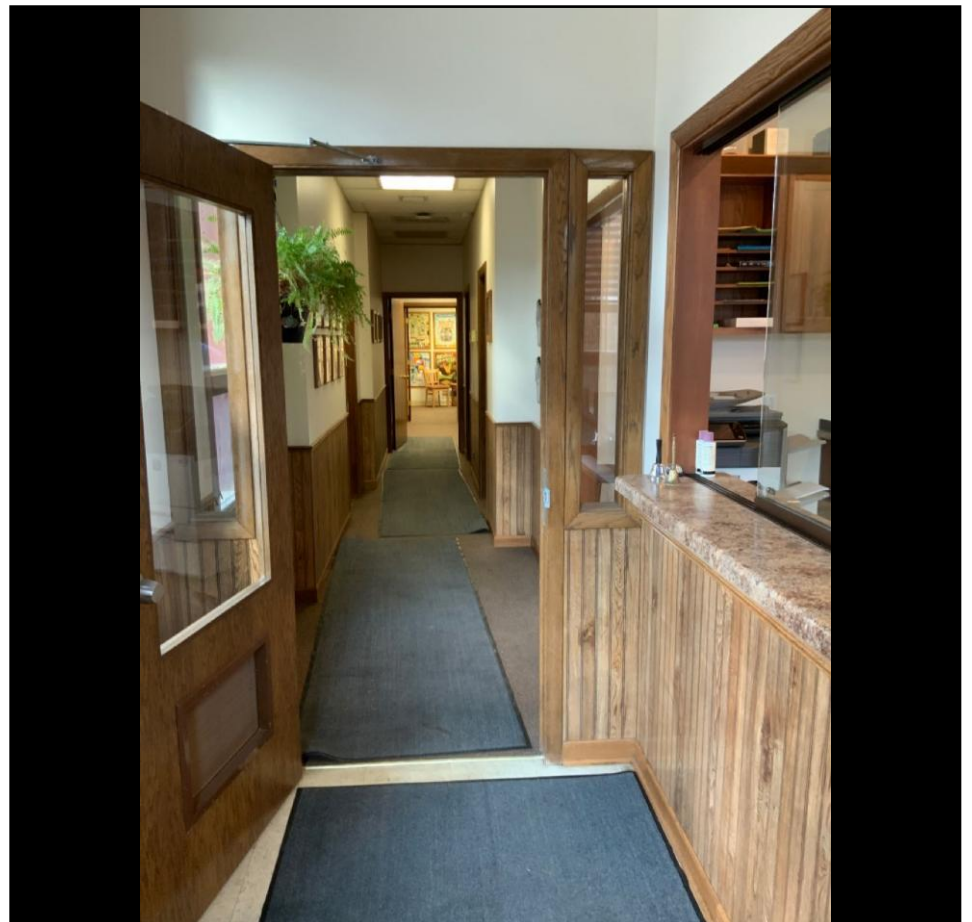
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Door
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00 Miscellaneous (1 of 2)

Capture Media Summary



00 Miscellaneous - 0 (2 of 2)



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Comments:

Doors
14



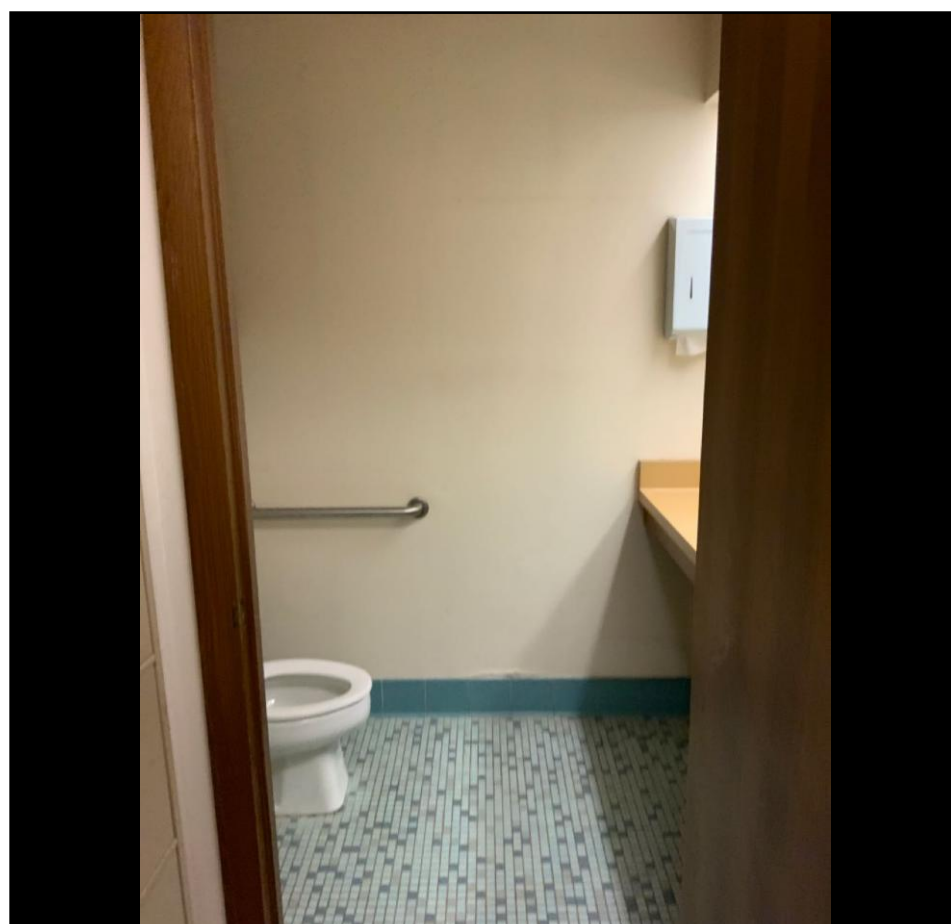
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Flooring
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00 Miscellaneous (1 of 3)

Capture Media Summary



00 Miscellaneous - 0 (2 of 3)



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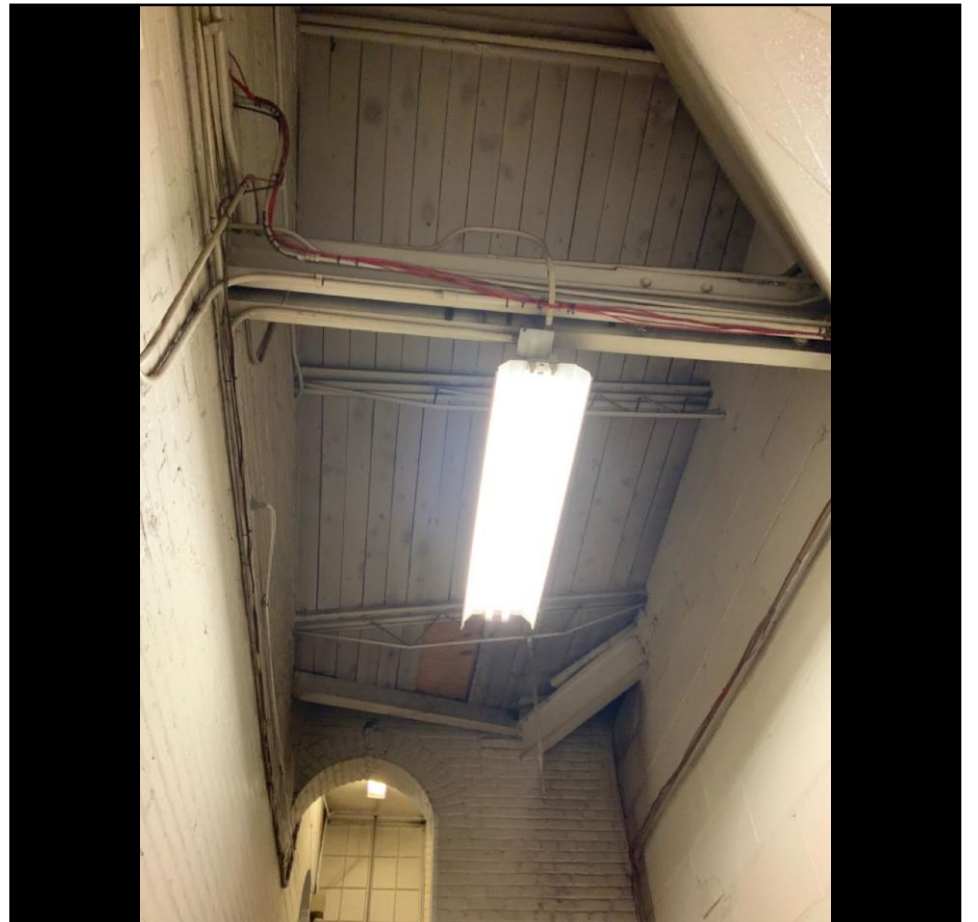


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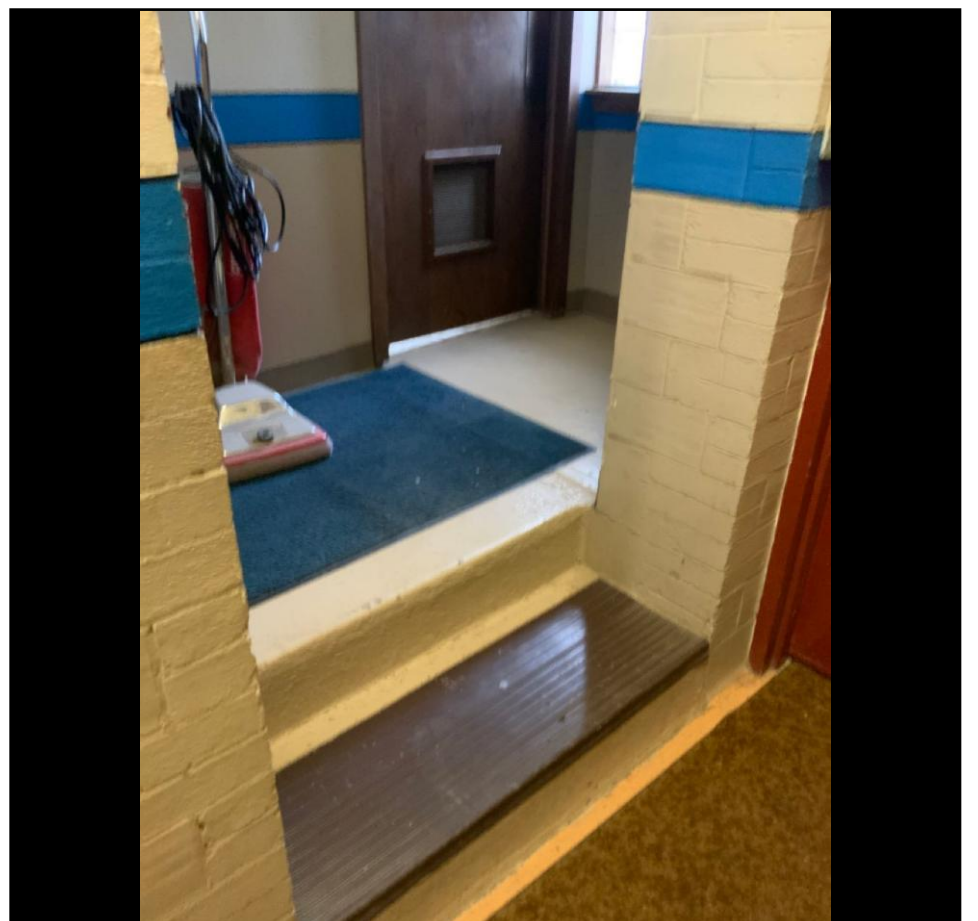


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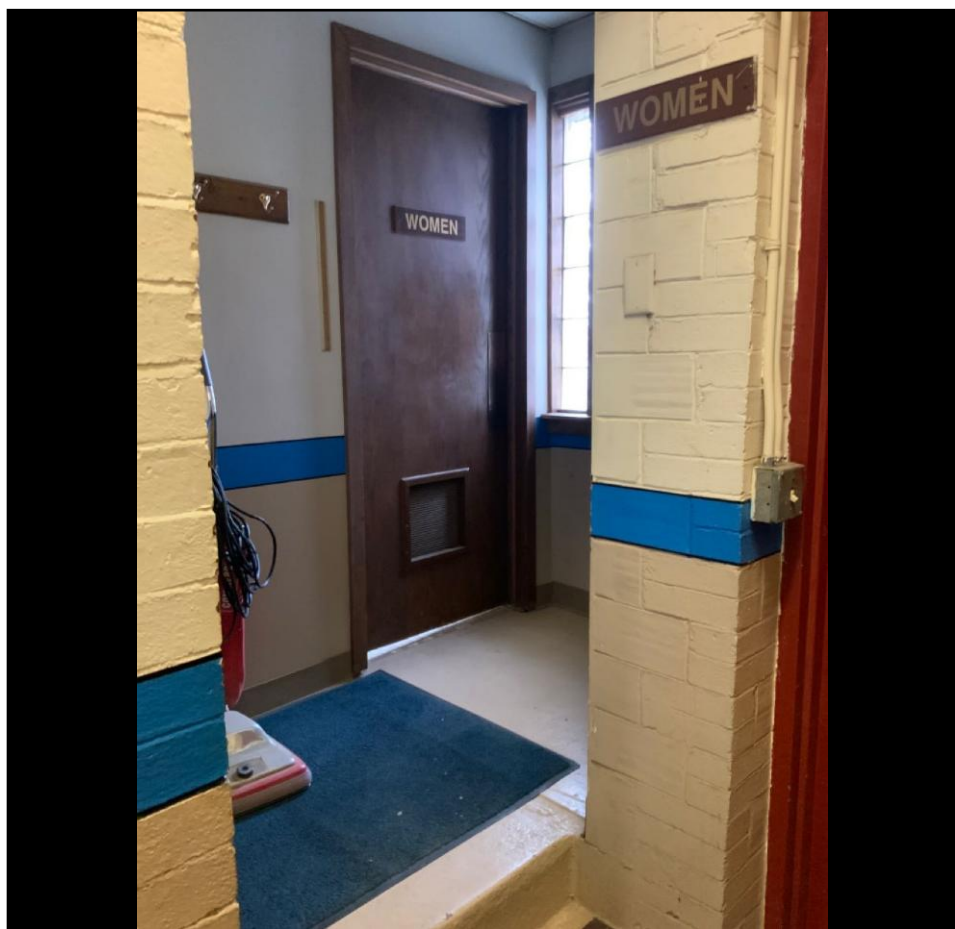
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00 Miscellaneous (1 of 2)

Capture Media Summary



00 Miscellaneous - 0 (2 of 2)



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Status:

Comments:

ADA requirements

55



00 Miscellaneous (1 of 1)



Subject: Interior Finishes
Date: 3/31/2022 12:22:30 PM
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Page: 1
Space: Bathroom
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Comments:

Flooring

61



00 Miscellaneous (1 of 5)

Capture Media Summary



00 Miscellaneous - 0 (2 of 5)



00 Miscellaneous - 1 (3 of 5)



00 Miscellaneous - 2 (4 of 5)



00 Miscellaneous - 3 (5 of 5)

APPENDIX C

Appendix C
Mechanical and Electrical Asset Registries

VILLAGE HALL ELECTRICAL											
EQUIPMENT TYPE	DESIGNATION	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	SERIAL NUMBER	VOLT/PHASE	AMPS		ESTIMATED REMAINING LIFE	PRIORITY
DISTRIBUTION PANELBOARD	MAIN 1	BASEMENT	LIGHTS AND RECEPTACLE POWER	SQUARE D	-LINE HCN	NA	240/120V, 1 PHASE	400		PAST RECOMMENDED LIFE	3
DISTRIBUTION PANELBOARD	MAIN 2	BASEMENT	EQUIPMENT POWER	SQUARE D	-LINE HCN	NA	240V, 3 PHASE	400		PAST RECOMMENDED LIFE	3
PANELBOARD	PANEL A	BASEMENT	LIGHTS AND RECEPTACLE POWER	SQUARE D	NQOB	NA	240/120V, 1 PHASE	150		PAST RECOMMENDED LIFE	3
LOAD CENTER	SUB PANEL	BASEMENT	LIGHTS AND RECEPTACLE POWER	SQUARE D	QOC16U	NA	240/120V, 1 PHASE	60		PAST RECOMMENDED LIFE	3
LOAD CENTER	EXISTNG PANEL WEST (G)	BASEMENT	LIGHTS AND RECEPTACLE POWER	SQUARE D	QO LOAD CENTER	NA	240/120V, 1 PHASE	100		PAST RECOMMENDED LIFE	3
FIRE ALARM SYSTEM	-	THROUGHOUT BUILDING	FIRE ALARM	HONEYWELL	-	-	-	-		13 YEARS	-
INTERIOR EGRESS LIGHTING	-	THROUGHOUT BUILDING	EGRESS LIGHTING	-	-	-	-	-		PAST RECOMMENDED LIFE	2
EXTERIOR EGRESS LIGHTING	-	BUILDING EXITS	EGRESS LIGHTING	-	-	-	-	-		DOESN'T EXIST	1

DEPARTMENT OF PUBLIC WORKS MAIN BUILDING ELECTRICAL											
EQUIPMENT TYPE	DESIGNATION	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	SERIAL NUMBER	VOLT/PHASE	AMPS	OTHER	ESTIMATED REMAINING LIFE	
ENCLOSED CIRCUIT BREAKER	MAIN 1	GARAGE AREA	LIGHTS AND RECEPTACLE POWER	SQUARE D	UNKNOWN	NA	240/120V, 1 PHASE	200	-	20 YEARS	-
AUTOMATIC TRANSFER SWITCH	ATS	GARAGE AREA	LIGHTS AND RECEPTACLE POWER	CUMMINS	POWER COMMAND	UNKNOWN	240/120V, 1 PHASE	200	-	15 YEARS	-
GENERATOR	GENERATOR	EXTERIOR	LIGHTS AND RECEPTACLE POWER	CUMMINS	DSFAD	A120288615	240/120V, 1 PHASE	NA	60kW	15 YEARS	-
DISTRIBUTION PANELBOARD	MDP 1	GARAGE AREA	LIGHTS AND RECEPTACLE POWER	SQUARE D	-LINE HCN	NA	240/120V, 1 PHASE	200	-	PAST RECOMMENDED LIFE	3
PANELBOARD	PANEL A	OFFICE AREA	LIGHTS AND RECEPTACLE POWER	SQUARE D	NQOB	NA	240/120V, 1 PHASE	100	-	PAST RECOMMENDED LIFE	3
PANELBOARD	PANEL B	LOCKER ROOM	LIGHTS AND RECEPTACLE POWER	SQUARE D	NQOB	NA	240/120V, 1 PHASE	100	-	PAST RECOMMENDED LIFE	3
PANELBOARD	PANEL C	GARAGE AREA	LIGHTS AND RECEPTACLE POWER	SQUARE D	NQOB	NA	240/120V, 1 PHASE	100	-	PAST RECOMMENDED LIFE	3
PANELBOARD	PANEL F	CARPENTRY	LIGHTS AND RECEPTACLE POWER	SQUARE D	NQOB	NA	240/120V, 1 PHASE	100	-	PAST RECOMMENDED LIFE	3
ENCLOSED CIRCUIT BREAKER	MAIN 2	GARAGE AREA	EQUIPMENT POWER	SQUARE D	NQOB	NA	240V, 3 PHASE	200	-	PAST RECOMMENDED LIFE	3
LOAD CENTER	??	GARAGE AREA	EQUIPMENT POWER	SQUARE D	QOC42U	NA	240V, 3 PHASE	100	-	PAST RECOMMENDED LIFE	3
PANELBOARD	??	CARPENTRY	EQUIPMENT POWER	SQUARE D	NQOB	NA	240V, 3 PHASE	100	-	PAST RECOMMENDED LIFE	3
FIRE ALARM SYSTEM	-	THROUGHOUT BUILDING	FIRE ALARM	HONEYWELL	-	-	-	-		PAST RECOMMENDED LIFE	2
INTERIOR EGRESS LIGHTING	-	THROUGHOUT BUILDING	EGRESS LIGHTING	-	-	-	-	-		PAST RECOMMENDED LIFE	2
EXTERIOR EGRESS LIGHTING	-	BUILDING EXITS	EGRESS LIGHTING	-	-	-	-	-		DOESN'T EXIST	1

DEPARTMENT OF PUBLIC WORKS GARAGE BUILDING ELECTRICAL											
EQUIPMENT TYPE	DESIGNATION	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	SERIAL NUMBER	VOLT/PHASE	AMPS	OTHER	ESTIMATED REMAINING LIFE	
ENCLOSED CIRCUIT BREAKER	MAIN	GARAGE AREA	LIGHTS AND RECEPTACLE POWER	SQUARE D	UNKNOWN	NA	240/120V, 1 PHASE	200	-	20 YEARS	-
AUTOMATIC TRANSFER SWITCH	ATS	GARAGE AREA	LIGHTS AND RECEPTACLE POWER	CUMMINS	OTECB-9608811	K110273179	240/120V, 1 PHASE	200	-	15 YEARS	-
LOAD CENTER	UNLABELED MAIN PANEL	GARAGE AREA	LIGHTS AND RECEPTACLE POWER	SQUARE D	QOC40U	NA	240/120V, 1 PHASE	200	-	PAST RECOMMENDED LIFE	3
LOAD CENTER	UNLABELED EMERGENCY PANEL	GARAGE AREA	EXIT LIGHTS AND SPRINKLER SYSTEM	SQUARE D	QO2	NA	240/120V, 1 PHASE	70	-	PAST RECOMMENDED LIFE	3
FIRE ALARM SYSTEM	-	THROUGHOUT BUILDING	FIRE ALARM	HONEYWELL	-	-	-	-		PAST RECOMMENDED LIFE	2
INTERIOR EGRESS LIGHTING	-	THROUGHOUT BUILDING	EGRESS LIGHTING	-	-	-	-	-		PAST RECOMMENDED LIFE	2
EXTERIOR EGRESS LIGHTING	-	BUILDING EXITS	EGRESS LIGHTING	-	-	-	-	-		DOESN'T EXIST	1

DEPARTMENT OF PUBLIC WORKS WAREHOUSE BUILDING ELECTRICAL											
EQUIPMENT TYPE	DESIGNATION	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	SERIAL NUMBER	VOLT/PHASE	AMPS	OTHER	ESTIMATED REMAINING LIFE	
LOAD CENTER	LOAD CENTER NORTH	BUILDING NORTH	LIGHTS AND RECEPTACLES	SQUARE D	QO12L100D	NA	240/120V, 1 PHASE	100	-	PAST RECOMMENDED LIFE	3
LOAD CENTER	LOAD CENTER SOUTH	BUILDING SOUTH	FUEL PUMPS	SQUARE D	QO6-12L100D	NA	240/120V, 1 PHASE	100	-	20 YEARS	-
INTERIOR EGRESS LIGHTING	-	THROUGHOUT BUILDING	EGRESS LIGHTING	-	-	-	-	-		10 YEARS	-
EXTERIOR EGRESS LIGHTING	-	BUILDING EXITS	EGRESS LIGHTING	-	-	-	-	-		DOESN'T EXIST	1

DEPARTMENT OF PUBLIC WORKS SALT STORAGE SHED ELECTRICAL											
EQUIPMENT TYPE	DESIGNATION	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	SERIAL NUMBER	VOLT/PHASE	AMPS	OTHER	ESTIMATED REMAINING LIFE	
SUSPECTED PANEL/BOX	UNLABELED	NEAR MAIN DOOR	LIGHTS AND RECEPTACLES	UNKNOWN	UNKNOWN	NA	240/120V, 1 PHASE	??	-	UNKNOWN	4

DEPARTMENT OF PUBLIC WORKS GARBAGE COLLECTION EQUIPMENT AREA ELECTRICAL											
EQUIPMENT TYPE	DESIGNATION	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	SERIAL NUMBER	VOLT/PHASE	AMPS	OTHER	ESTIMATED REMAINING LIFE	
PANELBOARD	UNLABELED	EXTERIOR NEAR NORTH FENCE	SITE LIGHTS AND GARBAGE EQUIPMENT	UNKNOWN	UNKNOWN	NA	240/120V, 1 PHASE	200	-	5 YEARS	-

