

City of Milwaukee



Public Buildings, Recreational Facilities And Monuments

***Reported by: DPW Infrastructure Division
Facilities Development and Management
December 2010***

FACILITIES DEVELOPMENT & MANAGEMENT CAPITAL ASSET STATISTICS

Department	No. of Buildings/ Facilities	Area (sq. ft.)	Current Replacement Value (CRV)	Average Age (years)
Department of Public Works				
Buildings	74	2,035,392	\$328,956,837	42
Parking Garages	5	1,975,699	\$94,944,562	39
Recreational Facilities	95	336 (acres)	\$94,076,295	NA
Monuments	19	NA	\$7,420,323	46
Fire Department	41	441,258	\$64,730,161	56
Police Department	11	669,359	\$148,776,382	51
Sub-Total	245	5,121,708	\$738,904,560	47
Health Department	4	101,307	\$17,069,033	66
Library Properties	14	698,284	\$163,715,806	43
Port of Milwaukee	18	416,622	\$25,653,245	49
Surplus Properties	25	221,064	\$19,472,409	46
Water Department	35	841,229	\$134,868,750	59
Total Facilities	341	7,400,214*	\$1,099,683,803	59

* Not incl. Rec. Fac.

DEPARTMENT OF PUBLIC WORKS PUBLIC BUILDINGS





Department of Public Works Public Buildings

Building	Address	Total Area	Age	CRV
DPW Buildings				
809 Broadway Building	809 N Broadway	76,421	91	\$10,078,445
Anderson Municipal Building	4001 S 6 St	25,620	57	\$8,180,804
City Hall	200 E Wells St	227,944	118	\$117,553,320
East Quonset Hut	1016-28 N Hawley Rd	1,025	58	\$46,887
Municipal Service Building	1540 W Canal St	111,782	85	\$10,272,381
Municipal Warehouse	1016-28 N Hawley Rd	26,453	57	\$2,042,090
Safety Academy	6680 N Teutonia Ave	196,111	46	\$26,800,896
West Quonset Hut	1016-28 N Hawley Rd	1,025	58	\$46,887
Zeidler Municipal Building	841 N Broadway	281,650	52	\$55,032,808
Central Repair Garage	2142 W Canal St	149,955	32	\$14,395,587
DPW Field Headquarters Vehicle Wash	3850 N 35 St	3,712	5	\$585,706
Lincoln Avenue Garage	3921 W Lincoln Ave	85,124	54	\$6,480,004
Northwest Garage	3025 W Ruby Ave	71,456	63	\$6,099,466
Southwest Shop	2657 S 31 St	21,275	97	\$1,812,776
Vehicle Wash Facility	2312 W Canal St	2,126	23	\$136,490
Forestry Central Soil Shed	5230 W State St	2,100	9	\$271,080
Forestry Central Storage (east)	5230 W State St	1,000	24	\$23,674



Department of Public Works Public Buildings

Building	Address	Total Area	Age	CRV
DPW Buildings				
Forestry Central Storage (West)	5230 W State St	1,776	64	\$97,686
Forestry Garage / Storage (north)	5230 W State St	22,832	31	\$1,399,224
Forestry North Soil dome	6732 N Industrial Rd	2,747	30	\$128,790
Forestry South Garage	2024 W Holt Ave	7,600	15	\$252,082
Forestry South Headquarters	2024 W Holt Ave	15,893	72	\$2,415,982
Forestry South Storage (west)	2024 W Holt Ave	2,463	72	\$121,743
North Auxiliary Greenhouse	8423 S 51 St	1,344	28	\$17,302
Nursery Garage	8423 S 51 St	1,659	45	\$72,510
Nursery Greenhouse (new)	8423 S 51St	18,115	16	\$1,313,454
Nursery Greenhouse (old)	8423 S 51 St	17,210	73	\$472,356
Nursery Implement Shed	8423 S 51 St	2,622	75	\$159,340
Nursery Quonset Hut	8423 S 51 St	1,078	61	\$37,333
Nursery Residence	8423 S 51 St	3,272	75	\$326,152
Nursery Tree Barn	8423 S 51 St	2,483	75	\$56,233
Office / Storage Hawthorne	1100C N 60 St	2,962	60	\$97,372
South Auxiliary Greenhouse	8423 S 51St	2,718	23	\$34,603
Forestry Garage / Storage	6732 N Industrial Rd	18,000	31	\$639,873



Department of Public Works Public Buildings

Building	Address	Total Area	Age	CRV
DPW Buildings				
Storage Building	3850 N 35 St	7,250	3	\$942,080
DPW Field Headquarters	3850 N 35 St	228,275	5	\$34,732,388
Forestry Central / Sanitation CA I Garage	5230 W State St	22,832	15	\$1,446,974
Forestry Central/Sanitation HQ's / Office	5230 W State St	23,008	64	\$1,961,993
Forestry North / Sanitation Na I Office	6732 N Industrial Rd	7,521	9	\$950,031
Muni Service Quonset Hut	1500 W Canal St	1,029	66	\$37,333
Muni Service Storage Building - North	1500B W Canal St	242	66	\$6,971
Muni Service Storage Building - South	1500A W Canal St	163	66	\$4,723
Muni Service Yard Office	1500C W Canal St	91	41	\$3,373
North Brick Building	1540B W Canal St	2,280	76	\$145,020
South Brick Building	1540A W Canal St	2,581	76	\$166,348
Traffic Sign Shop	1430A W Canal St	11,520	47	\$746,435
PAC Parking Structure	1001 N Water St	100,000	41	\$6,315,109
Tow Lot Office	3811 W Lincoln Ave	9,440	46	\$894,457
Central Area II HQ Office	1625 N 14 St	12,986	18	\$1,281,407
Central Area II Salt Dome	1625 N 14 St	4,847	18	\$475,797
Driver's Lounge	1313 W Mt Vernon	630	35	\$48,019