VILLAGE HALL HVAC								
Equipment/System Type	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	EQUIPMENT DETAILS	ESTIMATED REMAINING LIFE	PRIORITY	NOTES
Air Handling Unit	Attic	Air Conditioning/Ventilation for Building	Trane			Past Recommended Life	2	Air Handling Unit with some DDC controls. Full size economizer not available.
Condensing Unit	Roof	Air Conditioning for Building	Trane	RAUCC30FBY		5 Years	2	R-22 refrigerant is being used. Refrigerant not available, and it's an environmental Hazard.
Refrigerant Piping	Attic/Roof	Air Conditioning for Building				Past Recommended Life	2	Piping is supported poorly with non traditional supports.
Refrigerant Piping Insulation	Attic/Roof	Air Conditioning for Building				Past Recommended Life	2	Insulation has been damaged and no UV protection or jacket was provided.
VAV Boxes	All Floors	Air Conditioning/Ventilation for Building				Past Recommended Life	2	
Attic Ventilation	Attic	Ventilation for Attic				Past Recommended Life	2	Dampers are fuctional, but appears to be leaking air, and does not appear to be controlled based temperature
Ceiling Fans	Second Floor Office Area	Air Circulation				3 Years	3	Traditional residential ceiling fans. Operational with wall mounted regulators.
Cooridor Return System	All Floors	Air Conditioning/Ventilation for Building				Past Recommended Life	1	This is not allowed per current codes.
Boiler	Basement	Heating for Building	Burnham	V905A	646 MBH	7 years	2	Steam boilers are not as efficient as new hot water condensing boilers.
Chemical Feed System	Basement	Heating for Building				Past Recommended Life	1	Existing feeder has a lot of corrosion.
Condensate Pump	Basement	Heating for Building	Sterlco	4126-GDF	1/3 HP, 120V, 60 Hz, 1	Past Recommended Life	2	
Boiler Combustion Air Intake	Basement	Heating for Building				Past Recommended Life	1	Ductwork in the corridor is too small for Combustion Air intake requirements for boiler size.
Combustion Air Intake Ductwork	Basement	Heating for Building				Past Recommended Life	1	Insulation on ductwork has been damaged.
Steam Fin Tubes	Varies	Heating for Building	Varies	Varies	Varies	Varies	2	Steam Radiators were replaced with steam fintube. Pneumatic controls not functional.
Steam Radiators	Basement	Heating for Building	Varies	Varies	Varies	Past Recommended Life	2	Several sections with only portion of the radiator functional.
Steam/Condensate Piping	All Floors	Heating for Building					2	Piping us in fair condition, but shows signs of age. Various area with minor leaks
Controls (DDC)	Attic	Operation for Air Handling Unit	ASI Controls		N/A	5 years	2	Air Handling Unit with some DDC controls. Full size economizer not available.
Controls (Pnumatic)	Through Building	Operationf for Fin/Tube and Radiators	Barb Coleman		N/A	Past Recommended Life	2	

DEPARTMENT OF PUBLIC WORKS MAIN BUILDING HVAC						
Equipment/System Type	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	EQUIPMENT DETAILS	ESTIMATED REMAINING LIFE
Existing Ventilation System						Past Recommended Life 1 Existing garage area converted from various storage spaces into offices. These spaces do not meet the ventilation requirements or have proper HVAC system to satisfy current codes.
Wall Mounted PTAC Units	Office 1	Office 1	Frigidaire			Past Recommended Life 1
Wall Mounted PTAC Units	Office 2	Office 2	Frigidaire			Past Recommended Life 1
Wall Mounted PTAC Units	Forestry Department	Forestry Department	Frigidaire			Past Recommended Life 1
Gas Fired Unit Heater	Garage Area Mezzanine	Converted Offices	Reznor			Past Recommended Life 1 Over 20 years old and in poor condition. Does not provide any ventilation air.
Gas Fired Unit Heater	Garage Area Mezzanine	Converted Offices	Modine			Past Recommended Life 1 Over 20 years old and in poor condition. Does not provide any ventilation air.
Gas Fired Unit Heater	PW Lockers, Miscellaneous Locker	PW Lockers	Modine			Past Recommended Life 1 Over 20 years old and in poor condition.
Gas Fired Furnace	Garage Area Mezzanine	Main Office Area	Trane	4TXCB042BC3HCAA	42000 BTUs, R-410A Re	3 Years 1 Does not provide any Outdoor Air.
Air Cooled Condensing Unit	Roof	Main Office Area	Trane			3 Years 2
Office area Supply Ductwork	Garage Area Mezzanine above office	Main Office Area				Past Recommended Life 1 All existing ductwork is flexible ductwork, which is not appropriate for commercial application. Several sections of the ductwork is damaged.
Exhaust Fan	Kitchen	Kitchen	Broan			Past Recommended Life 2
Exhaust Fan	Restroom	Restroom	Broan			Past Recommended Life 2
Exhaust Fan	Breakroom	Breakroom	Broan			Past Recommended Life 2
Furnace	Second Floor Locker Room	Breakroom/Locker Rooms	Comfort Maker	Enviro Plus 90 RPJ II	50,000 BTUs	Past Recommended Life 1 Does not provide any Outdoor Air.
Air Cooled Condensing Unit	Roof	Breakroom/Locker Rooms	Comfort Maker			Past Recommended Life 1
Locker Room Supply Ductwork	Second Floor Locker Room	Breakroom/Locker Rooms				Varies 3 Ductwork for furnace is in fair condition.
Exhaust Fan	Second Floor Break Room	Breakroom/Locker Rooms				Past Recommended Life 3 Was not able to locate the physical exhaust fan, but unit was operating very loud.
Furnace	Lower Level	Lower Level	Lennox	CH39-24/30A	30,000 BTUs	9 years 3
Air Cooled Condensing Unit	On Grade	Lower Level	Lennox			9 years 3
Lower Level Ductwork	Lower Level	Lower Level				Varies 3 Furnace ductwork in good condition.
Dust Collection System	Lower Level	Lower Level	Grizzly	G0862		15 Years 3
Dust Collection System Ductwork	Lower Level	Lower Level				Varies 3 Dust Collection system ductwork in good condition.
Gas Fired Unit Heater	Maintenance Area	Maintenance Area	Reznor			Past Recommended Life 1 Over 20 years old and in poor condition. Does not provide any ventilation air.
Makeup Air Unit	Maintenance Area/High ceiling	Maintenance Area				Past Recommended Life 1 Unit was operational, but condition of the unit appeared poor., Additionally, no controls are provided to ensure the space is under negative pressure and adequate ventilation is provided.
Vehicle Exhaust System	Maintenance Area/High ceiling	Maintenance Area				Past Recommended Life 1 Vehicle tail pipe exhaust system is present, but not being used. System does not appear functional.
Exhaust Duct	Maintenance Area	Maintenance Area				Past Recommended Life 1 Existing exhaust ductwork down to floor, but fans were not operational. After further investigation roof mounted ductwork does not have fans. System doesn't meet code requirements.
Used Oil Heater	Maintenance Area	Maintenance Area	Energy Logic	EL-200H	200,000 BTUs	6 years 3

DEPARTMENT OF PUBLIC WORKS GARAGE BUILDING HVAC							
EQUIPMENT TYPE	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	EQUIPMENT DETAILS	ESTIMATED REMAINING LIFE	
Gas Fired Unit Heater	Garage Area Mezzanine	Garage	Modine	PAE 75	60,000 BTUs	Past Recommended Life	3 The heater appears to be in fair condition. Actual operation would need to be verified.
Gas Fired Unit Heater	Garage Area Mezzanine	Garage	Modine	PAE 75	60,000 BTUs	Past Recommended Life	3 The heater appears to be in fair condition. Actual operation would need to be verified.
Gas Fired Unit Heater	Garage Area Mezzanine	Garage	Modine	PAE 75	60,000 BTUs	Past Recommended Life	3 The heater appears to be in fair condition. Actual operation would need to be verified.
Gas Fired Unit Heater	Garage Area Mezzanine	Garage	Modine	PAE 75	60,000 BTUs	Past Recommended Life	3 The heater appears to be in fair condition. Actual operation would need to be verified.
Gas Fired Unit Heater	Garage Area Mezzanine	Garage	Modine	PAE 75	60,000 BTUs	Past Recommended Life	3 The heater appears to be in fair condition. Actual operation would need to be verified.
Gas Fired Unit Heater	Garage Area Mezzanine	Garage	Modine	PAE 75	60,000 BTUs	Past Recommended Life	3 The heater appears to be in fair condition. Actual operation would need to be verified.
Gas Fired Unit Heater	Garage Area Mezzanine	Garage	Modine	PAE 75	60,000 BTUs	Past Recommended Life	3 The heater appears to be in fair condition. Actual operation would need to be verified.
Gas Fired Unit Heater	Garage Area Mezzanine	Garage	Modine	PSH 130	130,000 BTUs	Past Recommended Life	3 The heater appears to be in fair condition. Actual operation would need to be verified.
Electric Wall Heater	Sprinkler Room	Sprinkler Room	Q Mark	QSW		Past Recommended Life	3
Roof Exhaust Fan	Roof	Garage	Carnes	VEBK	3325 CFM	Past Recommended Life	1 Current ventilation codes require this area to be ventilated at a rate of 0.75 CFM/SF. The current system is not designed for this airflow.
Roof Exhaust Fan	Roof	Garage	Carnes	VEBK	1000 CFM	Past Recommended Life	1 Current ventilation codes require this area to be ventilated at a rate of 0.75 CFM/SF. The current system is not designed for this airflow.
Roof Exhaust Fan	Roof	Wash Area	Carnes	VEBK	862 CFM	Past Recommended Life	1 Current ventilation codes require this area to be ventilated at a rate of 0.75 CFM/SF. The current system is not designed for this airflow.

DEPARTMENT OF PUBLIC WORKS WAREHOUSE BUILDING HVAC							
EQUIPMENT TYPE	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	VOLT/PHASE	ESTIMATED REMAINING LIFE	
Ventilation Equipment							1 Current building is utilized to store vehicles. Vehicle storage is not allowed per current code without ventilation system.

VILLAGE HALL PLUMBING & FIRE PROTECTION								
EQUIPMENT TYPE	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	EQUIPMENT DETAILS	ESTIMATED REMAINING LIFE	PRIORITY	NOTES
Plumbing Fixtures	Various Restrooms on Each Floor		Varies	Varies		Varies	3	Plumbing fixtures need to be reviewed for ADA compliance.
Plumbing Piping	Various Restrooms on Each Floor	Plumbing Fixtures				Varies	3	Existing plumbing piping appears to be galvanized steel.
Domestic Hot Water Heater	Basement	Plumbing Fixtures	AO Smith	Pro Max	40 Gal., 38,000 Btus	Past Recommended Life	3	Water Heater is a residential style water heater, utilized in a commercial application.
Air Compressor (Pneumatic System)	Basement	Building HVAC Controls	Speedaire	52700C		5 years	3	Compressor operated louder than normal.
Natural Gas Piping	Basement	Building Heating/Plumbing				Varies	3	
Fire Protection Piping	All Floors	Fire Protection System				Varies	2	Existing fire protection piping continues to develop leaks. Piping is Sch. 40/10 steel. Typically, it's required to be galvanized.
Fire Protection Main	All Floors	Fire Protection System				Varies	2	
Fire Protection Backflow	Basement	Fire Protection System				5 years	1	Existing fire protection system is only provided with a check valve. Standard practice is RPZ type backflow preventer or double detector check valve.
Air Compressor for Fire Protection	Basement	Fire Protection System	Marathon	Riser	1 HP Riser Mounted	7 years	2	
Fire Protection System Components	Basement	Fire Protection System	Tyco/Potter			7 years	2	

DEPARTMENT OF PUBLIC WORKS MAIN BUILDING PLUMBING & FIRE PROTECTION								
EQUIPMENT TYPE	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	EQUIPMENT DETAILS	ESTIMATED REMAINING LIFE	PRIORITY	NOTES
Plumbing Fixtures	Various Restrooms on Each Floor		Varies	Varies		Varies	3	Plumbing fixtures need to be reviewed for ADA compliance.
Plumbing Piping	Various Restrooms on Each Floor	Plumbing Fixtures				Varies	3	Existing plumbing piping appears to be copper and in fair condition.
Domestic Hot Water Heater	Locker Room	Plumbing Fixtures	AO Smith	Pro Max	40 Gal., 38,000 Btus	Past Recommended Life	3	Water Heater is a residential style water heater, utilized in a commercial application.
Natural Gas Piping	Building	Building Heating/Plumbing				Varies	3	
Trench Drains	Open Garage Area	Drainage					1	Code requires the trench drains to be connected to an Oil Water separator or a catch Basin.
Fire Protection System								There is no Fire protection system for this building.

DEPARTMENT OF PUBLIC WORKS GARAGE BUILDING PLUMBING & FIRE PROTECTION								
EQUIPMENT TYPE	LOCATION	FUNCTION/AREA SERVED	MANUFACTURER	MODEL NUMBER	EQUIPMENT DETAILS	ESTIMATED REMAINING LIFE	PRIORITY	NOTES
Plumbing Piping	Wash Area	Truck Wash Area				Varies	3	
Pressure Washer	Wash Area	Truck Wash Area	Landa		2000 psi, Gas	Varies	2	This product is not supported by manufacturer any more.
Natural Gas Piping	Building	Building Heating/Plumbing				Varies	3	
Trench Drains	Open Garage Area	Drainage				Varies	1	
Fire Protection Piping	Garage	Fire Protection System				Varies	2	Existing fire protection piping continues to develop leaks. Piping is Sch. 40/10 steel. Typically, it's required to be galvanized.
Fire Protection Main	Garage	Fire Protection System				Varies	2	
Fire Protection Backflow	Garage	Fire Protection System				Past Recommended Life	1	Existing fire protection system is only provided with a check valve. Standard practice is RPZ type backflow preventer or double detector check valve.
Air Compressor for Fire Protection	Garage	Fire Protection System	Marathon	Wall	Wall Mounted	2 years	2	
Fire Protection System Components	Garage	Fire Protection System	Tyco			Past Recommended Life	2	

APPENDIX D
ENERGY ANALYSIS

Introduction

As part of the facilities condition assessment, Upper 90 Energy was tasked with producing a preliminary report identifying the amount of energy consumed by the Village of Shorewood’s facilities and include general sustainability measures and recommendations.

Energy Analysis

The table and graphs below represent the total energy consumed by the above locations over the last years.

The following includes data for each individual location; the table includes the following information:

Village Hall	Elec (kWh)	Elec \$	Therms	Natural Gas \$	Btu/GSF	Total \$
2016	103,040	\$13,571	8,614	\$5,588		\$19,159
2017	92,520	\$12,085	9,042	\$5,998		\$18,082
2018	69,800	\$9,505	9,702	\$6,150		\$15,655
2019	72,040	\$9,724	10,012	\$6,076		\$15,800
2020	71,000	\$9,477	10,163	\$5,615		\$15,092
2021	69,560	\$9,477	9,731	\$7,333		\$16,810
Dept. Public Works	Elec (kWh)	Elec \$	Therms	Natural Gas \$	Btu/GSF	Total \$
2016	148,134	\$22,083	6,566	\$6,279		\$28,363
2017	151,375	\$22,520	9,520	\$6,802		\$29,322
2018	180,933	\$25,986	7,634	\$8,679		\$34,665
2019	158,230	\$25,038	13,922	\$8,823		\$33,861
2020	146,504	\$23,138	10,542	\$6,377		\$29,515
2021	183,816	\$27,007	11,690	\$8,562		\$35,569

Sustainability Analysis

Upper 90 Energy conducted a site visit on November 11th, 2021. Observations and recommendations are noted for each building below.

Village Hall:

The Village Hall has recently been retrofitted to LED. The facility has new LED technology throughout and is in a great condition. The exterior pole lights appeared to be existing metal halide technology. Overall, the building lighting is efficient and aesthetic.

Recommendation: *The exterior lighting should be brought up to LED for additional efficiency and energy savings.*

Modern codes and construction techniques have led to more weather-tight building envelope conditions with far less air infiltration than ever before. Due to the age of Village Hall, it is difficult to achieve this standard of building envelope. However, there are steps that can be taken to minimize energy loss. With minimal exterior doors, there appeared to be adequate door sweeps and weatherization to prevent air leakage.

Recommendation: *The building envelope should be examined more to determine air infiltration in the roof / wall intersections, especially with a building of this age.*

The Village Hall has multiple different types of controls in the building. Upper 90 was not able to completely view how the building was being controlled. There may be no and low-cost programmatic corrections that can save energy.

Recommendation: *It is recommended that the building HVAC be retro commissioned so that the city can identify HVAC & Controls systems operational or performance deficiencies, energy-savings measures, and reopening strategies for COVID-19 preparedness.*

As stated in the executive summary, there are many HVAC deficiencies on site. Many of the existing controls and equipment on site are past its useful life. For example, the Burnham and Power Flame boilers are nearing their end of useful life and should be scheduled for replacement. Similar issues are found in the chiller plant and ventilation systems.

Recommendation: *Consider replacement of HVAC equipment and components nearing end of useful life to maximize energy efficiency and reduce utility costs.*

Public Works:

The public works campus has 5 buildings, a main shop with offices, garage, 2 cold storages, and a salt shed. The main shop area has existing fluorescent lighting technology that would benefit from an LED upgrade.

Recommendations: *It is recommended to retrofit the existing lighting and replace with LED lamps and bulbs, like the Village Hall. The HVAC operation at the main garage should be retro commissioned as well. The office area in the main shop should be further examined to confirm proper ventilation requirements.*

There are many garage doors with broken and inadequate weatherization seals. The Modine units in the garage are mounted close to the ceiling and destratification fans could help move the heated air throughout the space. There are minimal opportunities in the additional outbuildings.

Recommendations: *The weather strips should be replaced to better tighten the outbuildings. Energy savings could also be captured in the garage by adding destratification fans.*

Savings Projection

Note the trends of both energy consumption and cost associated with each facility. Based on utility data and site visits, the total historic cost of energy for these Village facilities is around \$35,000 per year; through improved operation and more efficient equipment, the Village could expect a **minimum of 10% energy savings** “across the board”, which would equate to **about \$3,500 per year in utility savings**. These savings are based on historic utility costs and do not account for the current volatility in energy production and fossil fuel costs.

Public Works

Issue No.	Deficiency Priorities	Capital Requirements Classification Categories	FCA Notes	Budget
Priority 1 (28)				\$658,900
62	Priority 1	1 - Safety & Security	Deterioration of existing concrete structural slab on ramp above.	\$28,000
73	Priority 1	1 - Safety & Security	Existing garage area converted from various storage spaces into offices. These spaces do not meet the ventilation requirements or have proper HVAC system to satisfy current codes.	\$150,000
69	Priority 1	1 - Safety & Security	Multiple structural cracks in the masonry occur that question the structural integrity of the entire building.	\$75,000
65	Priority 1	1 - Safety & Security	lintels at the exterior overhead doors are sagging, adding to the structural integrity questions on the building.	\$30,000
59	Priority 1	1 - Safety & Security	extreme moisture infiltration through the exterior walls and foundation continue to add to the questionable structural integrity. many signs of mold present.	\$25,000
6	Priority 1	1 - Safety & Security	many locations of exposed old electrical wiring that increases potential fire risk and liability.	\$1,000
71	Priority 1	1 - Safety & Security	Clear evidence of water infiltration in the exterior walls resulting from water getting in at the roof level, or through the terra cotta caps. increased possibility of mold growth in the walls that would need to be remediated.	\$80,000
27	Priority 1	1 - Safety & Security	2nd floor - clear signs of water damage in the building that needs to be repaired and/or remediated. structural integrity would still need to be verified.	\$5,000
52	Priority 1	1 - Safety & Security	2nd floor - additional structural elements were added to the loft door opening to address the structural sag and deflection that was occurring.	\$20,000
43	Priority 1	1 - Safety & Security	Building is currently utilized to store some vehicles. This requires the ventilation upgrades. If the vehicles are stored in another building may not need to provide additional ventilation.	\$12,000
7	Priority 1	2 - Scheduled Maintenance	Exterior door missing weatherstripping and sweep	\$1,400
44	Priority 1	2 - Scheduled Maintenance	Existing gas fired unit heater in mezzanine. Over 20 years old and in poor condition.	\$15,000
45	Priority 1	2 - Scheduled Maintenance	Existing exhaust ductwork down to floor, but fans were not operational.	\$15,000
31	Priority 1	2 - Scheduled Maintenance	Existing exhaust fans in the kitchen, restroom and break room appears in poor condition.	\$7,500
32	Priority 1	2 - Scheduled Maintenance	Exhaust fan operating very loud.	\$7,500
46	Priority 1	2 - Scheduled Maintenance	Salt structure's walls and base is deteriorating and needs to be repaired/ replaced.	\$15,000
57	Priority 1	2 - Scheduled Maintenance	location of excess salt storage and pavement slope towards storm inlet is not recommended. Suggested to change pitch to take runoff through a filter system prior to entering watershed.	\$25,000
24	Priority 1	2 - Scheduled Maintenance	Masonry Damage at retaining wall of building	\$5,000
47	Priority 1	2 - Scheduled Maintenance	Retaining wall damage and structural concern.	\$15,000
58	Priority 1	2 - Scheduled Maintenance	different retaining wall materials and construction styles are present along the common property line of the site. These different elements are all questionable and should be addressed to properly protect the Owner from possible liability. and risk.	\$25,000
60	Priority 1	2 - Scheduled Maintenance	masonry and concrete deteriorating at dock area. openings under dock allow pests into space.	\$25,000
9	Priority 1	3 - Deferred Maintenance	Wall mounted PTAC Unit for air-conditioning. Poor condition	\$2,500
66	Priority 1	3 - Deferred Maintenance	Gas fired furnace to serve the office area. Unit in fair condition. Units are only accessible through temporary ladder, which does not provide proper access for maintenance. Flex ductwork routed in the mezzanine in poor condition.	\$40,000
51	Priority 1	3 - Deferred Maintenance	Makeup Air unit at ceiling. Unit was operational, but condition of the unit appeared poor.	\$18,000
50	Priority 1	3 - Deferred Maintenance	Existing Trench Drain in poor shape. There does not appear to have catch basin or oil water separator	\$16,000



Public Works


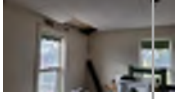





















Issue No.	Deficiency Priorities	Capital Requirements Classification Categories	FCA Notes	Budget
Priority 2 (30)				\$593,800
5	Priority 2	1 - Safety & Security	Unmarked riser at door threshold	\$500
8	Priority 2	1 - Safety & Security	Wall intersection missing proper fire stopping	\$1,800
3	Priority 2	1 - Safety & Security	Broken stair nosing	\$400
68	Priority 2	1 - Safety & Security	doors, windows, trim, and all other wood pieces on building have rotten beyond usfulness.	\$50,000
18	Priority 2	2 - Scheduled Maintenance	Existing exterior door hardware does not properly secure this area.	\$3,500
15	Priority 2	2 - Scheduled Maintenance	Gaps behind stell jambs at overhead doors and mandoor opens spaces to moisture, critters, and potential damage.	\$3,000
37	Priority 2	2 - Scheduled Maintenance	Structural slab issue at overhead door	\$10,000
26	Priority 2	2 - Scheduled Maintenance	Roof is overall in good condition. There are a few locations where cracks or slits have occurred in the membrane or the flashings that need to be repaired.	\$5,000
67	Priority 2	2 - Scheduled Maintenance	The concrete dock area is deteriorating to the point of exposed rebar and crumbling concrete. Pests are able to occupy multiple voids in the structure	\$45,000
39	Priority 2	2 - Scheduled Maintenance	multiple cracks are present in the exterior walls. attempts to repair have been made, but given the soft nature of the brick, the cracks continue to form and grow in size and quantity. the building has vines growing on it, which hold in moisture, which contibutes to the wall damage and structural cracks.	\$10,000
28	Priority 2	2 - Scheduled Maintenance	cracks in the exterior wall structural system occur in multiple locations. they appear to be settlement cracks, but they continue to move.	\$5,000
33	Priority 2	2 - Scheduled Maintenance	There is evidence of moisture issues along the cracks where area is below grade. This cannot be corrected since the softness and pourousness features of the light colored brick will always act like a sponge.	\$7,500
29	Priority 2	2 - Scheduled Maintenance	cracks in the exterior wall structural system occur in multiple locations. also evidence of moisture in the walls that is deteriorating the masonry .	\$5,000
16	Priority 2	3 - Deferred Maintenance	Stained ceiling tiles. Possible leak above	\$3,500
20	Priority 2	3 - Deferred Maintenance	VCT flooring deteriorating in locker room	\$4,500
36	Priority 2	3 - Deferred Maintenance	Deteriorating steel jambs at exterior overhad doors.	\$8,000
41	Priority 2	3 - Deferred Maintenance	Brick masonry deterioration throughout facade	\$12,000
30	Priority 2	3 - Deferred Maintenance	Misc. exterior wall and window repairs necessary	\$6,000
63	Priority 2	3 - Deferred Maintenance	Furnace for second floor. Unit in fair condition. Ventilation requirements are not met. Must evaluate required ventilation.	\$28,000
10	Priority 2	3 - Deferred Maintenance	concrete foundation damage needs to be repaired.	\$2,500
19	Priority 2	3 - Deferred Maintenance	HM frame/door is rusted through and should be replaced.	\$4,000
21	Priority 2	3 - Deferred Maintenance	Material storage againgt the building has resulted in physical damage to the building, and leaching of moisture through the wall that is deteriorating the wall construction.	\$4,800
74	Priority 2	3 - Deferred Maintenance	Asphalt parking lot is spiderwebbing its surface due to sub base not being properly prepared for the weight limits. The surface will continue to deteriorate, but the only repair is to complete a full base removal/ replacement.	\$230,000
25	Priority 2	3 - Deferred Maintenance	several cracks in the buildings foundation walls that are result of settling, water damage, etc. some are in the retaining wall portion of the building, which will take more time to address. The damage near the bin side fo the building is result if users and/or materials being stored againgt the building.	\$5,000
72	Priority 2	3 - Deferred Maintenance	the common wall of the building and the property line has a CMU exterior wall construction, which is subject to moisture infiltration, and therefore damage. This is contributing to the deterioration of the foundation wall, building, etc.	\$100,000
53	Priority 2	3 - Deferred Maintenance	steel channels were added to the overhead door jambs for protection. they were never grouted or flashed in correctly, leaving them exposed to weather and moisture, contributing to the wall failure.	\$20,000
13	Priority 2	3 - Deferred Maintenance	the wood trim, cornice, and fascia are rotting and needs to be repaired and refinished.	\$2,500
2	Priority 2	4 - Capital Renewal	Unmarked riser in locker room	\$300
49	Priority 2	4 - Capital Renewal	Ductwork for furnace in fair condition.	\$16,000
















Public Works

Issue No.	Deficiency Priorities	Capital Requirements Classification Categories	FCA Notes	Budget
Priority 3 (5)				\$28,500
17	Priority 3	2 - Scheduled Maintenance	Shower stall in fair condition	\$3,500
48	Priority 3	3 - Deferred Maintenance	Lighter brick is very soft, and prone to further damage. It is the weak point of the wall (weaker than red brick and mortar. Therefore the light brick is cracking, crumbling, and opening up in areas of movement.	\$15,000
38	Priority 3	3 - Deferred Maintenance	The light colored brick is deteriorating due to its softness. any movement in the building results in the soft brick cracking or chipping away. evidence of the damage is present next to the wall.	\$10,000
Priority 4 (16)				\$25,000
22	Priority 4	3 - Deferred Maintenance	Ceiling tiles are showing signs of age and deterioration.	\$5,000
11	Priority 4	3 - Deferred Maintenance	damage in roof overhang at material storage bins should be repaired. headroom is lower than desired, resulting in chance for more frequent damage to structure.	\$2,500
12	Priority 4	3 - Deferred Maintenance	water damage to walls from letting water infiltrate the walls through stone caps. needs to be repaired. cracks resulting from the infiltration should be repaired once the water has been corrected.	\$2,500
40	Priority 4	3 - Deferred Maintenance	concrete ceiling/ roof is damaged and spalling.	\$10,000
23	Priority 4	4 - Capital Renewal	Roof in good condition. Consider routine maintenance to roof vent projections, so showing signs of deterioration.	\$5,000
Priority 5 (3)				\$8,700
1	Priority 5	3 - Deferred Maintenance	Hollow metal door paint chipping on latch side	\$300
4	Priority 5	3 - Deferred Maintenance	Worn paint on concrete floor & stair	\$400
35	Priority 5	Category 5	Existing slab settlement / expansion cracks	\$8,000
Priority 6 (13)				\$229,000
55	Priority 6	1 - Safety & Security	Door hardware throughout building does not meet ADA Guidelines	\$23,000
54	Priority 6	2 - Scheduled Maintenance	Existing exhaust ductwork down to floor, but there are no fans. It is difficult to determine if the ventilation requirements are met, because you are relying on positive building pressurization	\$22,000
61	Priority 6	3 - Deferred Maintenance	Existing locker / toilet room does not meet ADA Guidelines	\$28,000
70	Priority 6	4 - Capital Renewal	This building does not have a fire protection system. Based on size and occupancy it will be required.	\$80,000
64	Priority 6	4 - Capital Renewal	Existing restroom was revised to have break room. Not adequate clearances or ventilation	\$30,000
56	Priority 6	4 - Capital Renewal	Locker room or plumbing fixtures do not comply with ADA	\$23,000
34	Priority 6	6 - Codes / Standards	Door clearance does not meet current ADA Guidelines	\$8,000
14	Priority 6	6 - Codes / Standards	Door hardware does not meet current ADA Guidelines	\$3,000
42	Priority 6	6 - Codes / Standards	Restroom and plumbing fixtures does not comply with ADA	\$12,000
















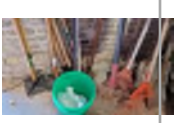

















Shorewood FCA Public Works Appendix B_Markup Summary


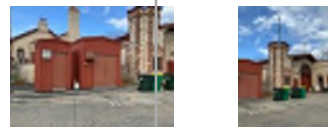
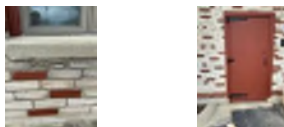




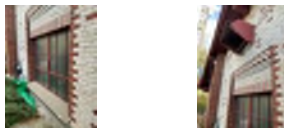






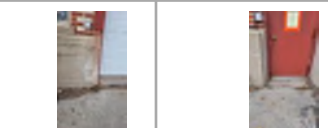

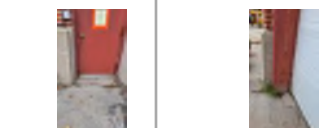

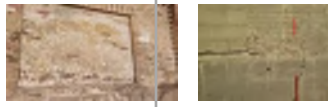


Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
			Priority 1 (28)			\$658,900
			Priority 1			
	62	Ceilings	Priority 1	Category 1	Deterioration of existing concrete structural slab on ramp above.	\$28,000
  						
	73	HVAC	Priority 1	Category 1	Existing garage area converted from various storage spaces into offices. These spaces do not meet the ventilation requirements or have proper HVAC system to satisfy current codes.	\$150,000
		FP	Priority 1	Category 1	Domestic Water with galvanized pipes.	
	69	Exterior	Priority 1	Category 1	Multiple structural cracks in the masonry occur that question the structural integrity of the entire building.	\$75,000
    						
	65	Exterior Doors	Priority 1	Category 1	lintels at the exterior overhead doors are sagging, adding to the structural integrity questions on the building.	\$30,000
 						
	59	Foundation	Priority 1	Category 1	extreme moisture infiltration through the exterior walls and foundation continue to add to the questionable structural integrity. many signs of mold present.	\$25,000
						
	6	Emergency Egress Lighting	Priority 1	Category 1	many locations of exposed old electrical wiring that increases potential fire risk and liability.	\$1,000
						
	71	Exterior	Priority 1	Category 1	Clear evidence of water infiltration in the exterior walls resulting from water getting in at the roof level, or through the terra cotta caps. increased possibility of mold growth in the walls that would need to be remediated.	\$80,000
						
















Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	27	Ceilings	Priority 1	Category 1	2nd floor - clear signs of water damage in the building that needs to be repaired and/or remediated. structural integrity would still need to be verified.	\$5,000
						
	52	Visible Structural Components	Priority 1	Category 1	2nd floor - additional structural elements were added to the loft door opening to address the structural sag and deflection that was occurring.	\$20,000
						
	43	HVAC	Priority 1	Category 1	Building is currently utilized to store some vehicles. This requires the ventilation upgrades. If the vehicles are stored in another building may not need to provide additional ventilation.	\$12,000
	7	Doors	Priority 1	Category 2	Exterior door missing weatherstripping and sweep	\$1,400
						
	44	HVAC	Priority 1	Category 2	Existing gas fired unit heater in mezzanine. Over 20 years old and in poor condition.	\$15,000
	45	HVAC	Priority 1	Category 2	Existing exhaust ductwork down to floor, but fans were not operational.	\$15,000
	31	HVAC	Priority 1	Category 2	Existing exhaust fans in the kitchen, restroom and break room appears in poor condition.	\$7,500
	32	HVAC	Priority 1	Category 2	Exhaust fan operating very loud.	\$7,500
	46	Exterior	Priority 1	Category 2	Salt structure's walls and base is deteriorating and needs to be repaired/ replaced.	\$15,000
						
	0	Exterior	Priority 1	Category 2	Salt structure's walls and base is deteriorating and needs to be repaired/ replaced.	\$0
						
	57	Roadways	Priority 1	Category 2	location of excess salt storage and pavement slope towards storm inlet is not recommended. Suggested to change pitch to take runoff through a filter system prior to entering watershed.	\$25,000
						


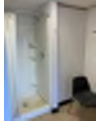
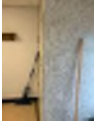






Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	24	Exterior	Priority 1	Category 2	Masonry Damage at retaining wall of building	\$5,000
						
	47	Parking Lots	Priority 1	Category 2	Retaining wall damage and structural concern.	\$15,000
						
	58	Foundation	Priority 1	Category 2	different retaining wall materials and construction styles are present along the common property line of the site. These different elements are all questionable and should be addressed to properly protect the Owner from possible liability. and risk.	\$25,000
						
	60	Foundation	Priority 1	Category 2	masonry and concrete deteriorating at dock area. openings under dock allow pests into space.	\$25,000
						
	9	HVAC	Priority 1	Category 3	Wall mounted PTAC Unit for air-conditioning. Poor condition	\$2,500
	66	HVAC	Priority 1	Category 3	Gas fired furnace to serve the office area. Unit in fair condition. Units are only accessible through temporary ladder, which does not provide proper access for maintenance. Flex ductwork routed in the mezzanine in poor condition.	\$40,000
	51	HVAC	Priority 1	Category 3	Makeup Air unit at ceiling. Unit was operational, but condition of the unit appeared poor.	\$18,000
	50	PLUMBING	Priority 1	Category 3	Existing Trench Drain in poor shape. There does not appear to have catch basin or oil water seperator	\$16,000
















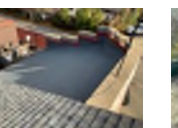



Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
			Priority 2 (30)			\$593,800
	5	Doors	Priority 2	Category 1	Unmarked riser at door threshold	\$500
						
	8	Walls	Priority 2	Category 1	Wall intersection missing proper fire stopping	\$1,800
						
	3	Flooring	Priority 2	Category 1	Broken stair nosing	\$400
						
	68	Exterior Doors	Priority 2	Category 1	doors, windows, trim, and all other wood pieces on building have rotten beyond usefulness.	\$50,000
						
	18	Flooring	Priority 2	Category 2	Existing exterior door hardware does not properly secure this area.	\$3,500
						
	15	Exterior Doors	Priority 2	Category 2	Gaps behind steel jambs at overhead doors and mandors opens spaces to moisture, critters, and potential damage.	\$3,000
						
	37	Exterior Doors	Priority 2	Category 2	Structural slab issue at overhead door	\$10,000
						
	26	Roof	Priority 2	Category 2	Roof is overall in good condition. There are a few locations where cracks or slits have occurred in the membrane or the flashings that need to be repaired.	\$5,000
						





Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	67	Foundation	Priority 2	Category 2	The concrete dock area is deteriorating to the point of exposed rebar and crumbling concrete. Pests are able to occupy multiple voids in the structure	\$45,000
						
	39	Exterior	Priority 2	Category 2	multiple cracks are present in the exterior walls. attempts to repair have been made, but given the soft nature of the brick, the cracks continue to form and grow in size and quantity. the building has vines growing on it, which hold in moisture, which contributes to the wall damage and structural cracks.	\$10,000
						
	28	Exterior Siding	Priority 2	Category 2	cracks in the exterior wall structural system occur in multiple locations. they appear to be settlement cracks, but they continue to move.	\$5,000
						
	33	Foundation	Priority 2	Category 2	There is evidence of moisture issues along the cracks where area is below grade. This cannot be corrected since the softness and porousness features of the light colored brick will always act like a sponge.	\$7,500
						
	29	Exterior Siding	Priority 2	Category 2	cracks in the exterior wall structural system occur in multiple locations. also evidence of moisture in the walls that is deteriorating the masonry .	\$5,000
						
	16	Ceilings	Priority 2	Category 3	Stained ceiling tiles. Possible leak above	\$3,500
						
	20	Flooring	Priority 2	Category 3	VCT flooring deteriorating in locker room	\$4,500
						
	36	Walls	Priority 2	Category 3	Deteriorating steel jambs at exterior overhead doors.	\$8,000
						








Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	41	Walls	Priority 2	Category 3	Brick masonry deterioration throughout facade	\$12,000
						
	30	Walls	Priority 2	Category 3	Misc. exterior wall and window repairs necessary	\$6,000
						
	63	HVAC	Priority 2	Category 3	Furnace for second floor. Unit in fair condition. Ventilation requirements are not met. Must evaluate required ventilation.	\$28,000
	0	Parking Lots	Priority 2	Category 3	Asphalt parking lot is spiderwebbing its surface due to sub base not being properly prepared for the weight limits. The surface will continue to deteriorate, but the only repair is to complete a full base removal/ replacement.	\$0
						
	10	Exterior	Priority 2	Category 3	concrete foundation damage needs to be repaired.	\$2,500
						
	19	Exterior Doors	Priority 2	Category 3	HM frame/door is rusted through and should be replaced.	\$4,000
						
	21	Exterior	Priority 2	Category 3	Material storage against the building has resulted in physical damage to the building, and leaching of moisture through the wall that is deteriorating the wall construction.	\$4,800
						
	74	Parking Lots	Priority 2	Category 3	Asphalt parking lot is spiderwebbing its surface due to sub base not being properly prepared for the weight limits. The surface will continue to deteriorate, but the only repair is to complete a full base removal/ replacement.	\$230,000
						

















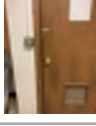





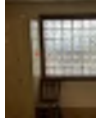


Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	25	Foundation	Priority 2	Category 3	several cracks in the buildings foundation walls that are result of settling, water damage, etc. some are in the retaining wall portion of the building, which will take more time to address. The damage near the bin side fo the building is result if users and/or materials being stored againgt the building.	\$5,000
						
	72	Foundation	Priority 2	Category 3	the common wall of the building and the property line has a CMU exterior wall construction, which is subject to moisture infiltration, and therfore damage. This is contributing to the deterioration of the foundation wall, building, etc.	\$100,000
						
	53	Exterior Doors	Priority 2	Category 3	steel channels were added to the overhead door jambs for protection. they were never grouted or flashed in correctly, leaving them exposed to weather and moisture, contributing to the wall failure.	\$20,000
						
	13	Exterior	Priority 2	Category 3	the wood trim, cornice, and fascia are rotting and needs to be repaired and refinished.	\$2,500
						
	2	Flooring	Priority 2	Category 4	Unmarked riser in locker room	\$300
						
	49	HVAC	Priority 2	Category 4	Ductwork for furnace in fair condition.	\$16,000




Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
			Priority 3 (5)			\$28,500
	17	Plumbing	Priority 3	Category 2	Shower stall in fair condition	\$3,500
						
		HVAC	Priority 3	Category 2	Intake air louver and dampers, in fair condition.	
	48	Exterior	Priority 3	Category 3	Lighter brick is very soft, and prone to further damage. It is the weak point of the wall (weaker than red brick and mortar. Therefore the light brick is cracking, crumbling, and opening up in areas of movement.	\$15,000
						
	38	Exterior	Priority 3	Category 3	The light colored brick is deteriorating due to its softness. any movement in the building results in the soft brick cracking or chipping away. evidence of the damage is present next to the wall.	\$10,000
						
		PLUMBING	Priority 3	Category 3	Domestic Water with galvanized pipes.	

Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget							
			Priority 4 (16)			\$25,000							
		HVAC	Priority 4	Category 2	Gas Fired Unit Heaters, in good condition.								
		FP	Priority 4	Category 2	Dry Pipe Sprinkler system in good condition.								
	22	Ceilings	Priority 4	Category 3	Ceiling tiles are showing signs of age and deterioration.	\$5,000							
													
		HVAC	Priority 4	Category 3	Used Oil heater, in fair condition.								
	11	Exterior	Priority 4	Category 3	damage in roof overhang at material storage bins should be repaired. headroom is lower than desired, resulting in chance for more frequent damage to structure.	\$2,500							
													
	12	Exterior	Priority 4	Category 3	water damage to walls from letting water infiltrate the walls through stone caps. needs to be repaired. cracks resulting from the infiltration should be repaired once the water has been corrected.	\$2,500							
													
	0	ADA requirements	Priority 4	Category 3	facility is not accesible, but it is long term storage, and therefore not typically required to meet code.	\$0							
	40	Foundation	Priority 4	Category 3	concrete ceiling/ roof is damaged and spalling.	\$10,000							
													
	0	ADA requirements	Priority 4	Category 3	access to space is not ADA accessible	\$0							
	0	ADA requirements	Priority 4	Category 3	not level/ zero entry access through door.	\$0							
													
	23	Ceilings	Priority 4	Category 4	Roof in good condition. Consider routine maintenance to roof vent projections, so showing signs of deterioration.	\$5,000							
													
		HVAC	Priority 4	Category 4	Furnace for the lower level. newer unit in good condition.								

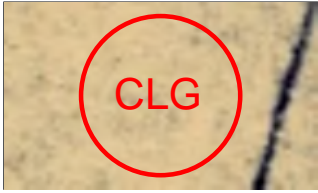
Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
		HVAC	Priority 4	Category 4	Existing dust collection in good condition.	
		HVAC	Priority 4	Category 4	Existing dust collection ductwork and furnace ductwork in good condition.	
		PLUMBING	Priority 4	Category 4	Sanitary plumbing piping for locker room in good condition.	
		PLUMBING	Priority 4	Category 4	Existing fuel tanks (unleaded and diesel). Need to evaluate if they currently are provided with sumps below the pumps. These requirements are changing and will trigger mandates fro EPA/WDNR	

Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
			Priority 5 (3)			\$8,700
	1	Doors	Priority 5	Category 3	Hollow metal door paint chipping on latch side	\$300
						
	4	Flooring	Priority 5	Category 3	Worn paint on concrete floor & stair	\$400
 						
	35	Floor	Priority 5	Category 5	Existing slab settlement / expansion cracks	\$8,000
						

Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
			Priority 6 (13)			\$229,000
	34	Door	Priority 6		Door clearance does not meet current ADA Guidelines	\$8,000
						
	14	Doors	Priority 6		Door hardware does not meet current ADA Guidelines	\$3,000
						
	0	Flooring	Priority 6		Toilet room does not meet current ADA Guidelines	\$0
						
	0	Ceilings	Priority 6		Existing wood plank ceiling in unsprinkled building	\$0
						
	0	ADA	Priority 6		Stair does not meet egress and ADA codes	\$0
						
	42	ADA	Priority 6		Restroom and plumbing fixtures does not comply with ADA	\$12,000
	55	ADA requirements	Priority 6	Category 1	Door hardware throughout building does not meet ADA Guidelines	\$23,000
						
	54	HVAC	Priority 6	Category 2	Existing exhaust ductwork down to floor, but there are no fans. It is difficult to determine if the ventilation requirements are met, because you are relying on positive building pressurization	\$22,000
	61	Flooring	Priority 6	Category 3	Existing locker / toilet room does not meet ADA Guidelines	\$28,000
						
	70	HVAC	Priority 6	Category 4	This building does not have a fire protection system. Based on size and occupancy it will be required.	\$80,000

Markup	Key	Comments	Deficiency Prioriti...	Capital Requirements Cl...	FCA Notes	Budget
	64	HVAC	Priority 6	Category 4	Existing restroom was revised to have break room. Not adequate clearances or ventilation	\$30,000
	56	ADA	Priority 6	Category 4	Locker room or plumbing fixtures do not comply with ADA	\$23,000
		FP	Priority 6	Category 4	The building is not provided with any fire sprinkler systems. Building of this size and type will trigger fire sprinkler system installation under current code requirements.	

Capture Media Summary



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Author: MikeN
Page: 1
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Comments:

Ceilings

62



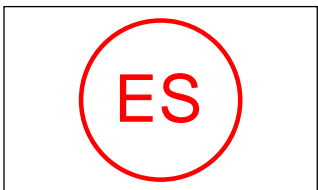
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00 Miscellaneous - 0 (2 of 3)



00 Miscellaneous - 1 (3 of 3)



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Status:

Comments:

Exterior

69



20211117_130747_resized (1 of 5)

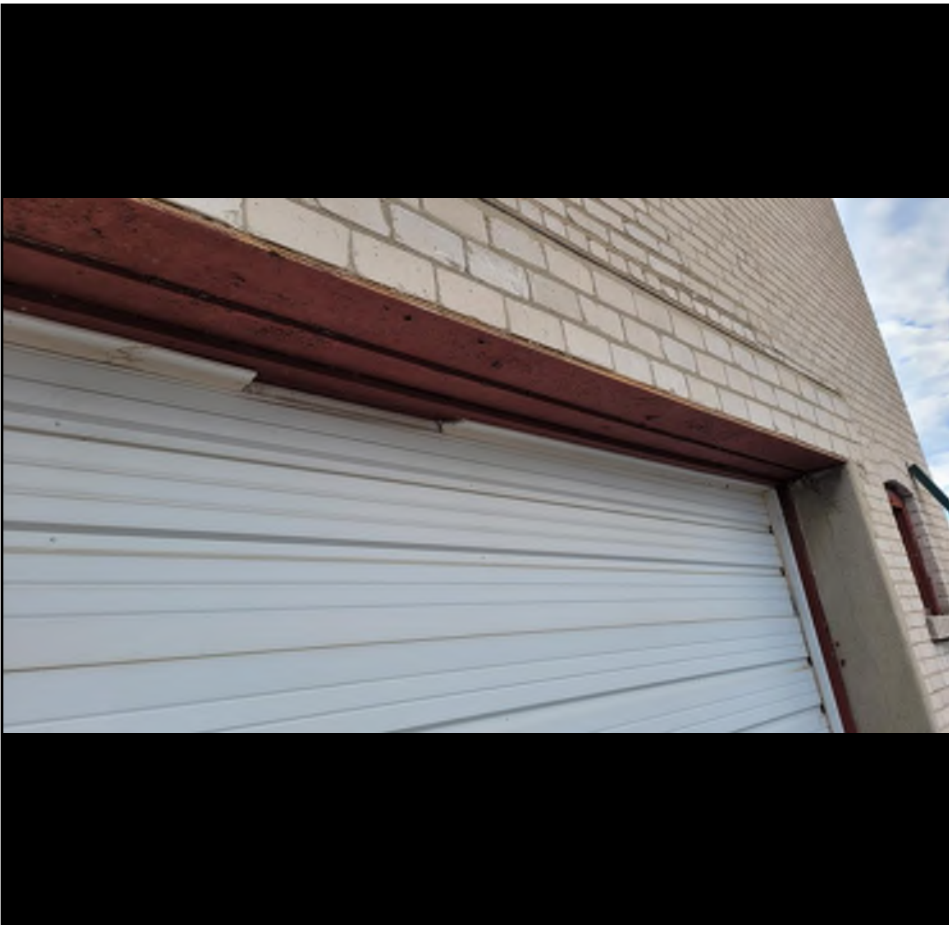
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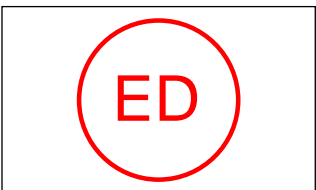
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20211117_130950_resized (4 of 5)



20211117_131203_resized (5 of 5)



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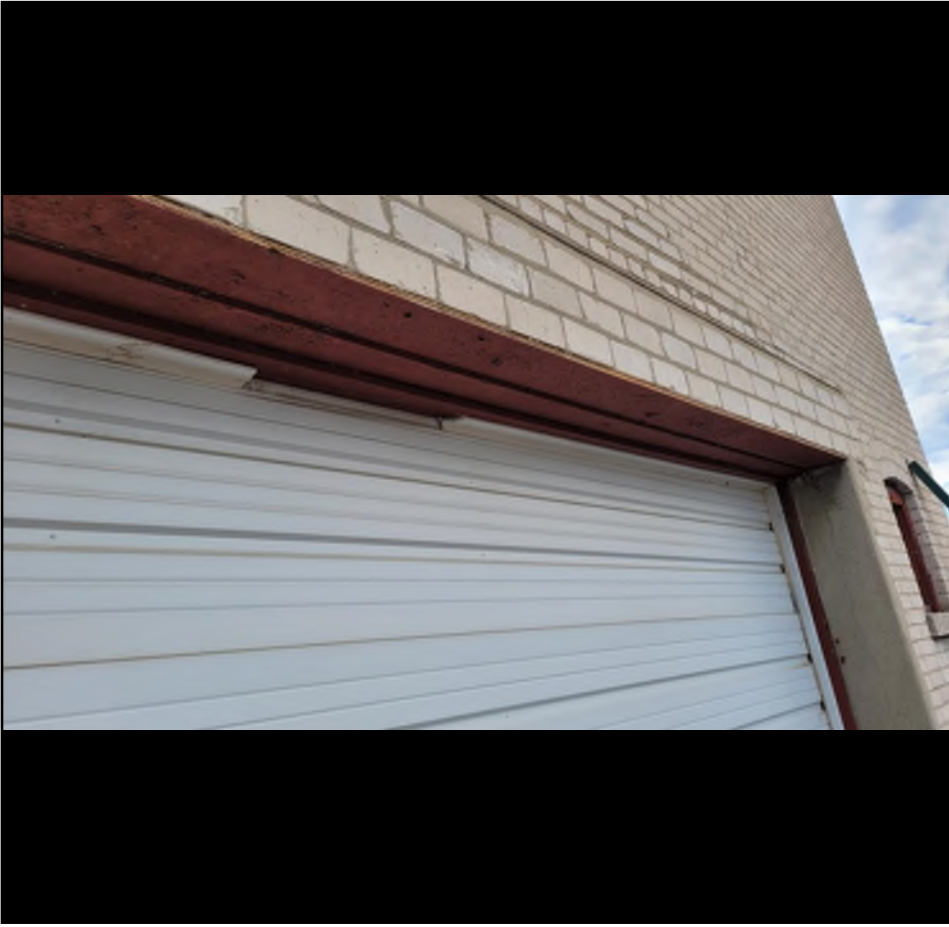
Exterior Doors