Department of Public Works Public Buildings

Building	Address	Total Area	Age	CRV
DPW Buildings				
Hartung Quarry Office	3342 N 100 St	750	30	\$40,977
Lincoln Ave Scale House	3957 W Lincoln Ave	684	16	\$81,784
Lincoln Ave Transfer Station	3957 W Lincoln Ave	31,238	16	\$2,576,678
Material Recovery Facility	1313 W Mt Vernon	67,720	35	\$2,993,419
MRF Scale House	1313 W Mt Vernon	242	35	\$18,445
North Area I Garage (West)	6732 N Industrial Rd	6,750	31	\$264,071
North Area I Salt Dome	6732 N Industrial Rd	10,783	12	\$758,573
North Self-help Gate House	6660 N Industrial Rd	283	16	\$7,421
Northwest Garage Salt Dome	3025 W Ruby Ave	10,300	2	\$269,229
Northwest Transfer Station	6710 N Industrial Rd	16,033	34	\$1,165,556
Recycling Education Center	1313 W Mt Vernon	3,750	35	\$371,471
Sanitation Central Area I Salt Dome	5230 W State St	3,000	12	\$350,501
South Area I Garage	2363 S 35 St	2,444	42	\$127,962
South Area I Office	2363 S 35 St	2,444	42	\$265,585
South Area I Salt Dome	2363 S 35 St	10,783	15	\$325,165
South Area I Salt Shed	2363 S 35 St	2,440	42	\$107,968
South Area I Storage	2363 S 35 St	4,444	42	\$298,575



Department of Public Works Public Buildings

Building	Address	Total Area	Age	CRV
DPW Buildings				
South Area II Garage	4031 S 6 St	3,178	39	\$202,603
South Area II Office	4031 S 6 St	2,111	39	\$234,592
South Area II Salt Dome	4031 S 6 St	4,925	16	\$393,478
South Area II Salt Shed	4031 S 6 St	2,400	39	\$107,968
South Area II Storage	4031 S 6 St	4,111	39	\$277,250
South Self-Help Gate House	3879 W Lincoln Ave	331	16	\$57,772

Totals	
Total Number of Public Buildings	74
Total CRV	\$328,956,837
Area	2,035,392 Sq. Ft.
Average Age	42 Years

DEPARTMENT OF PUBLIC WORKS PARKING GARAGES





Department of Public Works Parking Garage

Building	Address	Total Area	Age	CRV
Parking Garages				
1000 N Water Parking Structure	1000 N Water St	612,720	20	\$30,056,264
2 & Plankinton Parking Structure	724 N 2 St	204,404	51	\$9,199,391
4th & Highland Parking Structure	324 W Highland	337,594	23	\$19,620,658
MacArthur Square Parking Structure	841 N James Lovell	643,351	46	\$28,947,420
Milwaukee-Michigan Parking Structure	535 N Milwaukee St	177,630	55	\$7,120,829

Totals	
Total Number of Parking Garages	5
Total CRV	\$94,944,562
Area	1,975,699 Sq. Ft.
Average Age	39 Years

DEPARTMENT OF PUBLIC WORKS RECREATIONAL FACILITIES





Department of Public Works Recreational Facilities

Recreational Facility	Address	Area (SF)	Age	CRV
City of Milwaukee owned, operated and maintained				
12th and Wright	2435 N. 12th St.	57,372	64	\$395,917
13th and Lapham	1300 W. Lapham Blvd.	10,404	39	\$105,349
16th and Edgerton	5057 S. 16th St.	45,220	29	\$316,649
16th and Hopkins	1601 W. Hopkins St.	8,109	31	\$55,406
17th and Vine	1800 N. 17th St.	21,375	36	\$190,214
18th and Washington	1825 W. Washington St.	4,562	47	\$87,606
1st and Hadley	100 E. Hadley St.	40,258	33	\$237,208
1st and Keefe	117 E. Keefe Ave.	6,939	19	\$112,413
1st and Wright	2470 N. 1st St.	25,385	27	\$183,312
20th and Olive	1970 W. Olive St.	46,134	41	\$295,883
21st and Keefe	2105 W. Keefe St.	5,922	31	\$72,349
21st and Rogers	2018 S. 21st St.	7,804	76	\$82,922
26th and Medford	2476 N. 26th St.	19,776	62	\$152,284
29th and Meinecke	2403 N. 29th St.	4,612	18	\$74,088
29th and Melvina	2835 W. Melvina St.	42,264	31	\$333,014
30th and Cawker	2929 N. 30th St.	23,428	30	\$183,261
30th and Fardale	3101 W. Fardale Ave.	343,950	51	\$1,547,617



Department of Public Works Recreational Facilities

Recreational Facility	Address	Area (SF)	Age	CRV
City of Milwaukee owned, operated and maintained				
30th and Galena	3002 W. Galena St.	12,173	35	\$115,681
31st and Lloyd	3100 W. Lloyd St.	5,760	39	\$65,464
34th and Mt. Vernon	325 N. 34th St.	6,985	38	\$81,956
35th and Lincoln	3430 W. Lincoln Ave.	9,890	38	\$66,377
36th and Rogers	3514 W. Rogers St.	118,938	60	\$929,827
40th and Douglas	3919 W. Douglas Ave,	51,048	29	\$694,677
45th and Keefe	3512 N 45th St.	18,233	62	\$337,884
49th and Juneau	5000 W. Juneau Ave.	72,378	60	\$135,415
4th and Mineral	937 S. 4th St.	2,992	40	\$77,499
51st and Stack	5201 W. Stack Dr.	55,780	56	\$430,915
5th and Randolph	3460 N. 5th St.	9,380	31	\$96,171
62nd and Kaul	6210 W. Kaul Ave.	9,531	13	\$344,329
63rd and Cleveland	2639 S. 62nd St.	16,668	50	\$91,779
65th and Medford	6445 W. Medford Ave.	11,761	44	\$91,592
65th and Stevenson	165 N. 65th St.	150,820	56	\$64,627
66th and Port	6440 W. Port Ave.	251,585	37	\$853,544
67th and Spokane	6632 W. Hustis Ave.	94,500	45	\$1,465,128