65

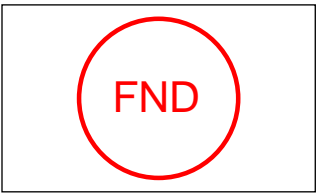


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Capture Media Summary



20211117_130950_resized (2 of 2)



Subject: Substructure
Date: 3/31/2022 12:22:20 PM
Author: Jason Estes
Page: 4
Space:
Status:

Comments:

Foundation

59



20211117_131020_resized (1 of 1)



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Author: Jason Estes
Page: 4
Space:
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Comments:

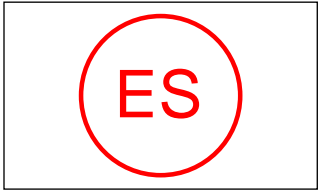
Emergency Egress Lighting

6



20211117_131349_resized (1 of 1)

Capture Media Summary



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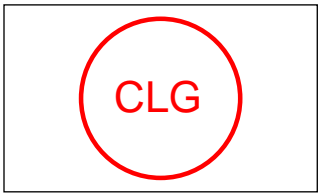
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Exterior

71



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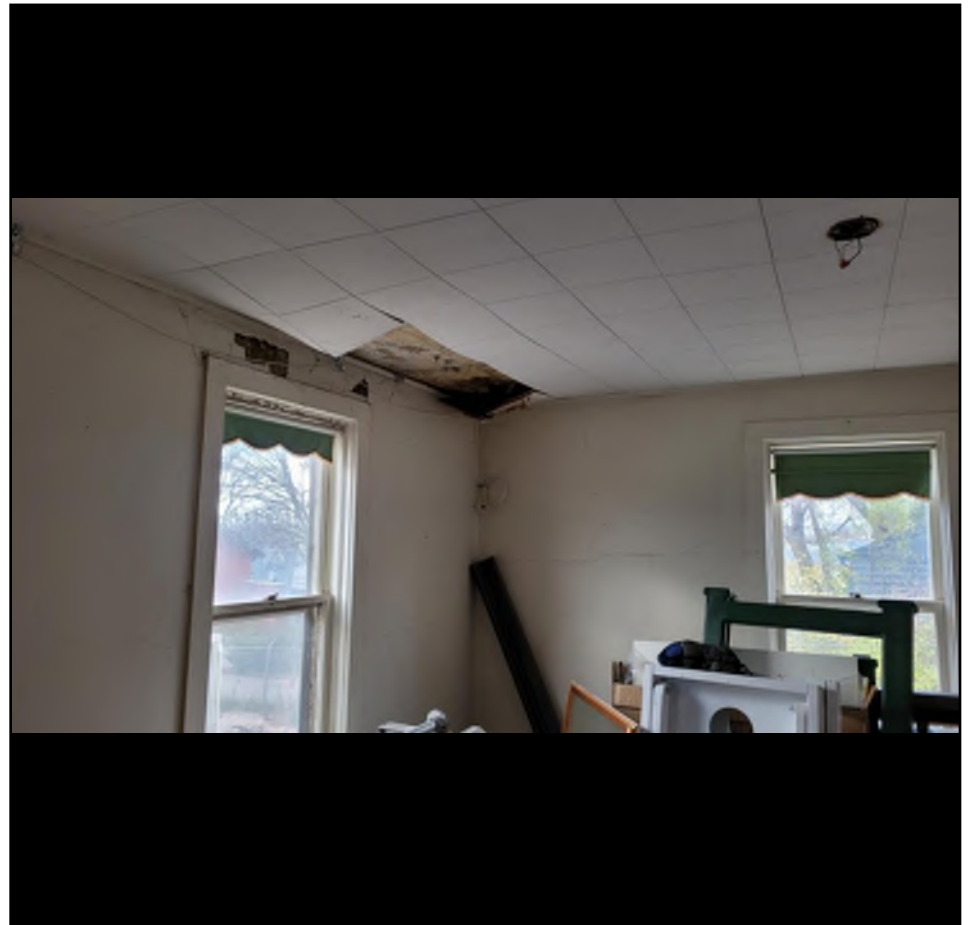


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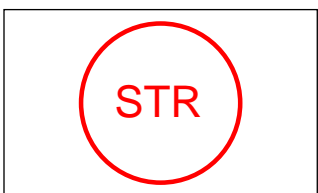
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Ceilings

27



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Author: Jason Estes
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Comments:

Visible Structural Components

52



20211117_131700_resized (1 of 2)

Capture Media Summary



20211117_131723_resized (2 of 2)



Subject: Interior Construction
Date: 3/31/2022 11:59:48 AM
Author: MikeN
Page: 1
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Status:

Comments:

Doors

7



00 Miscellaneous (1 of 2)



00 Miscellaneous - 0 (2 of 2)

Capture Media Summary



Subject: Building Envelope
Date: 3/31/2022 12:20:11 PM
Author: Jason Estes
Page: 2
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Status:

Comments:

Exterior

46



20211117_132107_resized (1 of 2)



20211117_132119_resized (2 of 2)



Subject: Building Envelope
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Page: 2
Space:
Status:

Comments:

Exterior

0



20211117_132205_resized (1 of 4)

Capture Media Summary



20211117_132213_resized (2 of 4)



20211117_132242_resized (3 of 4)



20211117_132256_resized (4 of 4)



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Page: 2
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Comments:

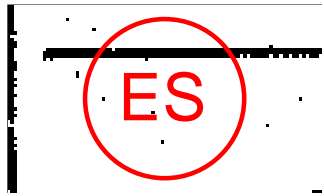
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57



20211117_132310_resized (1 of 1)

Capture Media Summary

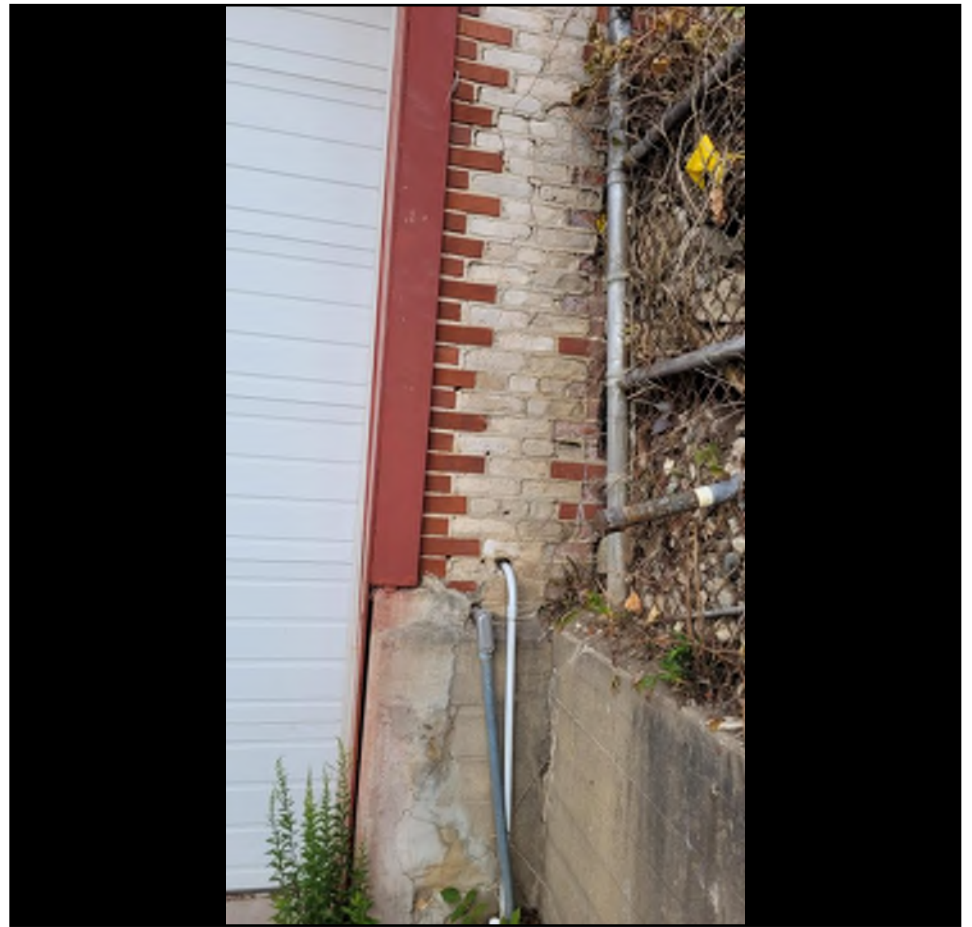


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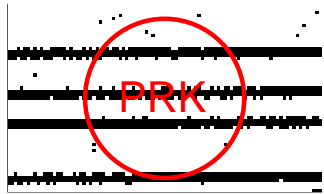
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Exterior

24



20211117_123647_resized (1 of 1)



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Page: 3
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Status:

Comments:

Parking Lots

47



20211117_123535_resized (1 of 2)



20211117_123539_resized (2 of 2)

Capture Media Summary



Subject: Substructure
Date: 3/31/2022 12:21:57 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Foundation

58



20211117_125710_resized (1 of 2)



20211117_125714_resized (2 of 2)



Subject: Substructure
Date: 3/31/2022 12:22:25 PM
Author: Jason Estes
Page: 5
Space:
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Comments:

Foundation

60



20211117_134030_resized (1 of 2)

Capture Media Summary



20211117_134140_resized (2 of 2)



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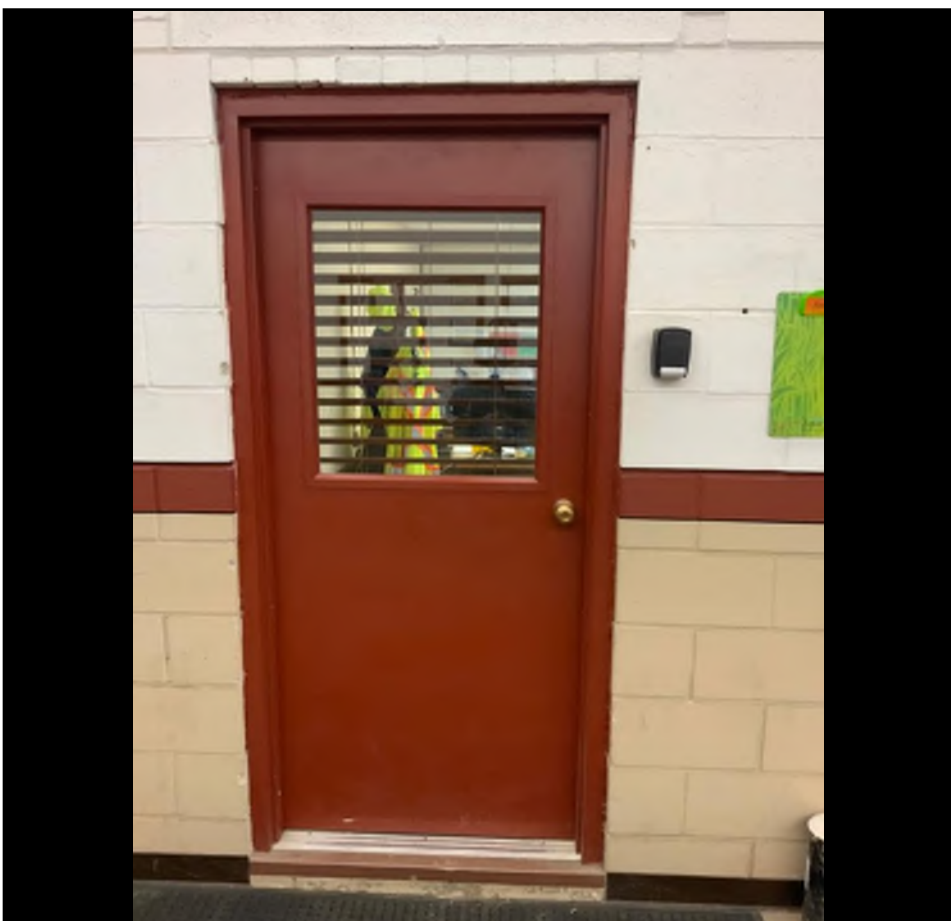
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Doors

5



00 Miscellaneous (1 of 2)



00 Miscellaneous - 0 (2 of 2)

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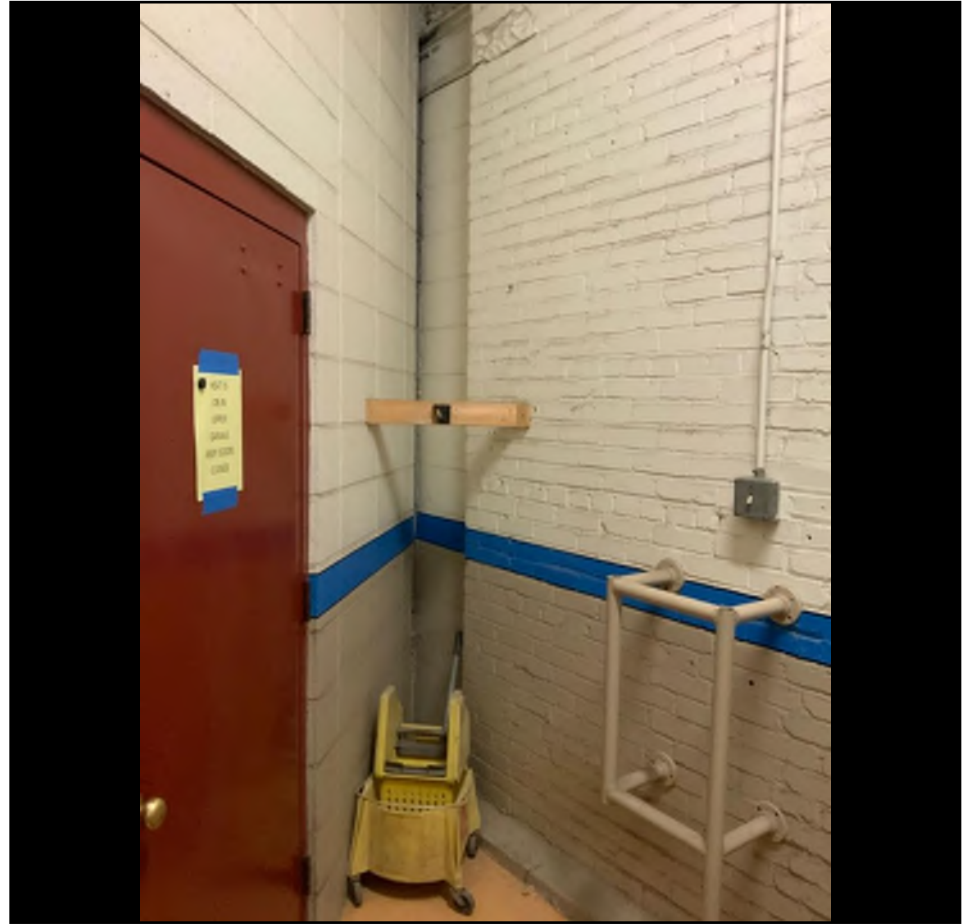


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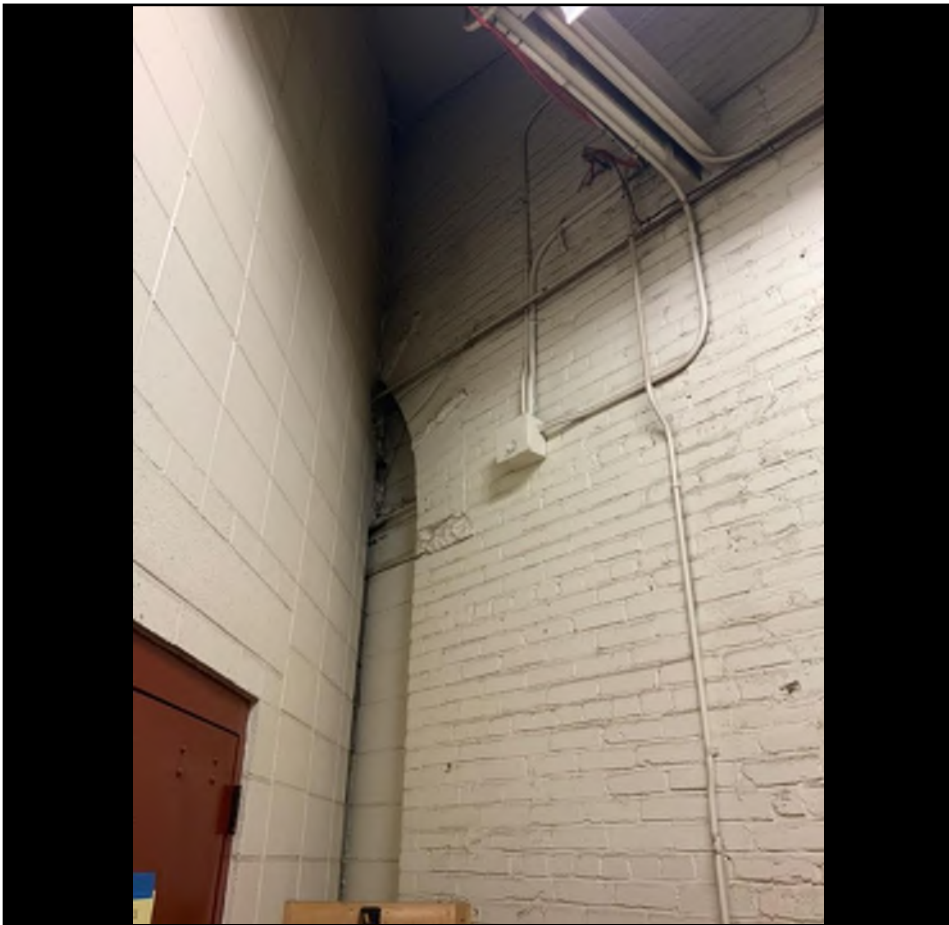
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Walls

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00 Miscellaneous (1 of 2)



00 Miscellaneous - 0 (2 of 2)

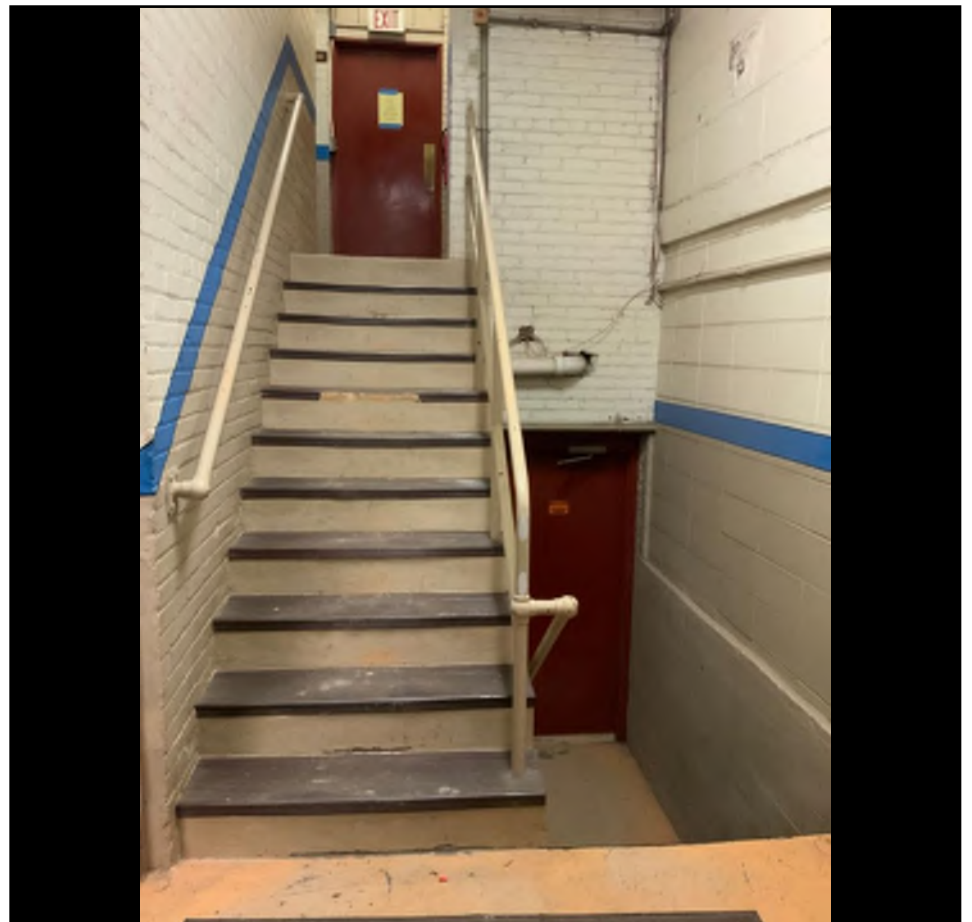


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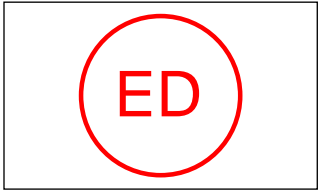
Flooring

3



00 Miscellaneous (1 of 1)

Capture Media Summary



Subject: Building Envelope
Date: 3/31/2022 12:25:20 PM
Author: Jason Estes
Page: 4
Space:
Status:

Comments:

Exterior Doors

68



20211117_130747_resized (1 of 1)



Subject: Interior Finishes
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Page: 1
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Comments:

Flooring

18

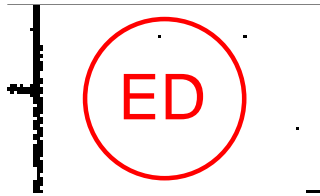


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00 Miscellaneous - 0 (2 of 2)

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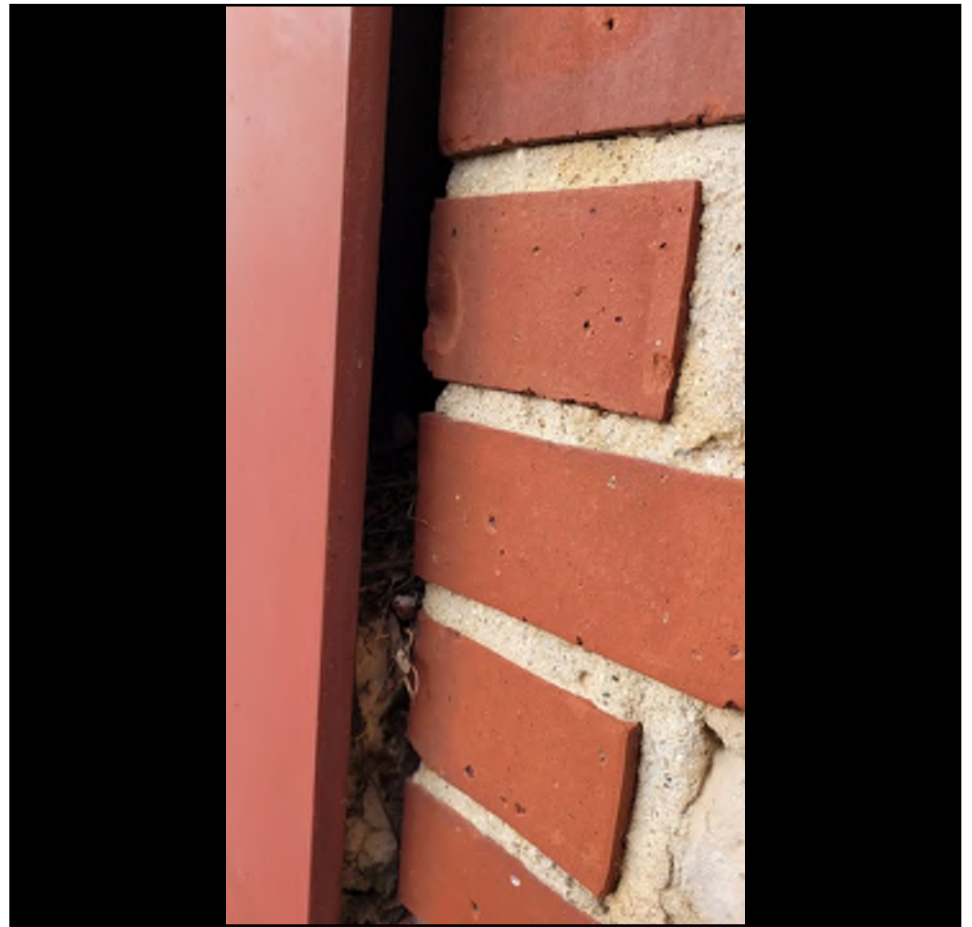