Department of Public Works Recreational Facilities

Recreational Facility	Address	Area (SF)	Age	CRV
City of Milwaukee owned, operated and maintained				
78th and Fiebrantz	4137 N. 78th St.	72,774	52	\$554,485
84th and Burbank	6671 N. 84th St.	30,800	46	\$441,265
84th and Florist	5969 N. 84th St.	42,180	39	\$199,523
90th and Bender	8900 W. Bender Rd.	122,247	45	\$267,576
97th and Thurston	9714 W. Reichert Ave.	76,975	48	\$727,806
Allis Street	2156 S. Allis St.	13,050	51	\$317,168
Arlington Heights Park	3439-3507 W. Pierce St.	68,906	62	\$60,000
Arrow and Comstock	1500 S. Comstock Ave.	8,838	8	
Bay View Basketball	2201 S. Bay St.	3,600	25	\$28,658
Buffum St.	2630 N. Buffum St.	11,817	16	\$104,875
Butterfly Park	3717 W. Meinecke Ave.	67,806	26	\$409,162
Darien and Kiley	6952 N. Darien St.	127,161	47	\$749,167
Ellen Park	1829 E. Fernwood Ave.	230,600	47	\$1,436,468
Foundation	3700 W. McKinley Ave.	11,223	9	
Hartung	N. Menomonee R. Pkwy. W. Keefe	296,208	2	\$500,000
Kaszube's Park	1421 S. Carferry Dr.	5,148	33	\$28,288
Kilbourn Reservoir (N. section)	801 E. North Ave.	110,670	38	\$408,959



Department of Public Works Recreational Facilities

Recreational Facility	Address	Area (SF)	Age	CRV
City of Milwaukee owned, operated and maintained				
Long Island	5320 N. Long Island Dr.	4,185	50	\$60,410
Marcus DeBack	2461 N 55th St.	40,800	81	\$301,512
N.E. Trowbridge Square	1530 S. 38th St.	20,500	56	\$161,772
Paliafito Park	901 S. 3rd St.	27,477	33	\$156,410
Reiske Park	1640 S. 24th St.	135,859	40	\$843,705
River Bend	3305 S. 73rd St.	48,825	52	\$352,072
Snail's Crossing	3050 N. Bremen St.	55,438	63	\$418,004
Teutonia and Fairmount	5040 N. Teutonia Ave.	16,406	33	\$103,256
Witkowiak Play Lot	1648 S. 4th St.	46,617	38	\$456,908
Zillman Park	2180 S. Kinnickinnic Ave.	34,074	46	\$196,749

Building Name	Address	Area (SF)	Age	CRV
DPW Recreational Facilities				
Kilbourn Reservoir - Comfort Station	801 E. Meinecke Ave.	522	80	\$67,513



Department of Public Works Recreational Facilities

Sub-Total – Recreational Facilities

Total Number of Play Areas	61
Total CRV	\$19,652,555
Area	3,342,120 Sq. Ft.
Average Age	41 Years

Sub-Total - Buildings

Total Number of Buildings	1
Total CRV	\$67,513
Area	522 Sq. Ft.
Average Age	80 Years

Total – Recreational Facilities and Buildings

Total CRV	\$19,720,068
-----------	--------------



DPW Recreational Facilities MPS Operated & Maintained

Recreational Facility	Address	Area (SF)	Age	CRV*
City of Milwaukee owned, MPS operated and maintained				
Beulah Brinton Play Field	2555 S. Bay St.	283,140	35	\$1,258,178
Burbank Play Field	6225 W. Adler St.	326,700	78	\$2,017,381
Burnham Play Field	1755 S. 32nd St.	574,556	88	\$3,256,195
Carmen Play Field	7320 W. Carmen Ave.	156,816	56	\$953,298
Cass Playground	1620 N. Cass St.	91,911	98	\$700,916
Clovernook Play Field	6594 N. Landers St.	326,264	51	\$1,908,224
Columbia Playground	1345 W. Columbia St.	116,305	86	\$873,131
Custer Play Field	4001 W. Custer Ave.	194,277	75	\$1,175,883
Dyer Play Field	151 N. 80th St.	314,067	49	\$1,861,829
Emigh Play Field	495 E. Morgan Ave.	492,228	66	\$2,765,385
Enderis Play Field	2938 N. 72nd St.	416,433	80	\$2,534,025
Franklin Square Playground	2643 N. 13th St.	125,888	99	\$679,950
Gra-Ram Play Field	3050 W. Green Ave.	202,989	46	\$1,097,724
Green Bay Play Field	3818 N. 8th St.	102,366	82	\$737,674
Hawthorn Glen Environmental Center	1130 N. 60th St.	1,012,234	85	\$4,986,524
Holt Playground	1716 W. Holt Ave.	153,766	79	\$1,169,278
Jewell Play Field	1810 W. Wood Ave.	251,341	46	\$1,445,691

* Current Replacement Value includes Site and Field House



DPW Recreational Facilities MPS Operated & Maintained

Recreational Facility	Address	Area (SF)	Age	CRV*
City of Milwaukee owned, MPS operated and maintained				
Juneau Play Field	6500 W. Mt. Vernon Ave.	333,669	81	\$1,889,686
Lewis Play Field	1424 E. Pryor Ave.	188,614	84	\$1,175,848
Lincoln Play Field	300 W. Lincoln Ave.	295,336	81	\$1,785,483
Merrill Park Play Field	461 N. 35th St.	510,523	85	\$2,949,991
Metcalfe Park Play Field	2323 N. 33rd St.	60,282	29	\$312,496
Modrzejewski Playground	1020 W. Cleveland Ave.	152,895	74	\$1,437,819
Norris Playground	936 N. 19th St.			
Ohio Playground	974 W. Holt Ave.	161,172	77	\$1,249,670
Pulaski Street Playground	1840 N. Pulaski St.	106,722	85	\$786,665
Pumping Station Play Field	1311 E. Chambers St.	299,692	76	\$1,682,446
Rogers Play Field	35th and Rogers St.	262,231	62	\$1,454,012
Sijan Play Field	2821 S. Kinnickinnic Ave.	673,873	89	\$3,695,286
Stark Play Field	4951 N. 40th St.	233,481	62	\$1,437,681
Uncas Playground	212 W. Uncas Ave.	109,335	39	\$587,320
Vincent Play Field	7501 N. Granville Rd.	1,290,682	25	\$6,425,875
Warnimont Playground	3500 S. 1st St.	126,324	30	\$688,898
Wick Play Field	4929 W. Vliet St.	1,340,341	89	\$5,017,684



DPW Recreational Facilities MPS Operated & Maintained

Recreational Facility	Address	Area (SF)	Age	CRV
City of Milwaukee owned, MPS operated and maintained				
Beulah Brinton Storage Building	2555 S. Bay St.	64		\$4,813
Burbank Field House and Garage	6225 W. Adler St.	2,800	76	\$210,560
Burnham Field House	1755 S. 32nd St.	6,272	84	\$471,654
Burnham Storage Building	1755 S. 32nd St.	288		\$21,658
Carmen Comfort Station	7300 W. Carmen Ave.	520	43	\$39,104
Cass Field House	1620 N. Cass St.	1,080	53	\$81,216
Clovernook Field House	6594 N. Landers St.	1,728	43	\$129,946
Columbia Field House	1345 W. Columbia	1,344	80	\$101,069
Custer Field House	4001 W. Custer Ave.	1,728		\$129,946
Dyer Field House	151 N. 80th St.	1,728	49	\$129,946
Emigh Field House	495 E. Morgan Ave.	1,535	59	\$115,432
Emigh Chalet	495 E. Morgan Ave.	144		\$10,829
Enderis Field House	2938 N. 72nd St.	3,390	61	\$254,928
Enderis Garage	2938 N. 72nd St.	1,150		\$86,480
Franklin Square Field House	2630 N. Teutonia Ave.	2,520	85	\$189,504
Green Bay Field House	3872 N. 8th St.		83	\$123,930
Hawthorn Glen Field House	1130 N. 60th St.	4,634	73	\$348,477



DPW Recreational Facilities MPS Operated & Maintained

Recreational Facility	Address	Area (SF)	Age	CRV
City of Milwaukee owned, MPS operated and maintained				
Hawthorn Glen Storage Building No. 1	1130 N. 60 th St.	2,400		\$180,480
Hawthorn Glen Storage Building No. 2	1130 N. 60 th St.	120		\$9,024
Hawthorn Glen Storage Building No. 3	1130 N. 60 th St.	120		\$9,024
Hawthorn Glen Storage Building No. 4	1130 N. 60 th St.	120		\$9,024
Hawthorn Glen Storage Building No. 5	1130 N. 60 th St.	384		\$28,877
Hawthorn Glen Storage Building No. 6	1130 N. 60 th St.	384		\$28,877
Hawthorn Glen Pole Shed	1130 N. 60 th St.	144		\$10,829
Holt Field House	1716 W. Holt. Ave.	2,880	79	\$216,576
Jewell Comfort Station	1801 W. Wood Ave.	520	46	\$39,104
Juneau Field House	6500 W. Mt. Vernon Ave		76	\$198,678
Lewis Field House	1424 E. Pryor Ave	2,296	75	\$172,659
Lewis Storage	1424 E. Pryor Ave.	144		\$10,829
Lincoln Field House	254 W. Lincoln Ave	1,506	60	\$113,251
Lincoln Garage	300 W. Lincoln Ave.	360		\$27,072
Merrill Park Field House	453 N. 35 th St.	5,120	84	\$385,024
Merrill Park Chalet	461 N. 35 th St.	144		\$10,829
Merrill Park Attendant Storage	461 N. 35 th St.	788		\$59,258



DPW Recreational Facilities MPS Operated & Maintained

Recreational Facility	Address	Area (SF)	Age	CRV
City of Milwaukee owned, MPS operated and maintained				
Metcalfe Park Comfort Station	2322 N. 33rd St.	589	22	\$44,293
Modrzejewski Field House	1020 W. Cleveland Ave.	1,648	81	\$123,930
Ohio Field House	974 W. Holt Ave.	2,642	75	\$198,678
Pulaski Comfort Station	1840 N. Pulaski St.	676	28	\$50,835
Pumping Station Comfort Station	1311 E. Chambers St.	950	81	\$71,440
Pumping Station Storage Shed	1311 E. Chambers St.	288		\$21,658
Rogers Shed	35 th St. and Rogers St.	144		\$10,829
Sijan Field House	2821 S. Kinnickinnic Ave.	3,696	74	\$277,939
Sijan Storage	2821 S. Kinnickinnic Ave.	144		\$10,829
Sijan Comfort Station	2821 S. Kinnickinnic Ave.	590	36	\$44,368
Stark Field House	4951 N. 40 th St.	1,728	44	\$129,946
Uncas Shed	3 rd and Uncas	96		\$7,219
Warnimont Shed	3500 S. 1 st St.	96		\$7,219
Wick Field House	4929 W. Vliet St.	1,106	71	\$83,171
Wick Shed	4929 W. Vliet St.	240		\$18,048