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Page: 3
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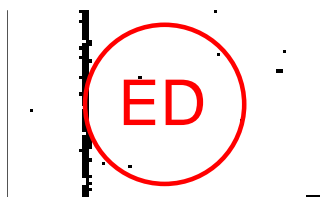
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Exterior Doors

15



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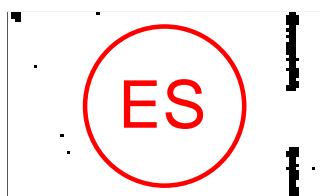
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Exterior Doors

37



20211117_123803_resized (1 of 1)

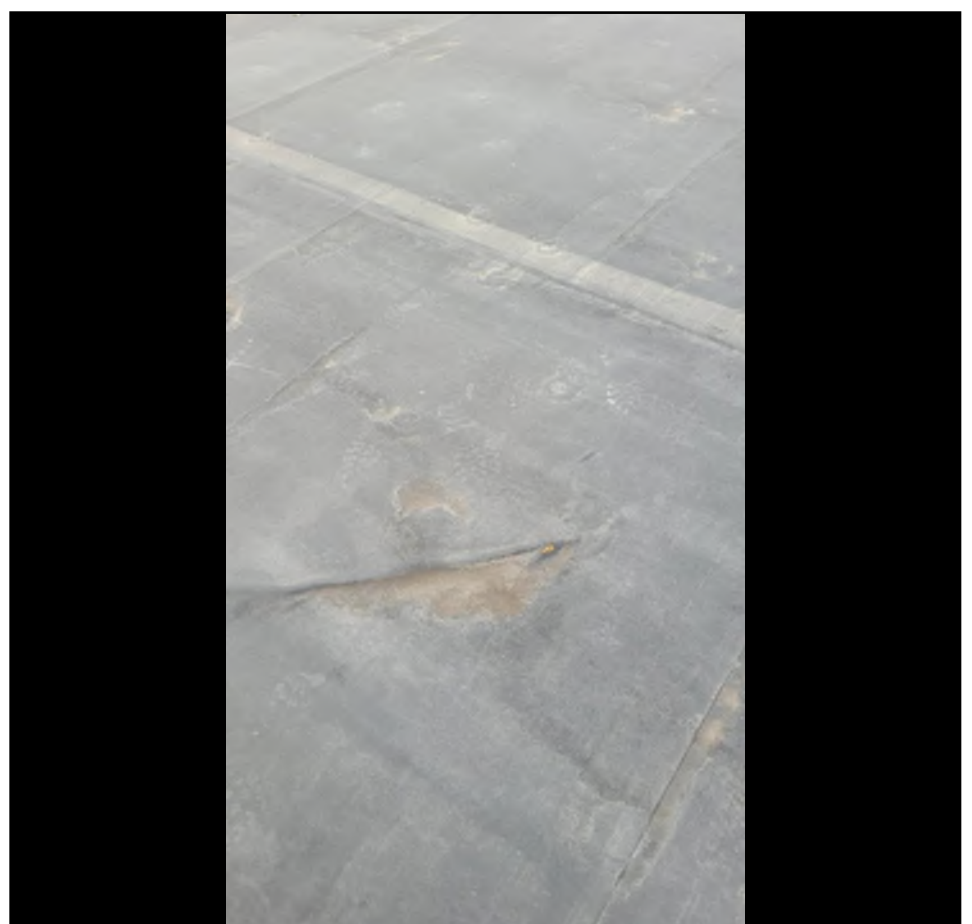


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Page: 3
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Comments:

Roof

26



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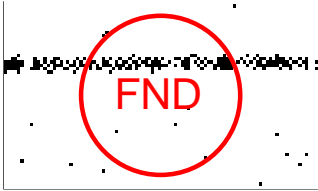
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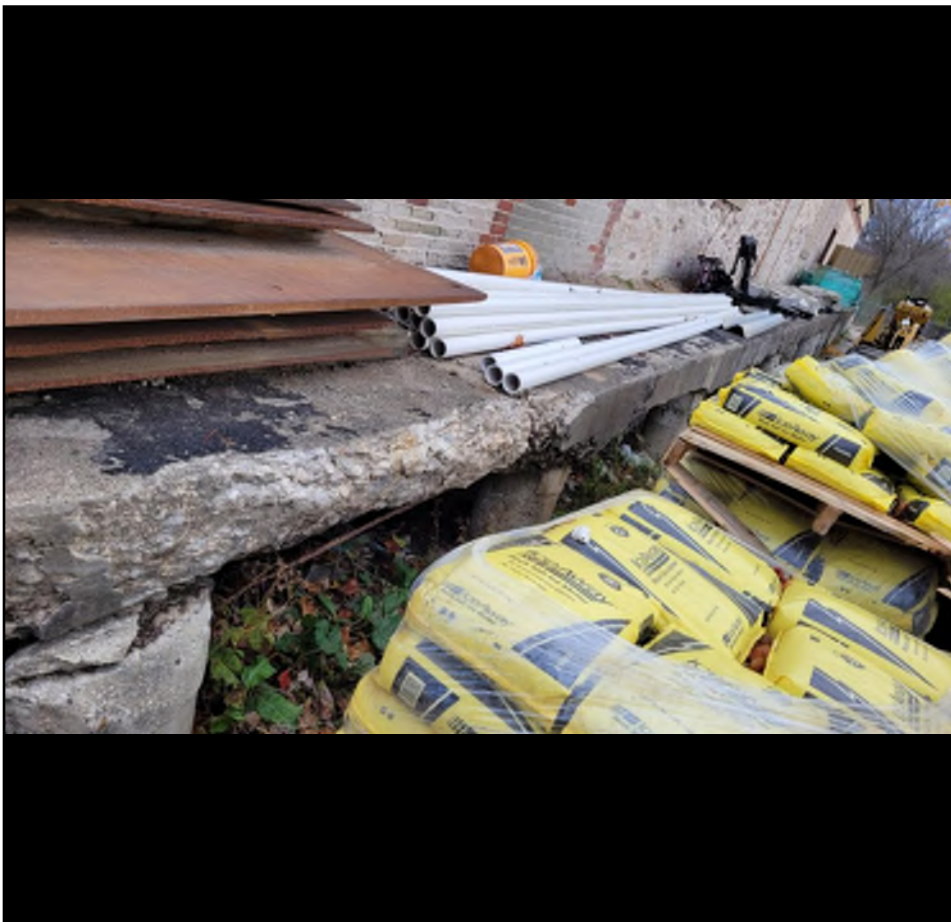
Comments:

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67



20211117_132339_resized (1 of 2)



20211117_132433_resized (2 of 2)

Capture Media Summary

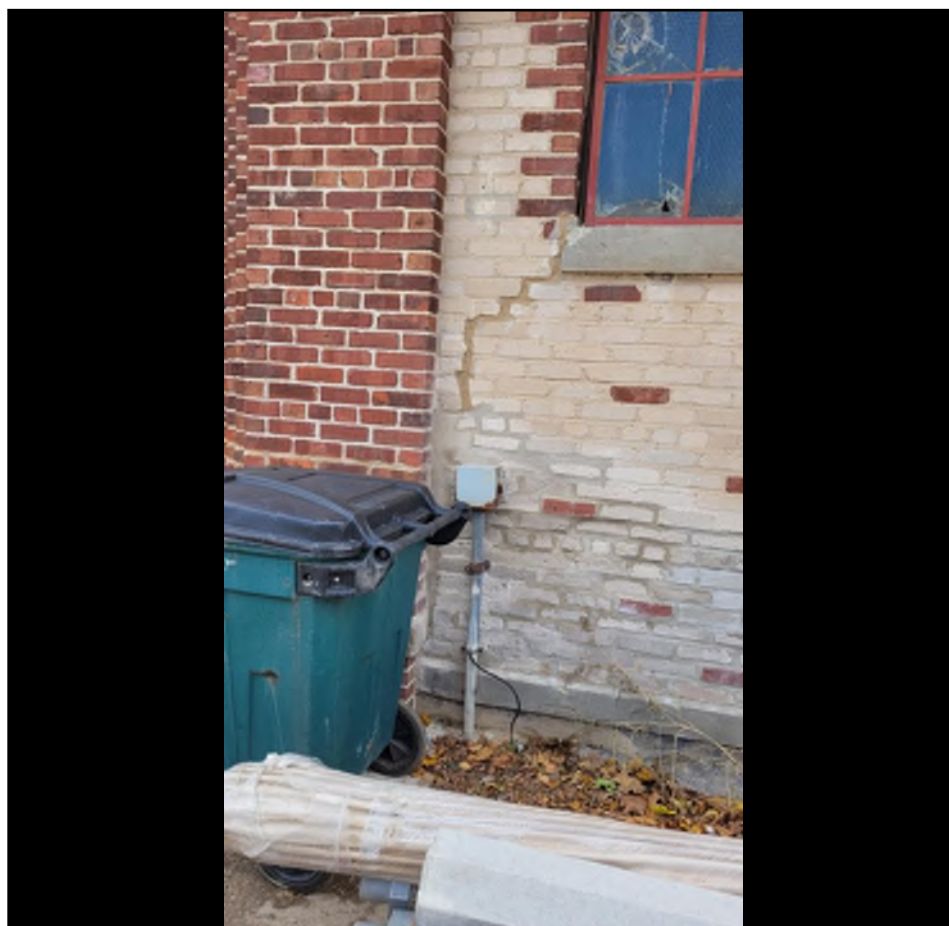


Subject: Building Envelope
Date: 3/31/2022 12:18:21 PM
Author: Jason Estes
Page: 5
Space:
Status:

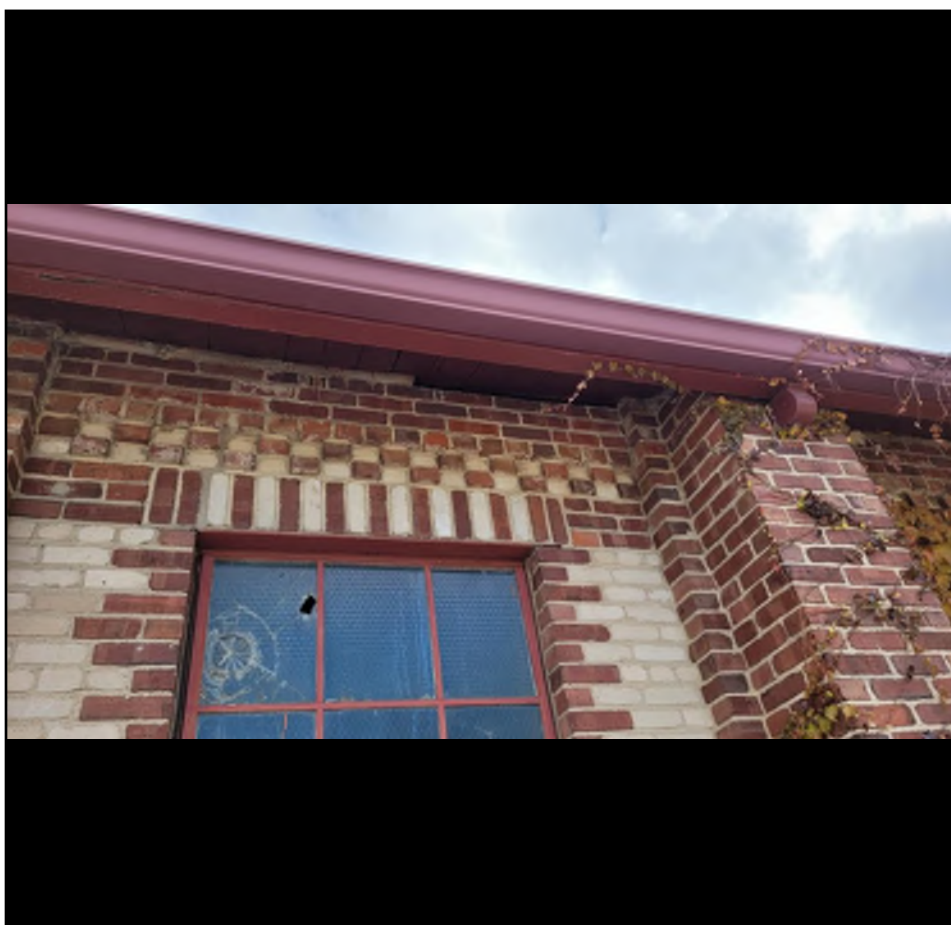
Comments:

Exterior

39



20211117_132631_resized (1 of 2)



20211117_132642_resized (2 of 2)

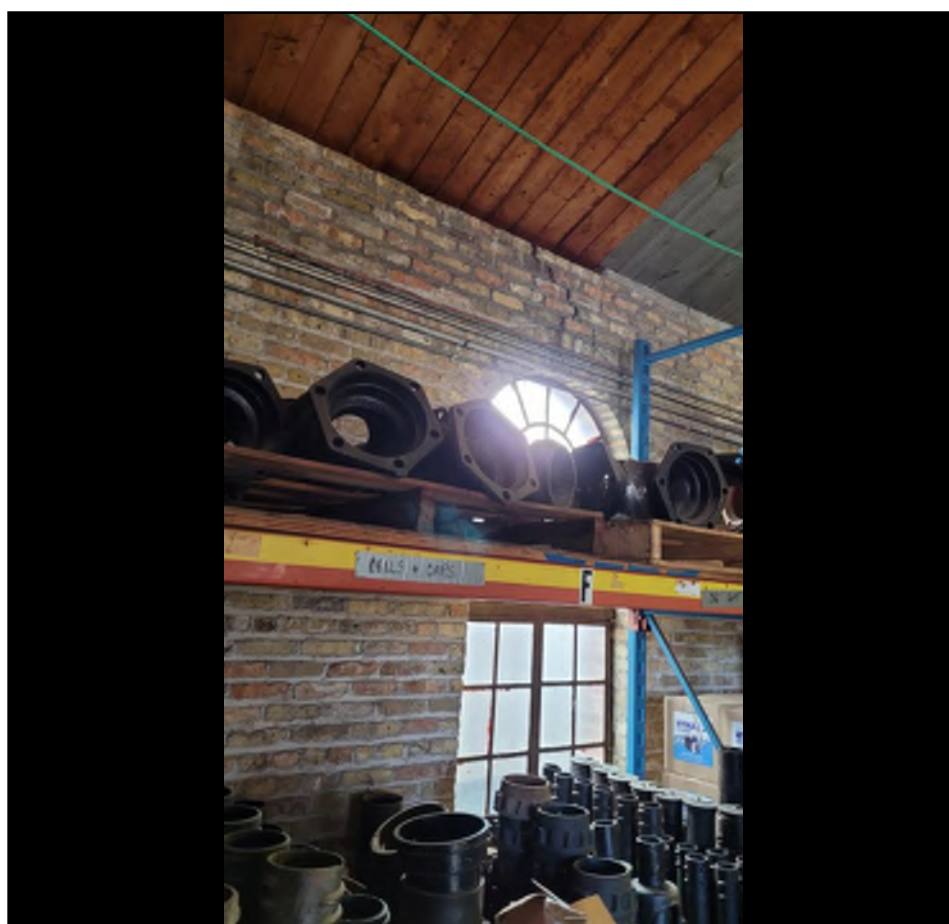


Subject: Building Envelope
Date: 3/31/2022 12:07:24 PM
Author: Jason Estes
Page: 5
Space: Storage Space
Status:

Comments:

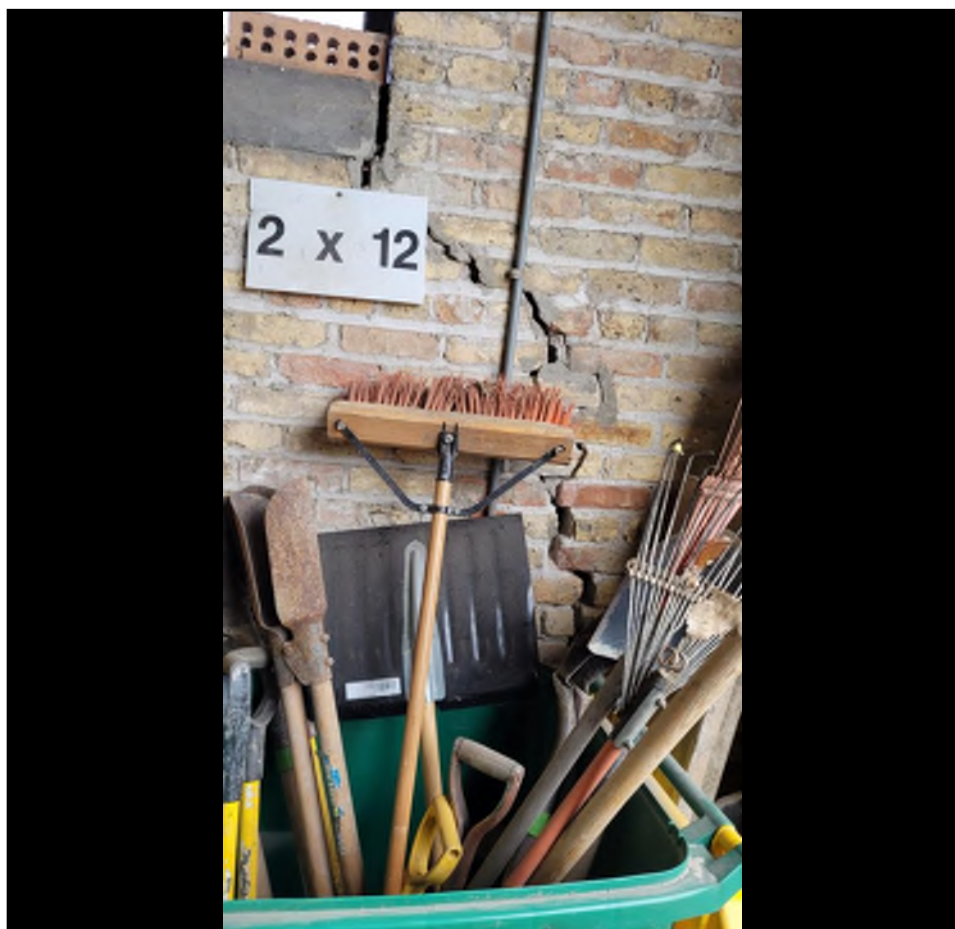
Exterior Siding

28

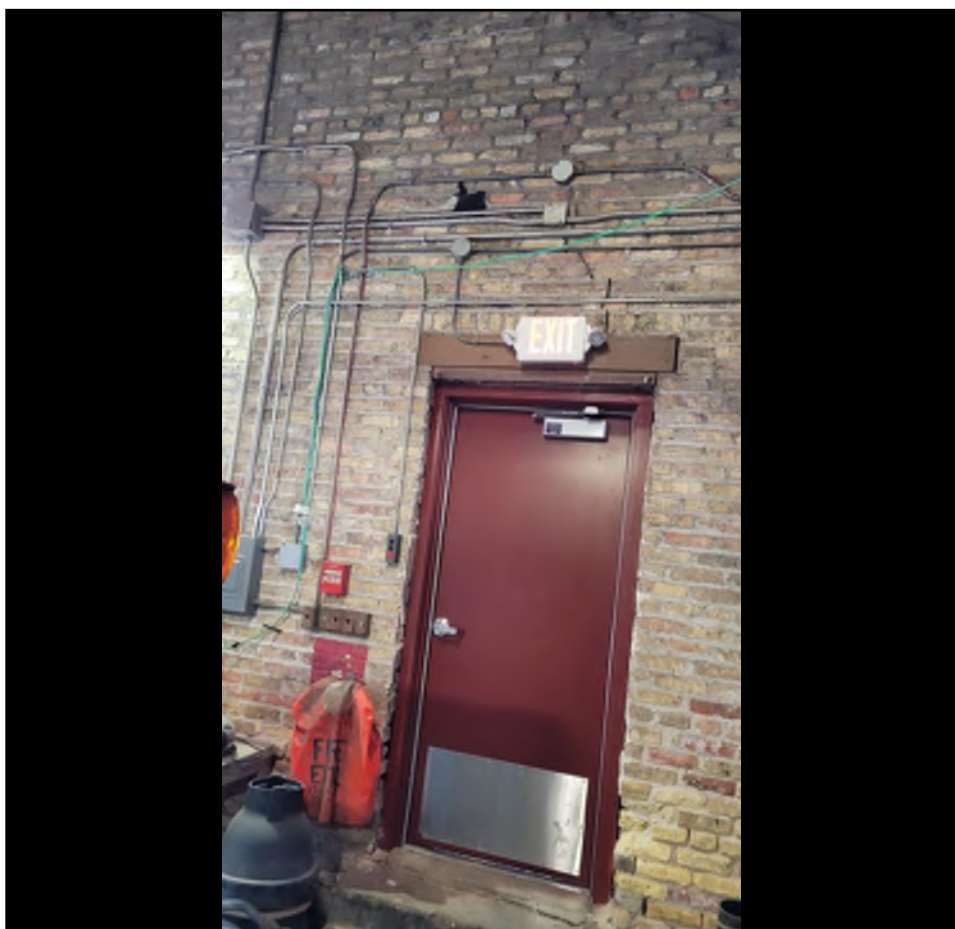


20211117_132839_resized (1 of 3)

Capture Media Summary



20211117_132910_resized (2 of 3)



20211117_133330_resized (3 of 3)



Subject: Substructure
Date: 3/31/2022 12:07:46 PM
Author: Jason Estes
Page: 5
Space: Storage Space
Status:

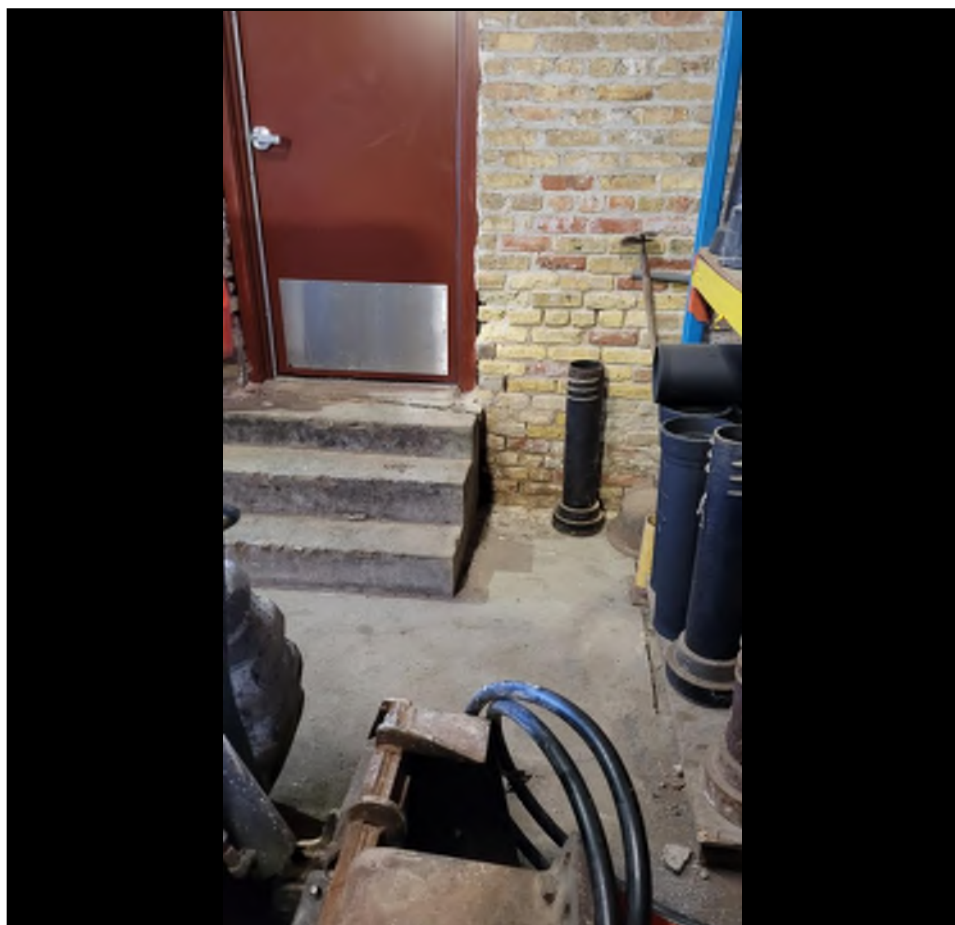
Comments:

Foundation

33

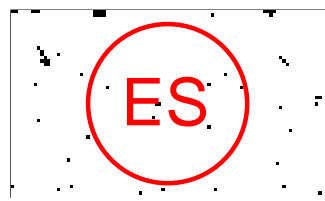


20211117_132939_resized (1 of 2)



20211117_133322_resized (2 of 2)

Capture Media Summary

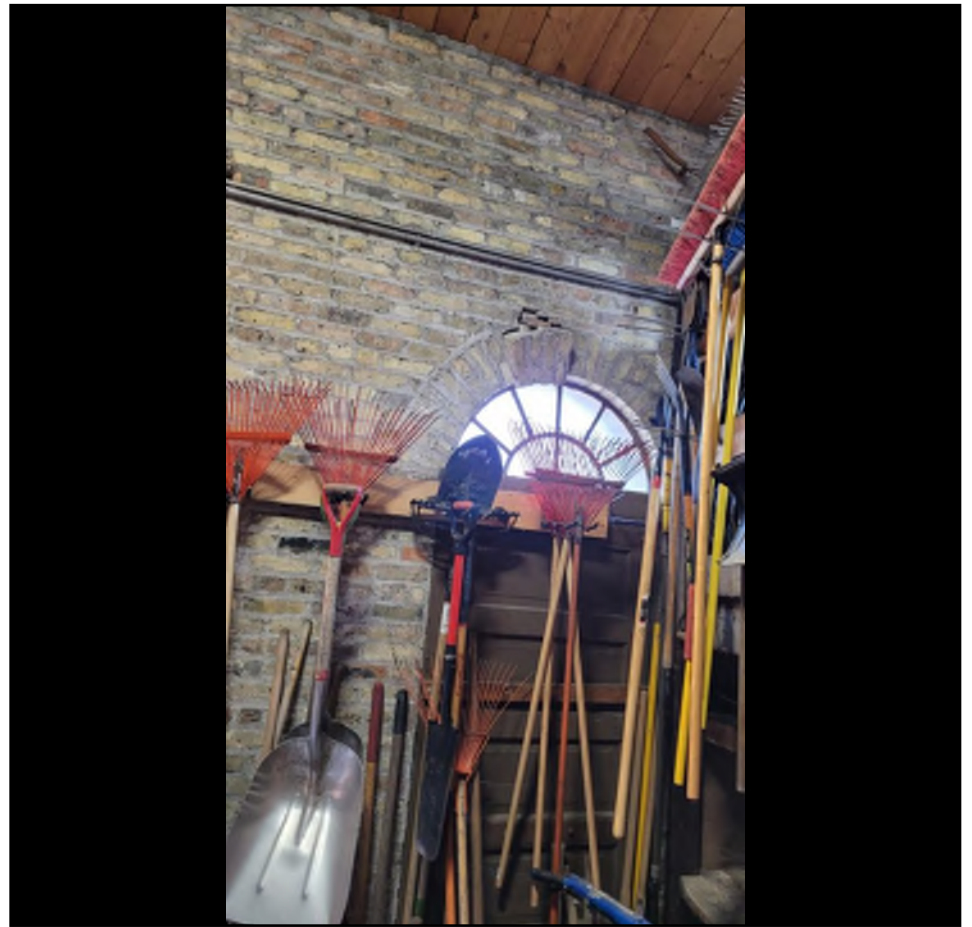


Subject: Building Envelope
Date: 3/31/2022 12:07:28 PM
Author: Jason Estes
Page: 5
Space: Landscape Maintenance Storage
Status:

Comments:

Exterior Siding

29



20211117_133850_resized (1 of 2)



20211117_133903_resized (2 of 2)

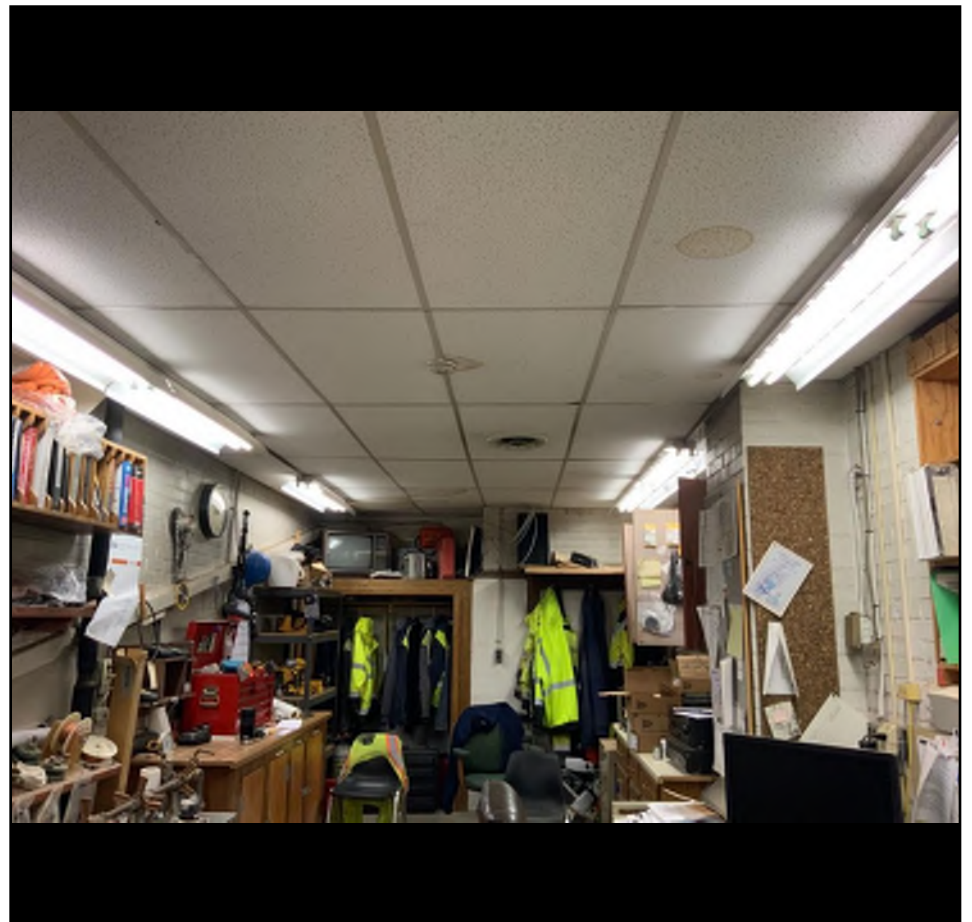


Subject: Interior Construction
Date: 3/31/2022 12:06:37 PM
Author: MikeN
Page: 1
Space: Meter Repair
Status:

Comments:

Ceilings

16



00 Miscellaneous (1 of 1)

Capture Media Summary



Subject: Interior Finishes
Date: 3/31/2022 12:06:52 PM
Author: MikeN
Page: 1
Space: Locker Room
Status:

Comments:

Flooring
20



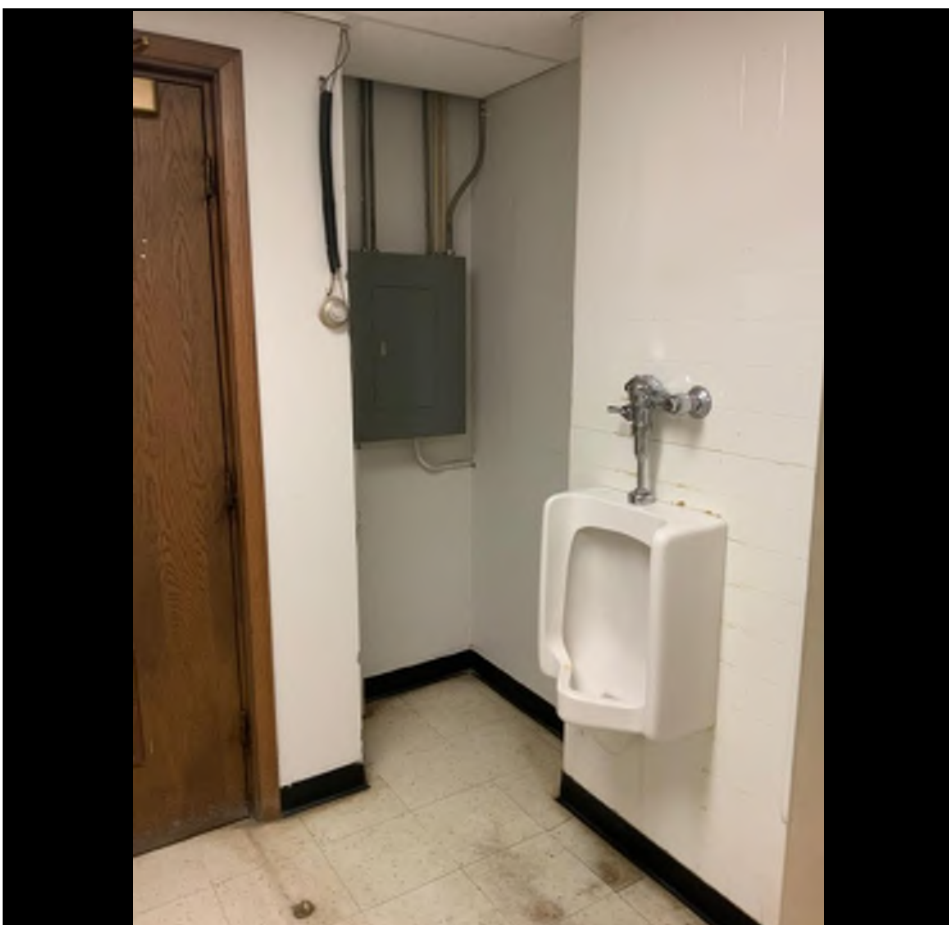
00 Miscellaneous (1 of 7)



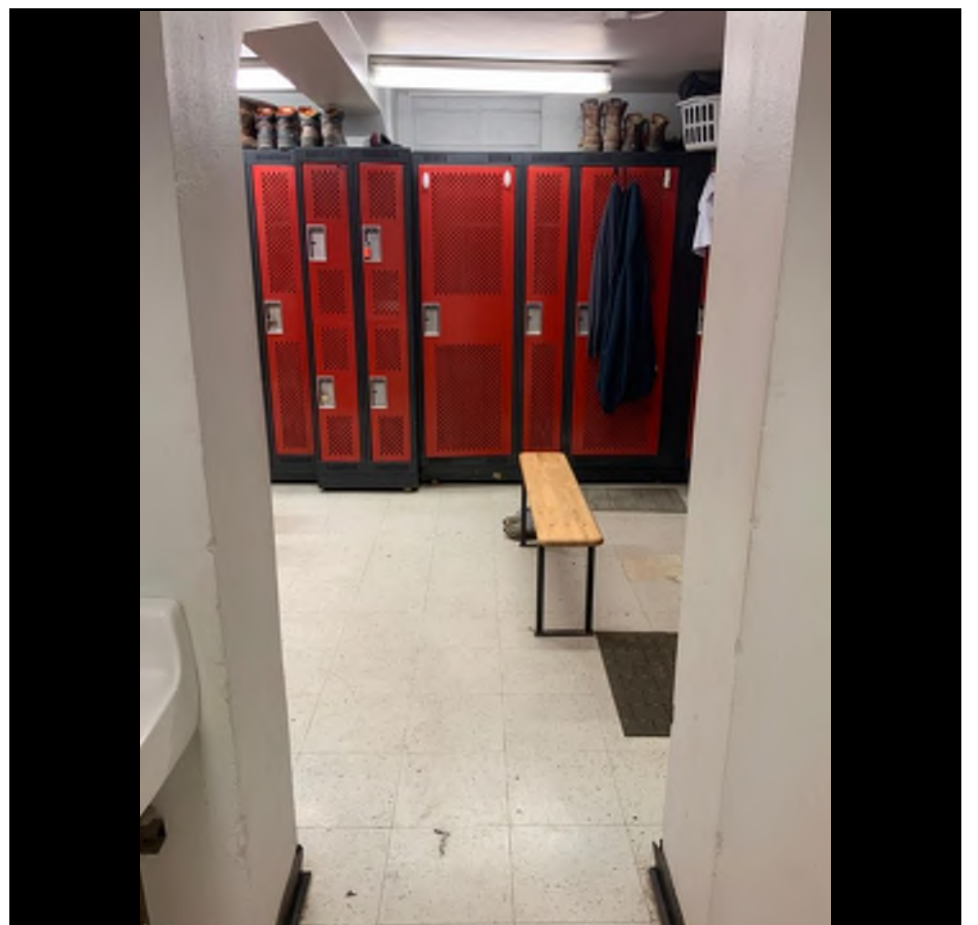
00 Miscellaneous - 0 (2 of 7)



00 Miscellaneous - 1 (3 of 7)

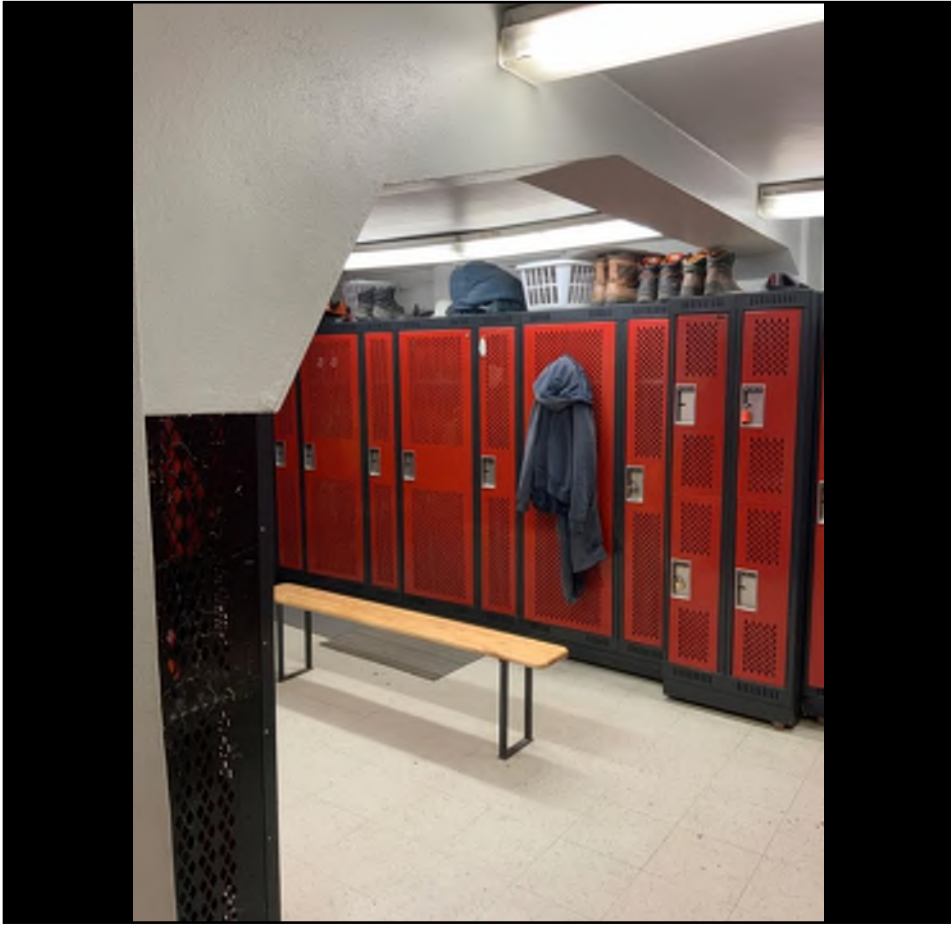


00 Miscellaneous - 2 (4 of 7)

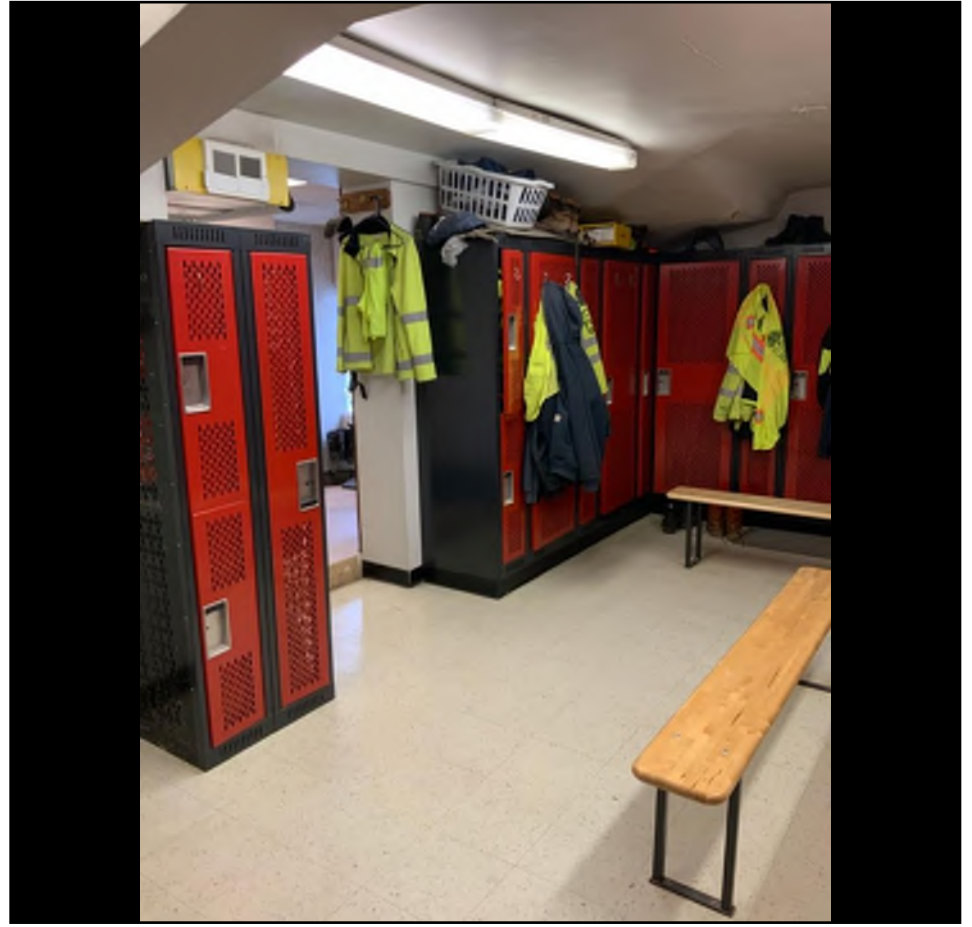


00 Miscellaneous - 3 (5 of 7)

Capture Media Summary



00 Miscellaneous - 4 (6 of 7)



00 Miscellaneous - 5 (7 of 7)



Subject: Interior Construction
Date: 3/31/2022 12:18:05 PM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Walls
36



00 Miscellaneous (1 of 6)



00 Miscellaneous - 0 (2 of 6)



00 Miscellaneous - 1 (3 of 6)

Capture Media Summary



00 Miscellaneous - 2 (4 of 6)



00 Miscellaneous - 3 (5 of 6)



00 Miscellaneous - 4 (6 of 6)



Subject: Interior Construction
Date: 3/31/2022 12:18:30 PM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Walls

41



00 Miscellaneous (1 of 6)

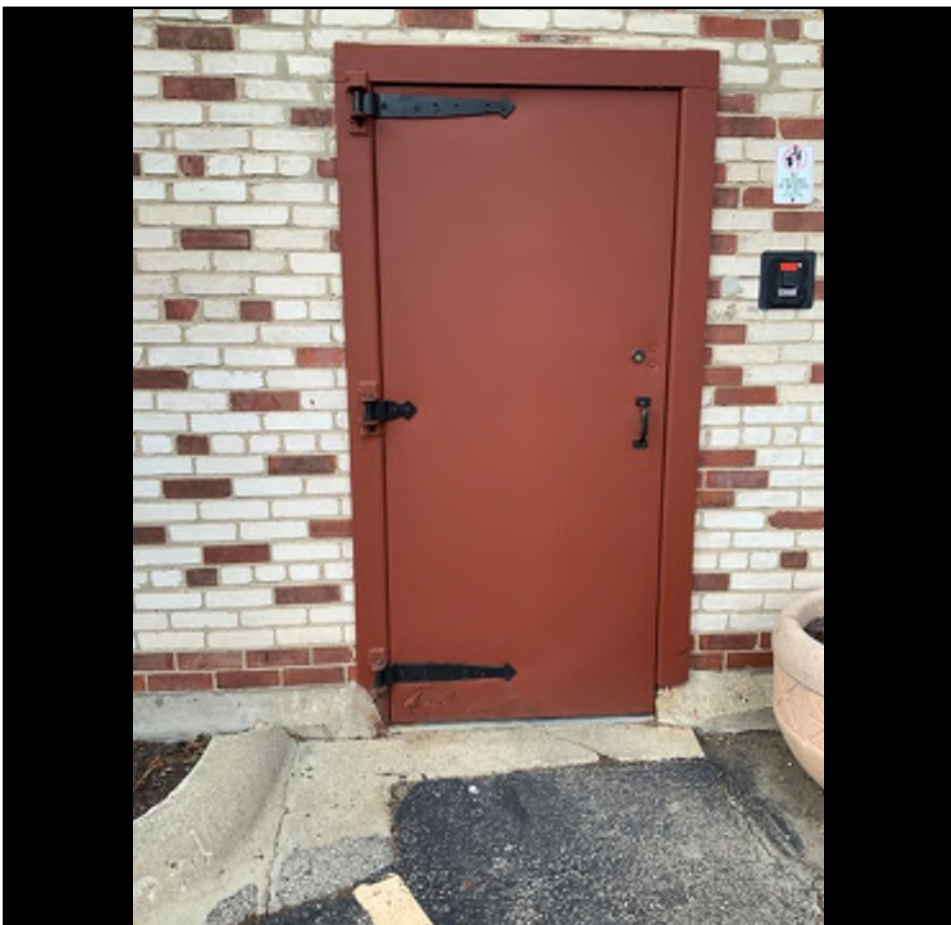
Capture Media Summary



00 Miscellaneous - 0 (2 of 6)



00 Miscellaneous - 1 (3 of 6)



00 Miscellaneous - 2 (4 of 6)



00 Miscellaneous - 3 (5 of 6)



00 Miscellaneous - 4 (6 of 6)

Capture Media Summary



Subject: Interior Construction
Date: 3/31/2022 12:07:32 PM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Walls
30



00 Miscellaneous (1 of 7)



00 Miscellaneous - 0 (2 of 7)



00 Miscellaneous - 1 (3 of 7)



00 Miscellaneous - 2 (4 of 7)



00 Miscellaneous - 3 (5 of 7)

Capture Media Summary



00 Miscellaneous - 4 (6 of 7)



00 Miscellaneous - 5 (7 of 7)

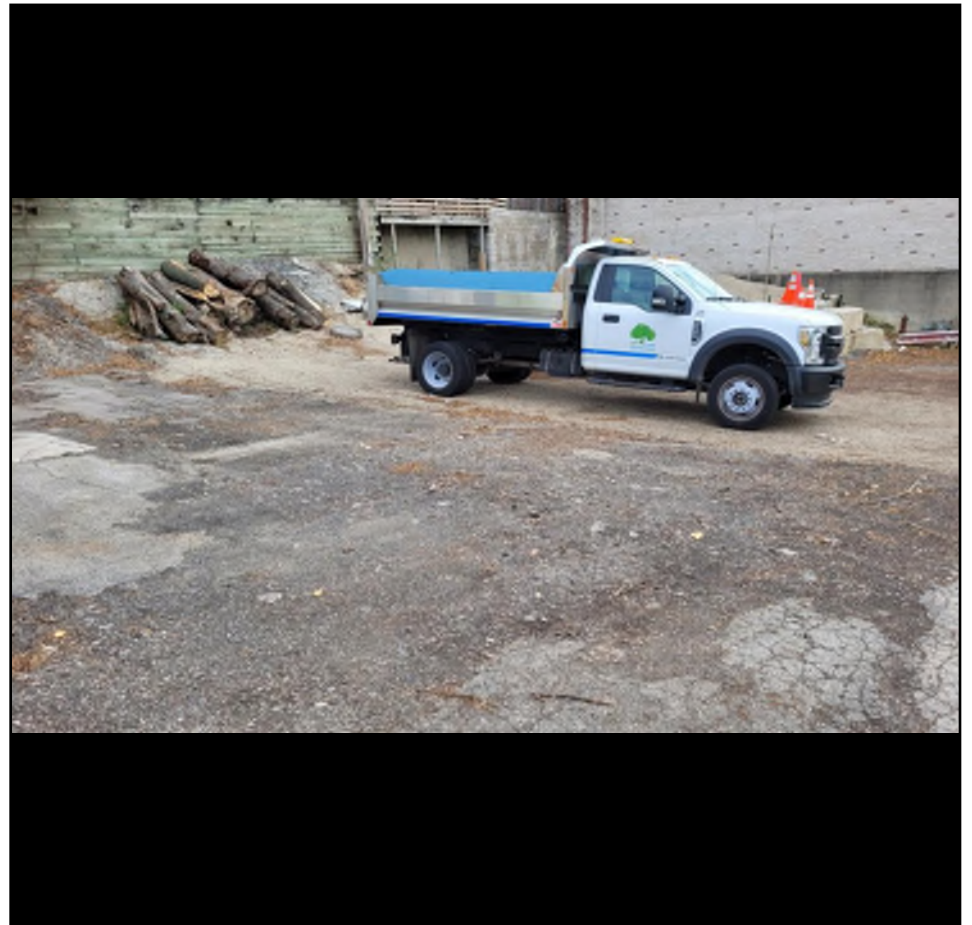


Subject: Site
Date: 3/2/2022 11:53:58 AM
Author: Jason Estes
Page: 2
Space:
Status:

Comments:

Parking Lots

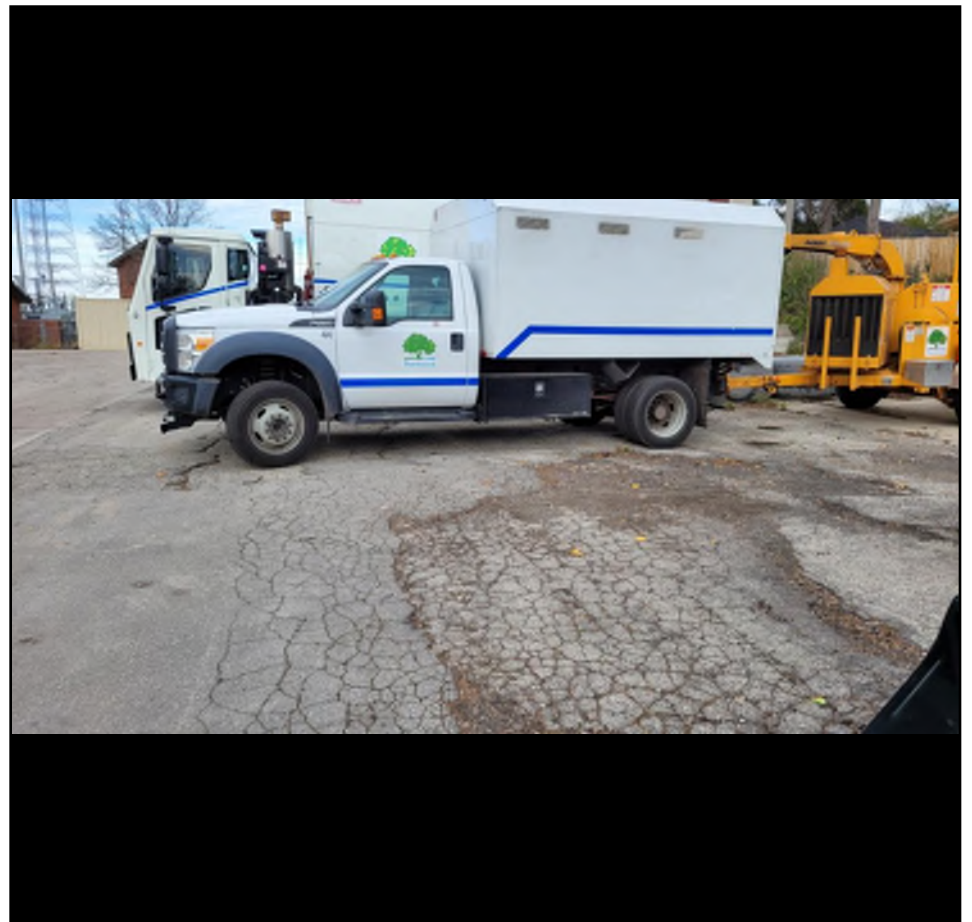
0



20211117_130654_resized (1 of 3)

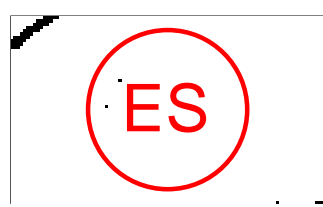


20211117_130656_resized (2 of 3)



20211117_130659_resized (3 of 3)

Capture Media Summary

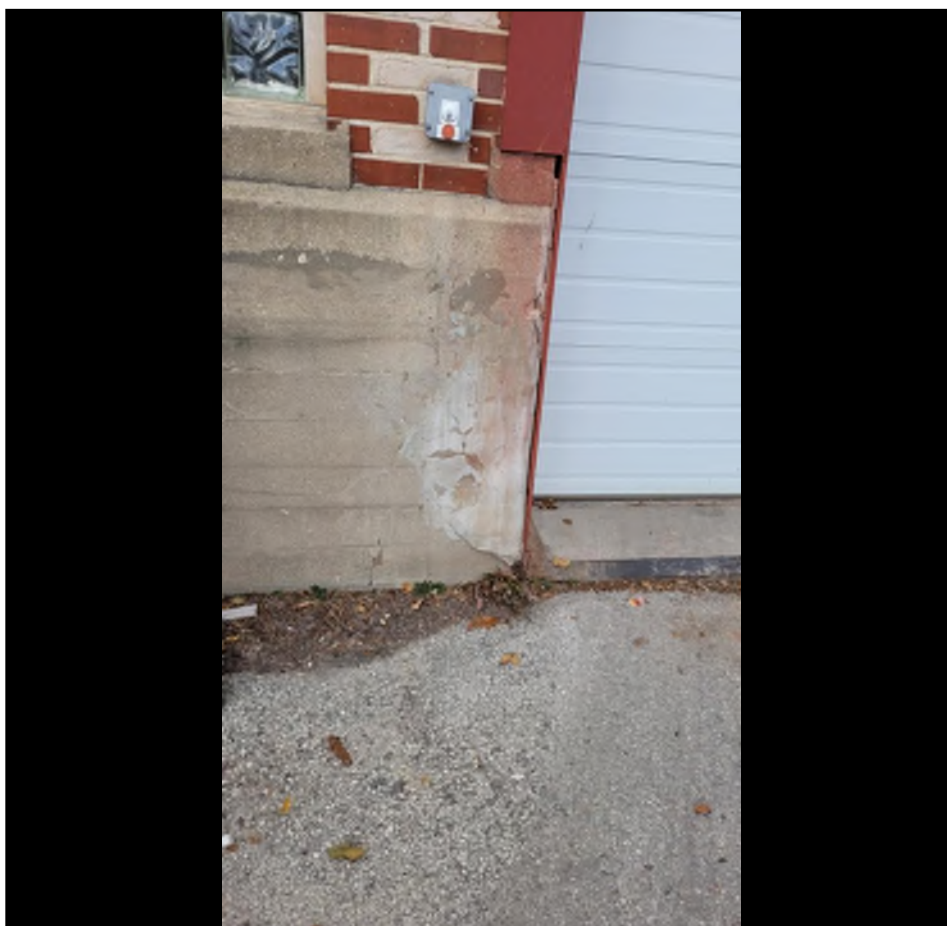


Subject: Building Envelope
Date: 3/31/2022 12:00:03 PM
Author: Jason Estes
Page: 3
Space:
Status:

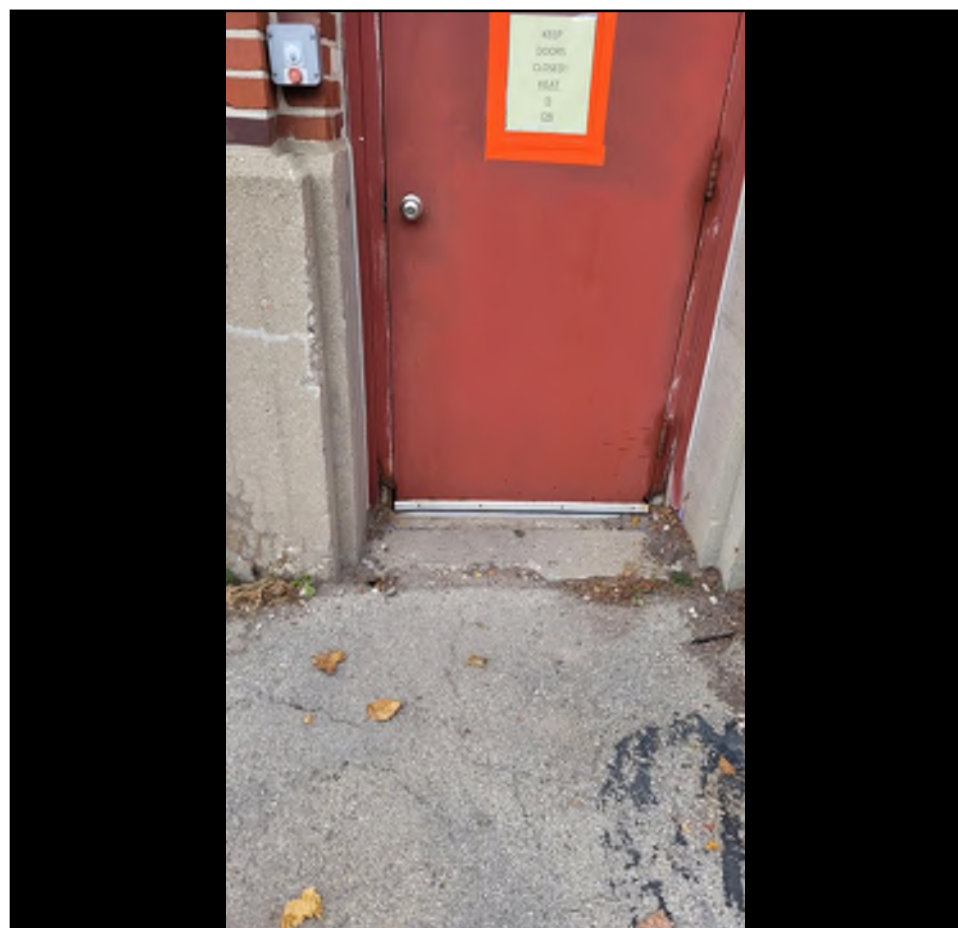
Comments:

Exterior

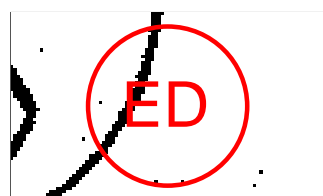
10



20211117_123855_resized (1 of 2)



20211117_123929_resized (2 of 2)

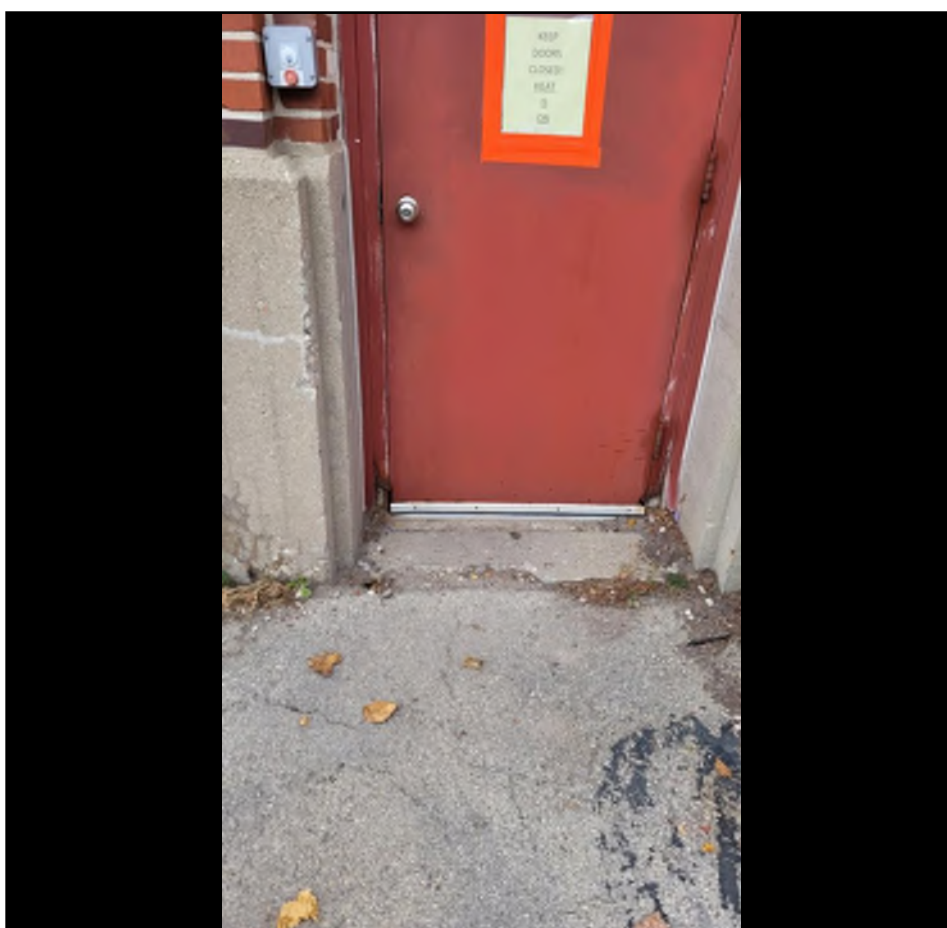


Subject: Building Envelope
Date: 3/31/2022 12:06:48 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

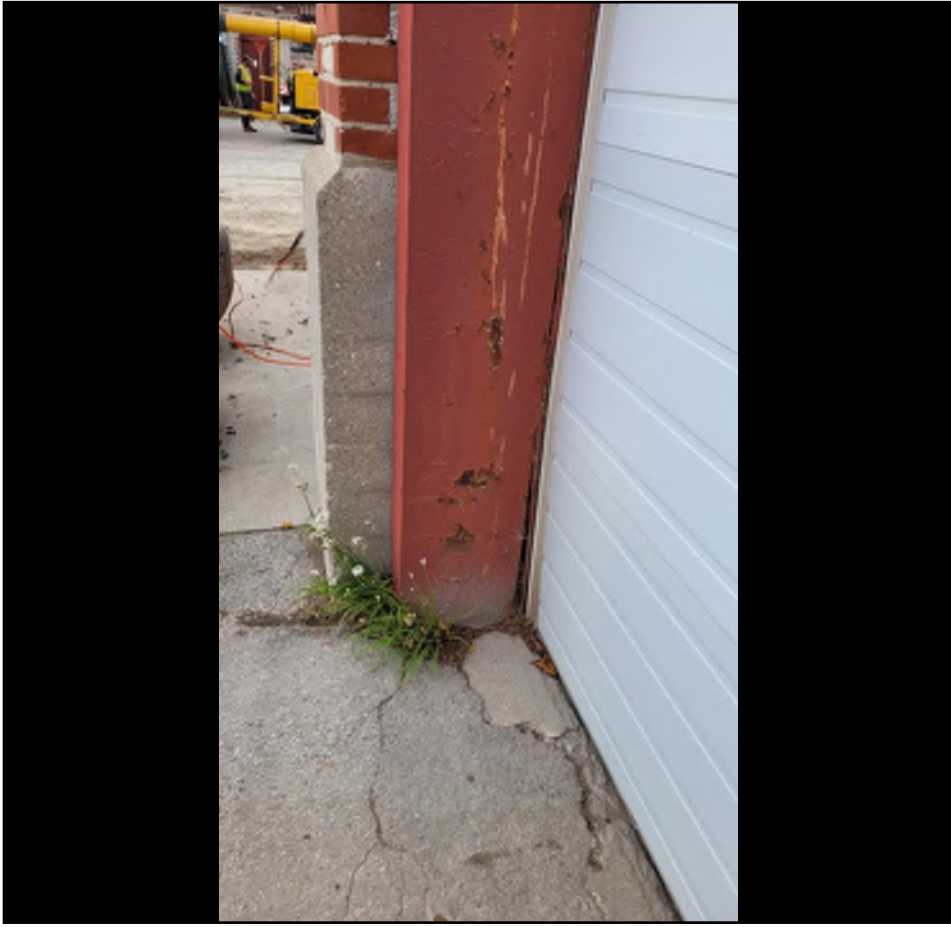
Exterior Doors

19

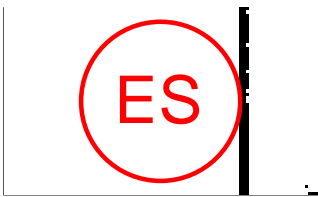


20211117_123929_resized (1 of 2)

Capture Media Summary



20211117_124023_resized (2 of 2)



Subject: Building Envelope
Date: 3/31/2022 12:06:57 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Exterior

21



20211117_124115_resized (1 of 2)



20211117_125352_resized (2 of 2)

Capture Media Summary



Subject: Site
Date: 3/31/2022 12:27:31 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Parking Lots

74



20211117_124242_resized (1 of 2)



20211117_124246_resized (2 of 2)



Subject: Substructure
Date: 3/31/2022 12:07:13 PM
Author: Jason Estes
Page: 3
Space: Storage
Status:

Comments:

Foundation

25



20211117_125101_resized (1 of 4)

Capture Media Summary



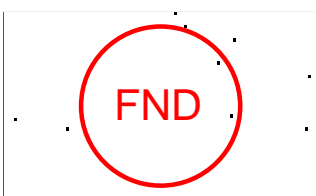
20211117_125352_resized (2 of 4)



20211117_125359_resized (3 of 4)



20211117_125508_resized (4 of 4)



Subject: Substructure
Date: 3/31/2022 12:26:07 PM
Author: Jason Estes
Page: 3
Space:
Status:

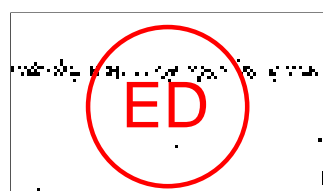
Comments:

Foundation
72



20211117_125925_resized (1 of 1)

Capture Media Summary

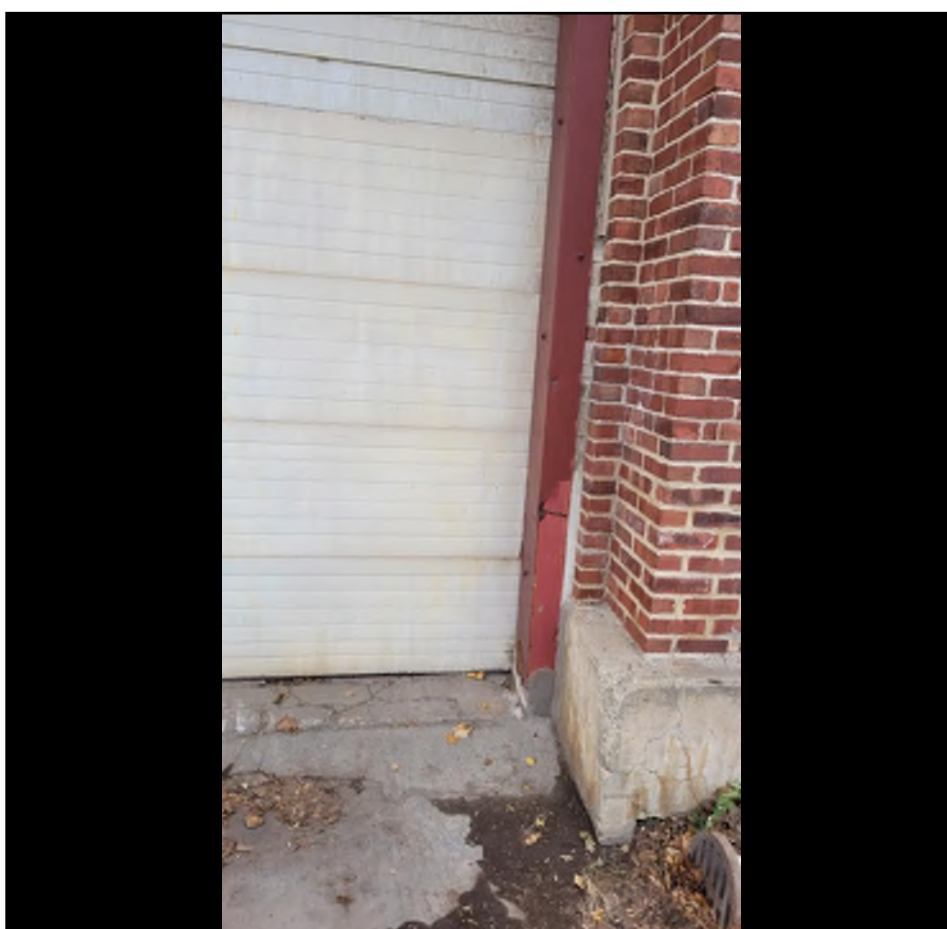


Subject: Building Envelope
Date: 3/31/2022 12:21:34 PM
Author: Jason Estes
Page: 5
Space:
Status:

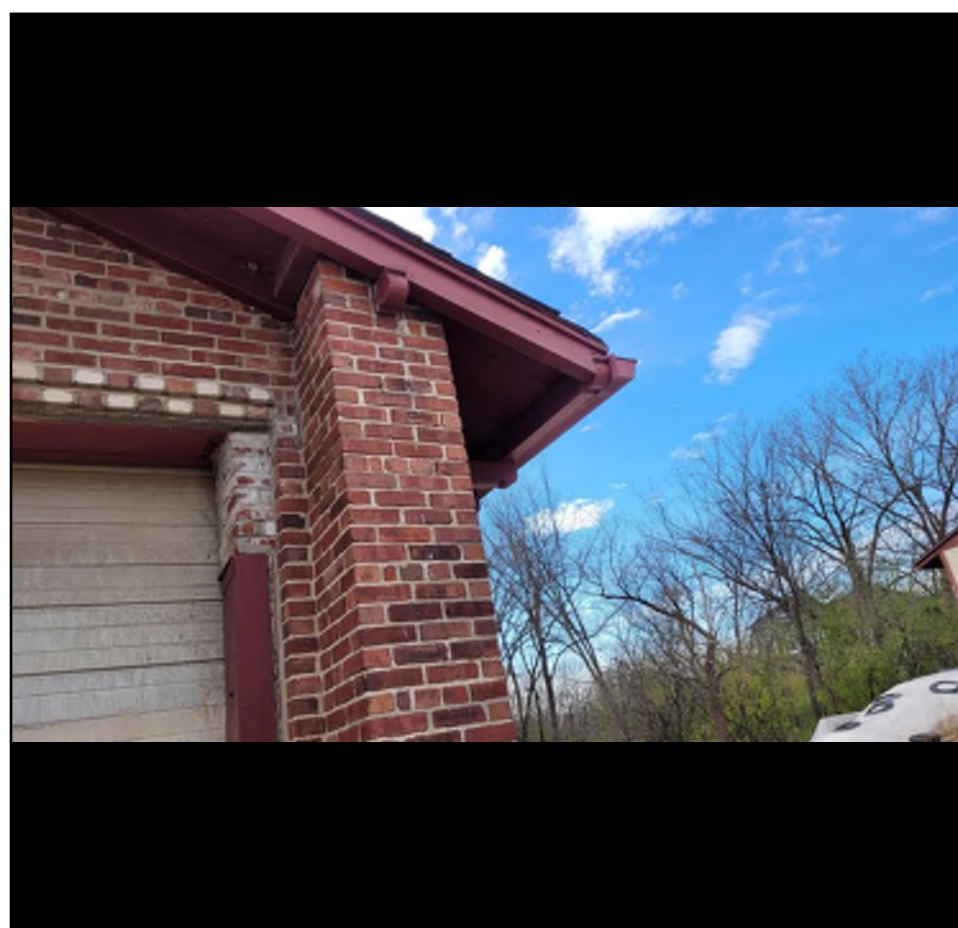
Comments:

Exterior Doors

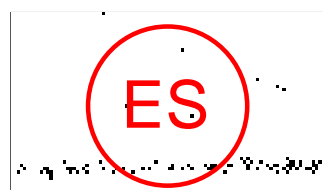
53



20211117_132731_resized (1 of 2)



20211117_132750_resized (2 of 2)