Building	Address	Area (SF)	Age	CRV
City of Milwaukee owned, MPS operated and maintained				
Beulah Brinton Community Center	2555 S. Bay St.	22,138	31	\$2,964,278
Golden Age XYZ Center	2414 W. Mitchell St.	32,452		\$4,345,323



Department of Public Works Recreational Facilities

Sub-Total – Play Fields	
Total Number of Play Fields	34
Total CRV, Site only	\$61,998,146
Area	11,286,453 Sq. Ft.
Average Age	69 Years

Sub-Total - Buildings	
Total Number of Buildings	51
Total CRV, Building only	\$12,358,081
Area	117,578 Sq. Ft.
Average Age	63 Years

Total – Play Fields and Buildings	
Total CRV	\$74,356,227



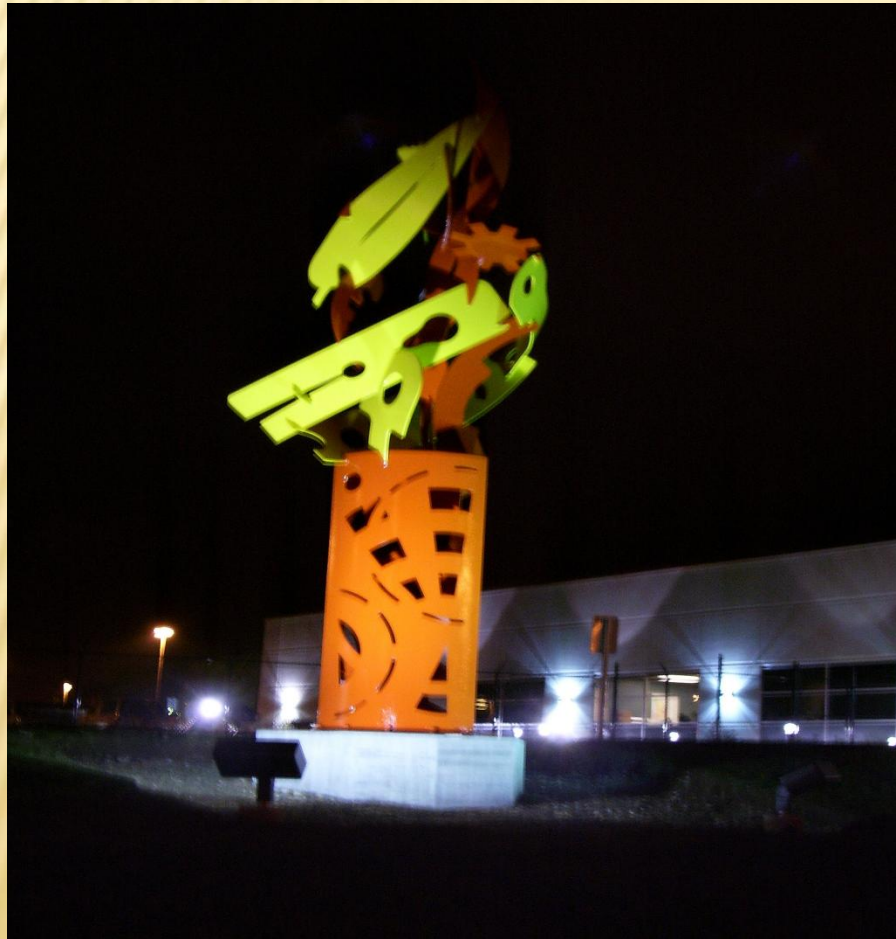
Department of Public Works Recreational Facilities

Sub-Total – Play Areas, Play Fields			
	City of Milwaukee	Milwaukee Public Schools	Total
Total Number	61	34	95
Total CRV	\$19,652,555	\$61,998,146	\$81,650,701
Area	3,342,120 sq. ft.	11,286,453 sq. ft.	14,628,573 sq. ft.
Average Age	41 years	69 years	

Sub-Total - Buildings			
Total Number	1	51	52
Total CRV	\$67,513	\$12,358,081	\$12,425,594
Area	522 sq. ft.	117,578 sq. ft.	118,100 sq. ft.
Average Age	80 years	63 years	

Total			
Total CRV	\$19,720,068	\$74,356,227	\$94,076,295

DEPARTMENT OF PUBLIC WORKS MONUMENTS





Department of Public Works Monuments

DPW Monuments	Address	Age	CRV
On Watch Sculpture	6680 North Teutonia Avenue,	20	\$135,063
Dauntless Guardian Sculpture	4141 West Mill RD	26	\$90,492
Spirit of the Firefighter Sculpture	5335 North Teutonia Avenue, (Fire Station 37)	27	\$87,789
Veterans of War for the Union Monument-Victorious Charge	West Wisconsin Avenue at North 10th ST, (median)	112	\$1,688,273
Spanish-American War Sculpture	West Wisconsin Avenue at North 10th ST, (median)	78	\$270,123
George Washington Sculpture	West Wisconsin Avenue at North 9th ST, (median)	125	\$877,902
The Last Alarm Sculpture/Memorial	711 West Wells ST, (Fire Station 2/Fire Department Headquarters)	14	\$270,123
General Douglas MacArthur Sculpture	841 North James Lovell ST, (MacArthur Square Plaza)	31	\$337,656
Letter Carriers Sculpture	811 North Plankinton Avenue, (triangle)	21	\$297,135
Gear Sculpture	9511 West Appleton Avenue (Fire Station 4)	20	\$54,024
Fishing Sculpture	Behind 4455 W. Congress ST (Parklawn YMCA Courtyard)	73	\$54,024
Music Sculpture	Behind 4455 W. Congress ST (Parklawn YMCA Courtyard)	73	\$54,024

Department of Public Works Monuments



DPW Monuments	Address	Age	CRV
Granite Obelisk-Two Opposites	South Layton Boulevard, north of West Orchard St. (median)	32	\$54,024
Fire and Water Sculpture	300 South 84th St, (Fire Station 25)	22	\$40,518
Deflected Jets Sculpture	3529 South 84th St, (Fire Station 29)	22	\$168,827
Salutation Sculpture	3006 South 27th St, (Police District Station 6)	20	\$54,024
World War II Monument Bay View Veterans	South Kinnickinnic Avenue and South Logan Avenue	63	\$135,063
Fredrick von Steuben Sculpture	North Sherman Boulevard, (4300) at West Lloyd St. (median)	89	\$2,701,239
All in the Air at Once	3850 North 35th St, DPW Headquarters	3	\$50,000

Totals	
Total Number of Monuments	19
Total CRV	\$7,420,323
Average Age	46

MILWAUKEE FIRE DEPARTMENT





Milwaukee Fire Department

Building	Address	Total Area	Age	CRV
Milwaukee Fire Department				
Storage	129 W Florida St	2,987	33	\$49,172
Engine 1	784 N Broadway	14,095	139	\$2,179,892
Engine 2	755 N James Lovell	35,847	49	\$6,472,806
Engine 3	100 W Virginia St	18,406	111	\$4,005,685
Engine 4	9511 W Appleton Ave	7,656	35	\$1,140,984
Engine 5	1313 W Reservoir Ave	11,283	42	\$1,684,818
Engine 6	1693 N Franklin Pl	9,013	65	\$1,394,245
Engine 7	3174 S Chase Ave	9,141	61	\$1,416,376
Engine 8	5585 N 69 St	9,009	53	\$995,889
Engine 9	4141 W Mill Rd	7,694	33	\$1,151,648
Engine 10	5600 W Oklahoma Ave	12,203	57	\$1,892,189
Engine 11	2526 N Kinninckinnic Ave	11,227	47	\$1,674,155
Engine 12	1400 N 9 St	14,790	57	\$2,124,564
Engine 13	2901 N 30 St	9,719	84	\$1,503,997
Engine 14	6074 S 13 St	7,719	33	\$1,151,648
Engine 16	10320 W Fond Du Lac Ave	11,004	21	\$1,335,404
Engine 17	4653 S 13 St	8,618	52	\$1,290,271



Milwaukee Fire Department

Building	Address	Total Area	Age	CRV
Milwaukee Fire Department				
Engine 18	3626 N Holton St	7,867	30	\$1,172,973
Engine 21	2050 N Palmer St	7,991	117	\$973,756
Engine 22	8814 W Lisbon Ave	11,783	58	\$1,825,797
Engine 23	2130 W Oklahoma Ave	13,922	15	\$2,244,836
Engine 24	4927 W Fiebrantz Ave	13,334	44	\$1,994,055
Engine 25	300 S 84 St	8,901	28	\$1,332,924
Engine 26	1140 S 26 St	9,425	107	\$1,460,633
Engine 27	2647 N Barlett Ave	11,620	107	\$1,338,916
Engine 28	424 N 30 St	9,017	107	\$1,394,245
Engine 29	3541 S 84 St	8,951	26	\$1,343,590
Engine 30	2903 N Teutonia Ave	12,704	99	\$1,969,647
Engine 31	2400 S 8 St	8,159	99	\$1,820,891
Engine 32	1551 N 30 St	12,006	26	\$1,354,248
Engine 34	6205 W Burleigh St	9,457	62	\$1,460,633
Engine 35	100 N 64 St	8,300	13	\$750,136
Engine 36	1060 N 27 St	8,300	14	\$1,687,075
Engine 37	5335 N Teutonia Ave	7,867	30	\$1,172,973



Milwaukee Fire Department

Building	Address	Total Area	Age	CRV
Milwaukee Fire Department				
Engine 38	8463 N Granville Rd	11,444	46	\$1,405,310
Engine 39	8025 W Bradley Rd	7,694	34	\$1,151,648
Fire Dept Repair Shop	118 W Virginia St	31,060	83	\$3,098,321
Fire Education Center/Museum	1615 W Oklahoma Ave	6,079	84	\$940,560
Fire Recruit Training Building	6680 N Teutonia Ave	7,678	32	\$870,542
Fire Training Tower	6680R N Teutonia Ave	5,608	37	\$445,351
Storage	118 W Virginia St	1,680	36	\$57,358

Totals	
Total Number of Fire Department Buildings	41
Total CRV	\$64,730,161
Area	441,258 Sq. Ft.
Average Age	56 Years