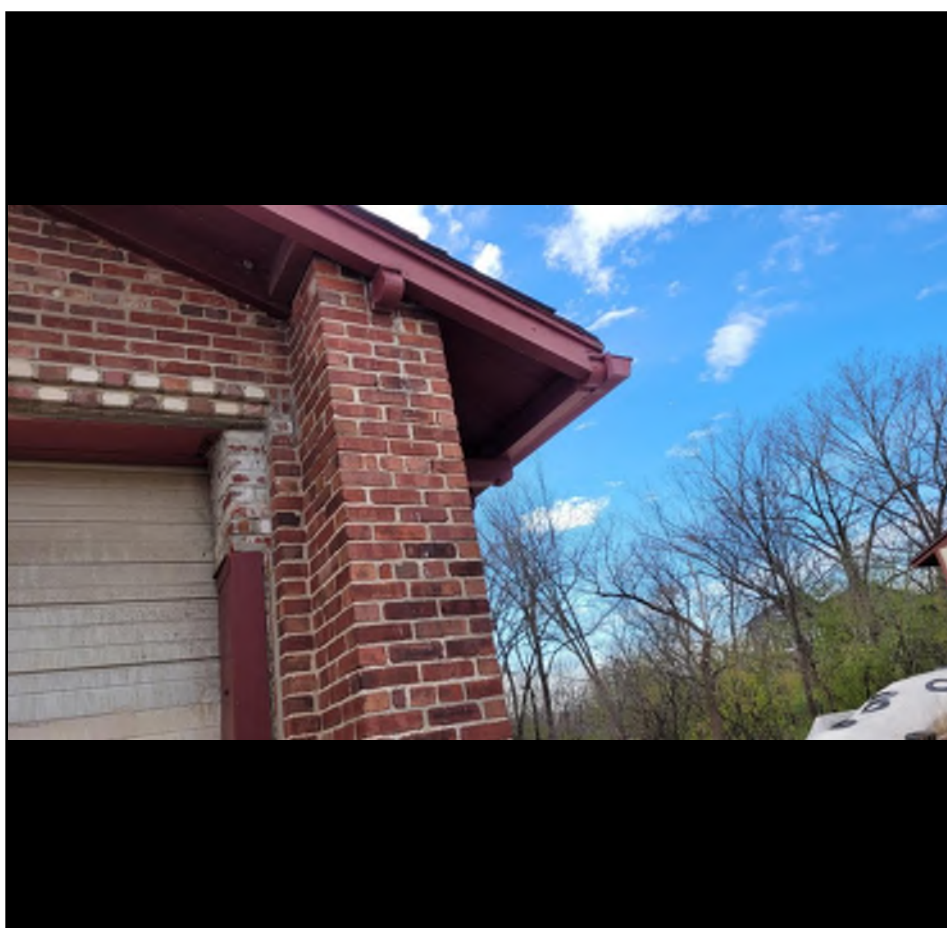


Subject: Building Envelope
Date: 3/31/2022 12:06:22 PM
Author: Jason Estes
Page: 5
Space:
Status:

Comments:

Exterior

13



20211117_132750_resized (1 of 1)

Capture Media Summary



Subject: Interior Finishes
Date: 3/31/2022 11:58:45 AM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Flooring

2



00 Miscellaneous (1 of 2)



00 Miscellaneous - 0 (2 of 2)



Subject: Interior Finishes
Date: 3/31/2022 12:06:41 PM
Author: MikeN
Page: 1
Space: Locker Room
Status:

Comments:

Plumbing

17

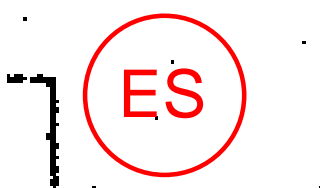


00 Miscellaneous (1 of 2)

Capture Media Summary



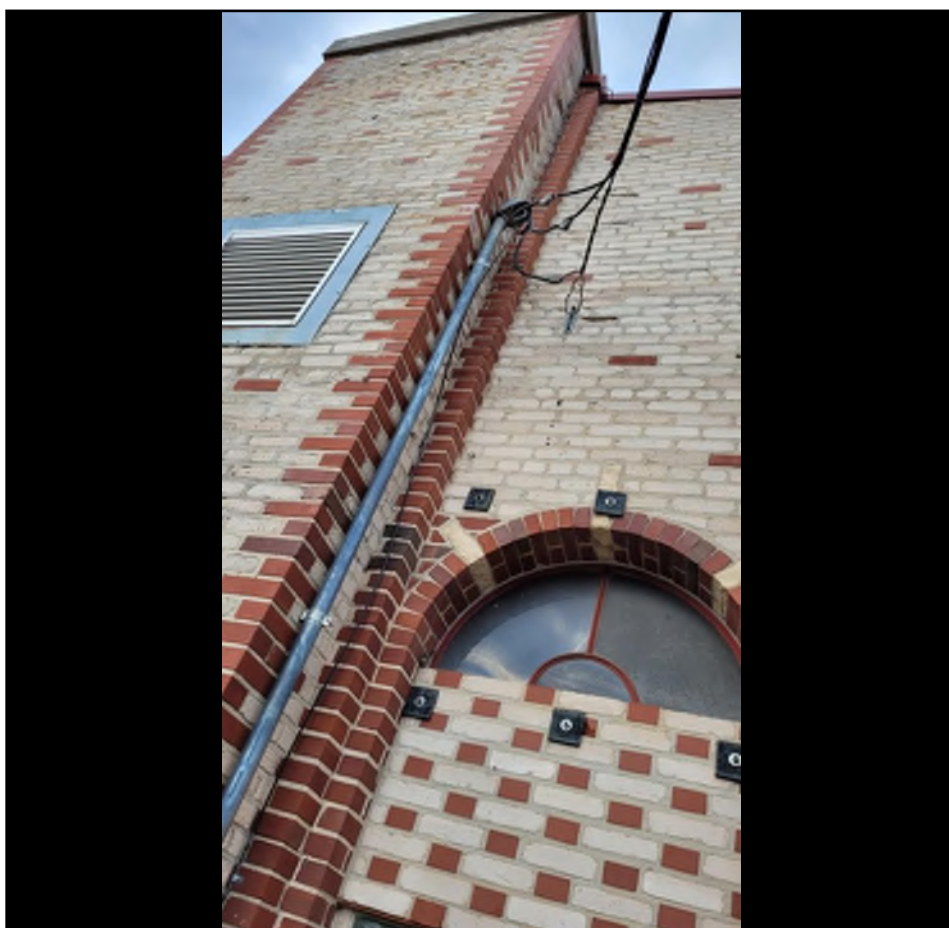
00 Miscellaneous - 0 (2 of 2)



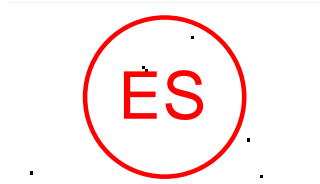
Subject: Building Envelope
Date: 3/31/2022 12:20:20 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Exterior
48



20211117_123833_resized (1 of 1)



Subject: Building Envelope
Date: 3/31/2022 12:18:13 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Exterior
38



20211117_125718_resized (1 of 1)

Capture Media Summary



Subject: Interior Construction
Date: 3/31/2022 12:07:00 PM
Author: MikeN
Page: 1
Space: Space
Status:

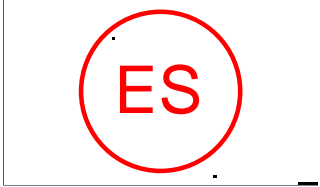
Comments:

Ceilings

22



00 Miscellaneous (1 of 1)



Subject: Building Envelope
Date: 3/31/2022 12:06:10 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Exterior

11



20211117_124203_resized (1 of 1)

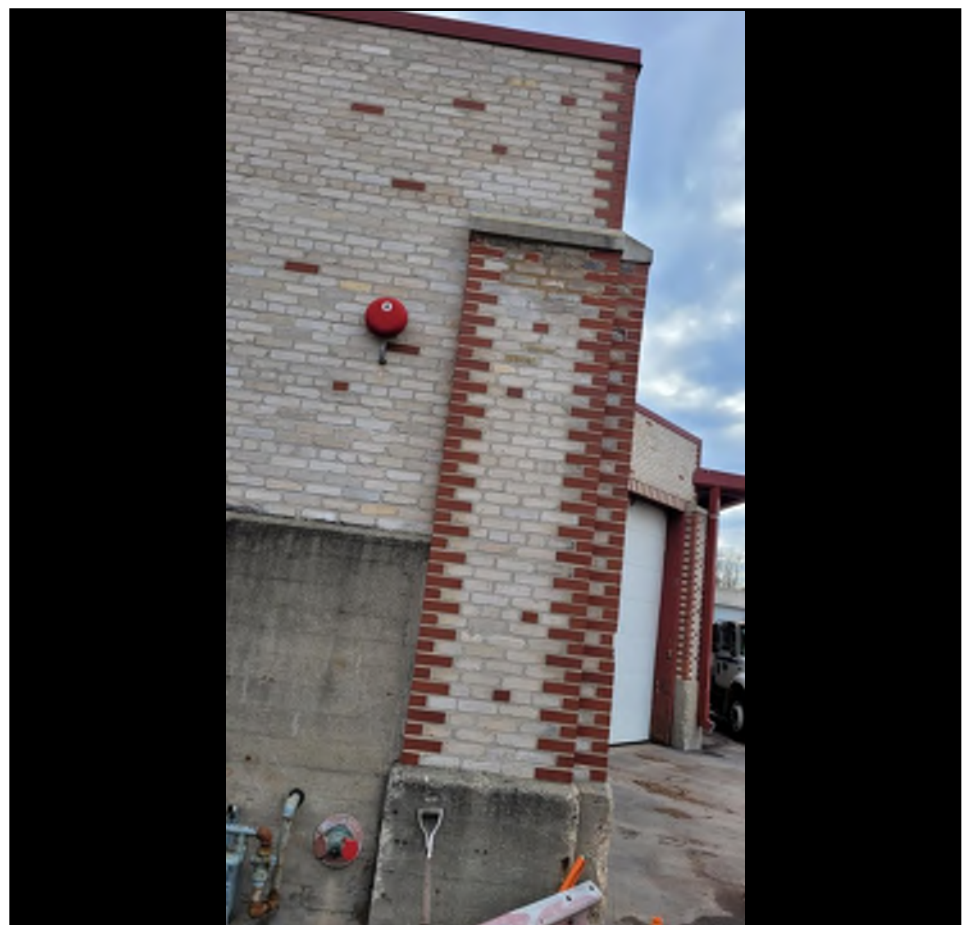


Subject: Building Envelope
Date: 3/31/2022 12:06:13 PM
Author: Jason Estes
Page: 3
Space:
Status:

Comments:

Exterior

12



20211117_124415_resized (1 of 2)

Capture Media Summary



20211117_124623_resized (2 of 2)



Subject: Substructure
Date: 3/31/2022 12:18:26 PM
Author: Jason Estes
Page: 5
Space:
Status:

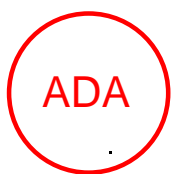
Comments:

Foundation

40



20211117_133442_resized (1 of 1)



Subject: Disabled Accessibility
Date: 2/18/2022 7:51:12 AM
Author: Jason Estes
Page: 5
Space: Storage Space
Status:

Comments:

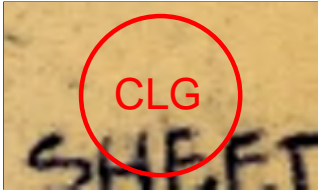
ADA requirements

0



20211117_133709_resized (1 of 1)

Capture Media Summary



Subject: Interior Construction
Date: 3/31/2022 12:07:05 PM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Ceilings

23



00 Miscellaneous (1 of 13)



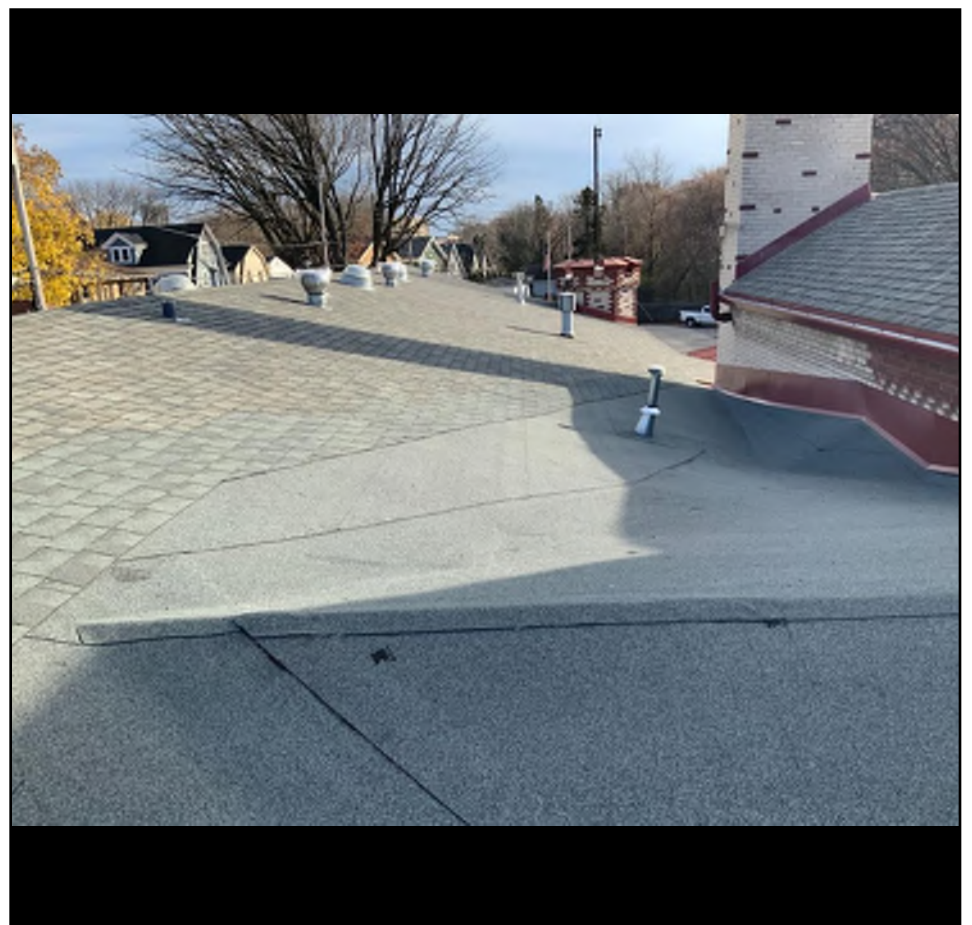
00 Miscellaneous - 0 (2 of 13)



00 Miscellaneous - 1 (3 of 13)



00 Miscellaneous - 2 (4 of 13)



00 Miscellaneous - 3 (5 of 13)

Capture Media Summary



00 Miscellaneous - 4 (6 of 13)



00 Miscellaneous - 5 (7 of 13)



00 Miscellaneous - 6 (8 of 13)



00 Miscellaneous - 7 (9 of 13)



00 Miscellaneous - 8 (10 of 13)



00 Miscellaneous - 9 (11 of 13)

Capture Media Summary



00 Miscellaneous - 10 (12 of 13)



00 Miscellaneous - 11 (13 of 13)



Subject: Interior Construction
Date: 3/31/2022 11:57:33 AM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Doors

1



00 Miscellaneous (1 of 1)

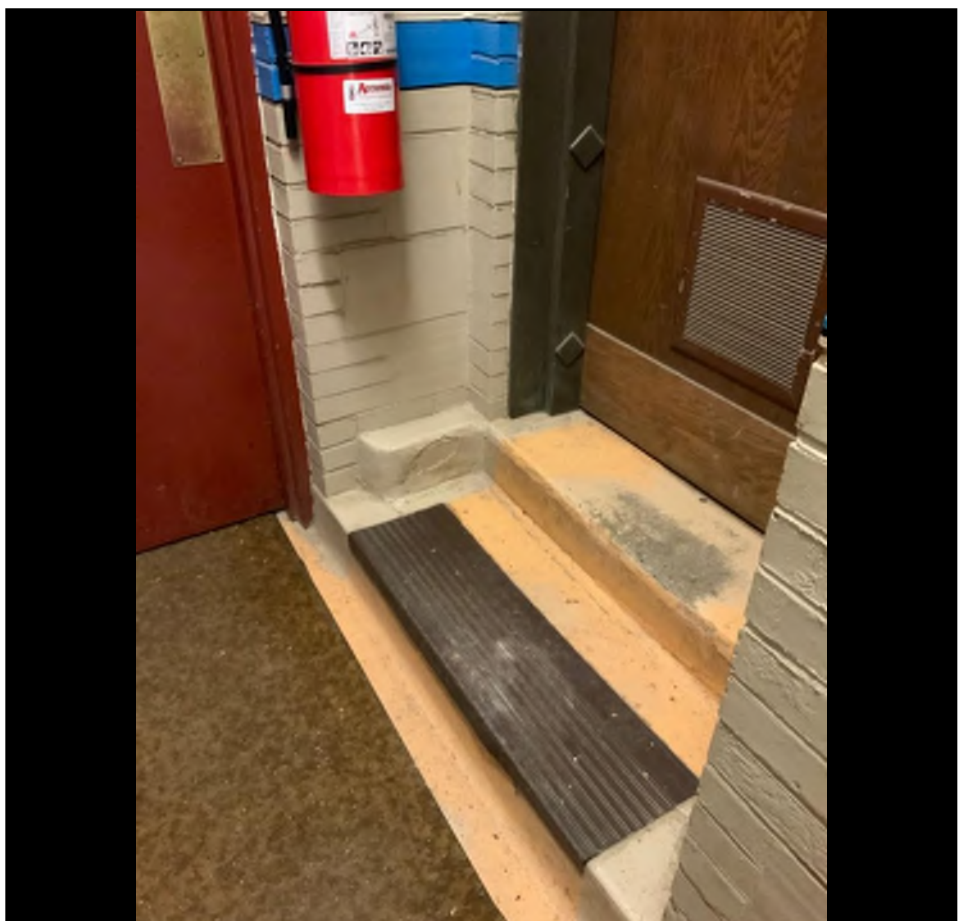


Subject: Interior Finishes
Date: 3/31/2022 11:59:27 AM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Flooring

4



00 Miscellaneous (1 of 2)

Capture Media Summary



00 Miscellaneous - 0 (2 of 2)



Subject: Interior Construction
Date: 3/31/2022 12:17:52 PM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Floor
35



00 Miscellaneous (1 of 1)



Subject: ADA
Date: 3/31/2022 12:17:48 PM
Author: MikeN
Page: 1
Space: Vestibule
Status:

Comments:

Door
34



00 Miscellaneous (1 of 2)

Capture Media Summary



00 Miscellaneous - 0 (2 of 2)



Subject: Interior Construction
Date: 3/31/2022 12:06:26 PM
Author: MikeN
Page: 1
Space: Space
Status:

Comments:

Doors
14



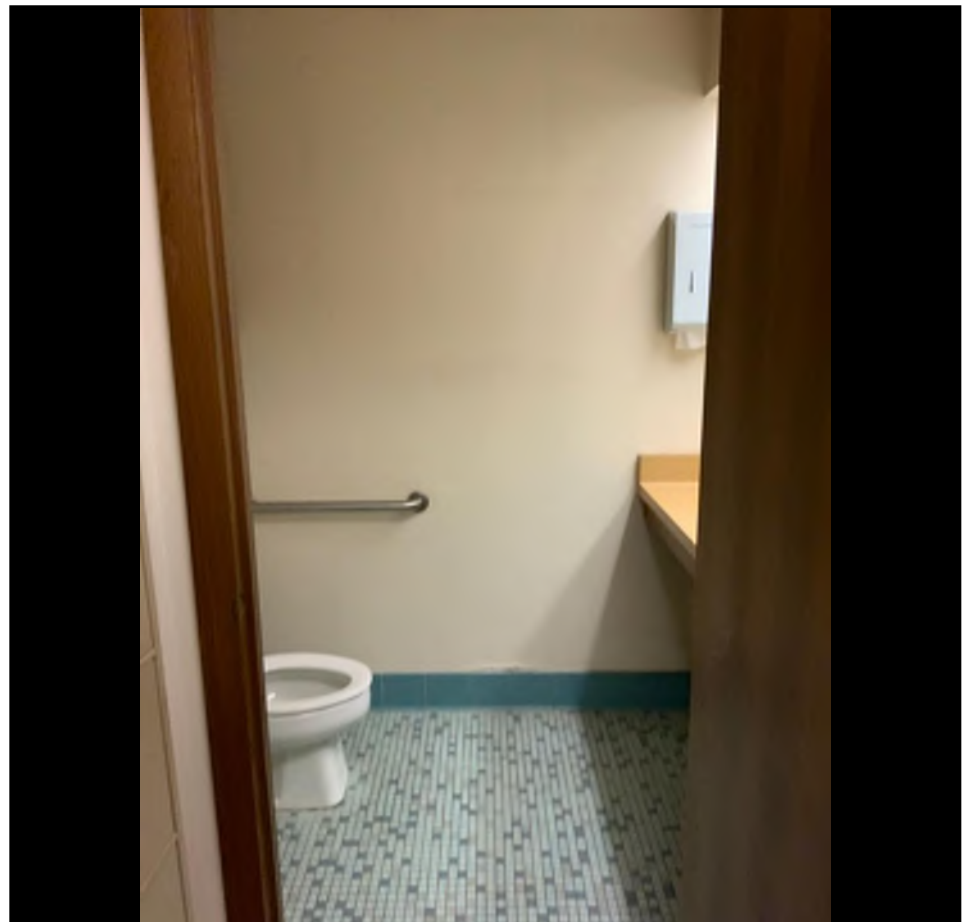
00 Miscellaneous (1 of 1)



Subject: Interior Finishes
Date: 3/2/2022 10:14:31 AM
Author: MikeN
Page: 1
Space: Locker Room
Status:

Comments:

Flooring
0



00 Miscellaneous (1 of 3)

Capture Media Summary



00 Miscellaneous - 0 (2 of 3)



00 Miscellaneous - 1 (3 of 3)



Subject: Interior Construction
Date: 3/2/2022 10:44:30 AM
Author: MikeN
Page: 1
Space:
Status:

Comments:

Ceilings

0



00 Miscellaneous (1 of 1)

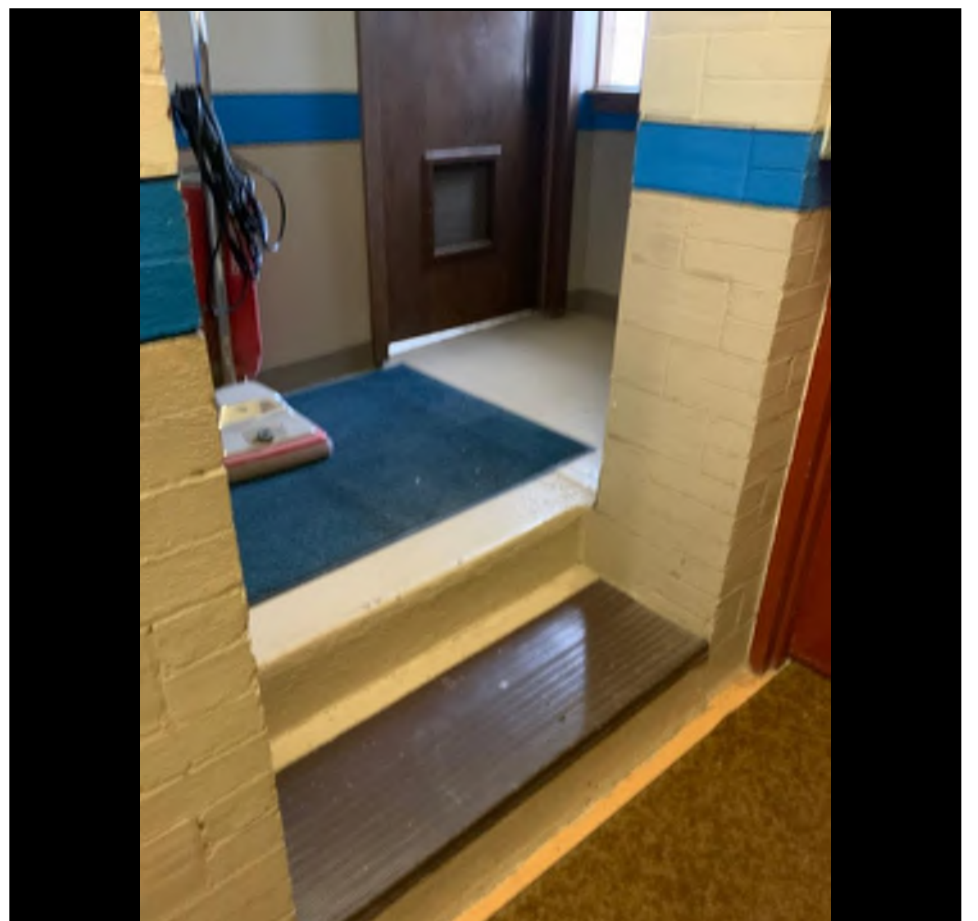


Subject: Interior Finishes
Date: 3/2/2022 10:45:25 AM
Author: MikeN
Page: 1
Space:
Status:

Comments:

ADA

0



00 Miscellaneous (1 of 2)

Capture Media Summary



00 Miscellaneous - 0 (2 of 2)



Subject: Disabled Accessibility
Date: 3/31/2022 12:21:45 PM
Author: MikeN
Page: 1
Space: Locker Room
Status:

Comments:

ADA requirements

55



00 Miscellaneous (1 of 1)



Subject: Interior Finishes
Date: 3/31/2022 12:22:30 PM
Author: MikeN
Page: 1
Space: Bathroom
Status:

Comments:

Flooring

61



00 Miscellaneous (1 of 5)

Capture Media Summary



00 Miscellaneous - 0 (2 of 5)



00 Miscellaneous - 1 (3 of 5)



00 Miscellaneous - 2 (4 of 5)



00 Miscellaneous - 3 (5 of 5)