MILWAUKEE POLICE DEPARTMENT



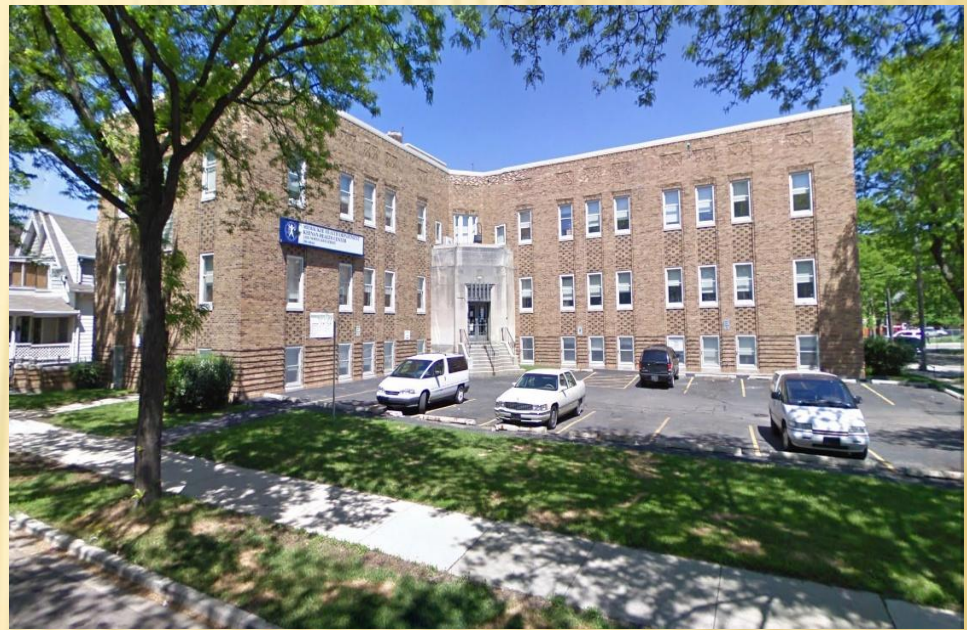
Milwaukee Police Department



Building	Address	Total Area	Age	CRV
Milwaukee Police Department				
District 1	749 W State St	260,166	40	\$43,584,676
District 2	245 W Lincoln Ave	19,287	59	\$5,054,452
District 3	2333 N 49 St	201,370	10	\$64,389,252
District 4	6929 W Silver Spring	16,500	46	\$4,329,341
District 5	2920 N 4 St	26,389	51	\$6,921,414
District 6	3006 S 27 St	30,810	24	\$6,248,753
District 7	3626 W Fond Du Lac Ave	19,304	30	\$5,075,781
Evidence Storage Warehouse	2620 W Wisconsin Ave	48,278	88	\$4,121,644
Radio Repair Shop 3rd Dist Station	4715 W Vliet St	27,255	75	\$6,848,441
Radio Repair Shop Building	4733 W Vliet St	13,300	43	\$1,903,863
Storage Garage	8201 W Keefe Ave	6,700	91	\$298,765

Totals	
Total Number of Police Buildings	11
Total CRV	\$148,776,382
Area	669,359 Sq. Ft.
Average Age	51 Years

MILWAUKEE HEALTH DEPARTMENT





Milwaukee Health Department

Building	Address	Total Area	Age	CRV
Health Department				
Keenan Health Center	3200 N 36 St	21,402	80	\$4,286,684
Northwest Health Center	4636 W Mill Rd	30,479	43	\$6,120,789
Northwest Health Center Garage	7630 W Mill Rd	19,547	43	\$917,052
Southside Health Center	1639 S 23 St	29,879	99	\$5,744,508

Totals	
Total Number of Health Department Buildings	4
Total CRV	\$17,069,033
Area	101,307 Sq. Ft.
Average Age	66 Years

MILWAUKEE LIBRARY PROPERTIES





Milwaukee Library Properties

Building	Address	Total Area	Age	CRV
Library Buildings				
Atkinson	1960 W Atkinson Ave	13,419	50	\$2,235,216
Bay View	2566 S Kinnickinnic Ave	16,314	18	\$3,190,478
Capitol Library	3969 N 74 St	14,306	47	\$1,985,974
Center Street	2727 W Fond Du Lac Ave	17,189	22	\$2,772,484
Central	814 W Wisconsin Ave	514,145	113	\$133,902,264
East	1910 E North Ave	14,691	43	\$2,434,398
Forest Home	1432 W Forest Home Ave	14,494	45	\$1,746,921
Martin Luther King	310 W Locust St	15,158	40	\$2,431,255
Mill road	6431 N 76 St	15,104	41	\$2,564,219
Tippecanoe Library	3912 S Howell Ave	13,771	42	\$2,301,609
Villard Avenue (*)	3310 W Villard Ave	14,842	43	\$2,260,643
Washington Park	2121 N Sherman Blvd	20,540	8	\$3,461,082
Zablocki	3501 W Oklahoma Ave	14,311	48	\$2,429,263

Totals	
Total Number of Library Properties	13
Total CRV	\$163,715,806
Area	698,284 Sq. Ft.
Average Age	43 Years

PORT OF MILWAUKEE





Port of Milwaukee

Building	Address	Total Area	Age	CRV
Port Buildings				
Bradford 1	1119 S Lincoln Memorial Dr	15,000	16	\$667,632
Bradford 2	1135 S Lincoln Memorial Dr	15,000	16	\$667,632
Pole Storage Building	2223 S Harbor Dr	4,000	11	\$252,927
Car Ferry Building	2330 S Lincoln Memorial Dr	7,200	7	\$1,574,921
Coil Warehouse Building	1225 S Lincoln Memorial Dr	50,000	13	\$2,102,521
Dock Office	1225 S Carferry Dr	9,692	59	\$927,717
Harbor Terminal No. 2	1200 S Lincoln Memorial Dr	51,638	44	\$2,367,538
Harbor Terminal No. 4	1500 S Lincoln Memorial Dr	78,711	50	\$4,371,997
Harbor Terminal No.3	1300 S Lincoln Memorial Dr	78,711	50	\$4,371,997
IMC Salt Office	2001 S Lincoln Memorial Dr	2,016	111	\$194,072
Main Tank - Boiler Assembly Shop	1711 S Carferry Dr	24,500	61	\$2,222,233
MBT Office/Garage	1900 S Harbor Dr	15,546	111	\$1,162,309
North American Salt Co	2061 S Harbor Dr	8,208	56	\$663,401
Office Building	1200 S Harbor Dr	570	61	\$70,376
Port of Milwaukee Headquarters	2323 S Lincoln Memorial Dr	12,830	19	\$2,102,678
Spray Painting Shed	1711 S Carferry Dr	4,000	111	\$200,446
Terminal 3A	1300R S Lincoln Memorial Dr	10,000	46	\$476,042
Terminal 4A	1500R S Lincoln Memorial Dr	29,000	41	\$1,256,806



Port of Milwaukee

Totals	
Total Number of Ports	18
Total CRV	\$25,653,245
Area	416,622 Sq. Ft.
Average Age	49 Years

MILWAUKEE WATER DEPARTMENT





Milwaukee Water Department

Building	Address	Total Area	Age	CRV
Water Buildings				
Cameron Distribution Building	2919 W Cameron Ave	29,008	45	\$2,473,909
Cameron Yard Storage Building	2919 W Cameron Ave	2,400	45	\$128,153
Chemical Building	3929 S 6 St	40,831	49	\$3,761,530
Chemical Building	3000 N Lincoln Memorial Dr	50,632	72	\$9,725,020
Drive House	3929 S 6 St	8,956	49	\$949,041
Filter Building	3929 S 6 St	92,050	49	\$8,483,885
Filter Building	3000 N Lincoln Memorial Dr	231,660	72	\$19,559,330
Florist Booster Station	8525 W Florist	16,002	46	\$29,743,806
Garage	3929 S 6 St	1,269	49	\$48,687
Gate House	718 E North Ave	522	80	\$83,512
Gatehouse	3000 N Lincoln Memorial Dr	845	72	\$35,776
Grange Booster Station	5353 S 43 St	5,460	43	\$736,709
Guard House	3929 S 6 St	64	7	\$5,473
Howard Avenue Pumping Station	3929 S 6 St	16,166	49	\$1,369,683
Kilbourn Booster Station	626 E North Ave	3,364	54	\$319,899



Milwaukee Water Department

Building	Address	Total Area	Age	CRV
Water Buildings				
Kilbourn Park	701 E Garfield Ave	560	81	\$77,456
Kilbourn Park Comfort Station	801 E Meinecke Ave	522	80	\$65,285
Kilbourn Service Building	618 E North Ave	3,108	45	\$234,592
Lincoln Booster Station	3641 W Lincoln Ave	1,400	55	\$142,889
Lincoln Distribution Bldg	3801 W Lincoln Ave	29,008	48	\$2,345,951
Lincoln Yard Storage building	3801 W Lincoln Ave	10,640	28	\$366,153
Meter Repair Shop	1901 S Kinnickinnic Ave	34,630	26	\$2,985,753
North Point Pumping Station	2275 N Lincoln Memorial Dr	28,055	48	\$5,172,106
Northpoint Water Tower	2288 N Lake Dr	750	138	\$4,581,088
Pump Building	3000 N Lincoln Memorial Dr	8,410	72	\$1,610,176
Repair Shop	3929 S 6 St	7,221	49	\$458,526
Riverside Chorine Storage Building	1311 E Chambers St	586	87	\$83,183
Riverside Garage	1311 E Chambers St	826	86	\$93,164
Riverside Pumping Station	1311 E Chambers St	164,904	87	\$31,648,968
Service Building	3000 N Lincoln Memorial Dr	15,660	72	\$3,007,079
Texas Avenue Pumping Station	2900 E Texas	17,235	49	\$3,168,678
Field House Pumping Station	1311 E Chambers	864		\$76,212



Milwaukee Water Department

Building	Address	Total Area	Age	CRV
Water Buildings				
Lincoln Distribution Shed	3715 W Lincoln Ave	2,500		\$93,852
Lincoln Storage Shed	3715 W Lincoln Ave	10,710		\$426,601
Menomonee Booster Station	127 S 44 St	4,411		\$806,625

Totals	
Total Number of Ports	35
Total CRV	\$134,868,750
Area	841, 229 Sq. Ft.
Average Age	59 Years

SURPLUS PROPERTIES

Building	Address	Total Area	Age	CRV
Surplus Buildings				
North District Field Station	8424 W Florist	22,860	47	\$2,260,643
NW Yard Oil Storage	8414 W Florist	840	47	\$33,690
NW Yard Shed (Infrastructure)	8414 W Florist	192	41	\$6,748
Storage Warehouse	8414 W Florist	5,004	46	\$330,564
Oil Storage Building	8414 W Florist	2,111	41	\$239,592
Central Satellite Garage	1345 N 33 St	2,444	40	\$159,951
Central Satellite Office	1345 N 33 St	2,611	40	\$287,912
Central Satellite Salt Shed	1345 N 33 St	2,400	40	\$107,968
Central Satellite Storage	1345 N 33 St	4,333	40	\$287,912
North Area II Garage	2931 W Cameron Ave	2,444	42	\$127,962
North Area II Office	2931 W Cameron Ave	2,111	42	\$234,592
North Area II Salt Dome	2931 W Cameron Ave	5,333	18	\$319,676
North Area II Salt Shed	2931 W Cameron Ave	2,400	42	\$6,368
North Area II Storage	2931 W Cameron Ave	4,444	42	\$298,575
Northwest Senior Center	7717 W Good Hope Rd	11,447	76	\$1,117,607
Finney Library - Former	4243 W North Ave	12,687	58	\$1,876,756
Inner City Arts Council	642 W North Ave	26,964	128	\$511,841

SURPLUS PROPERTIES

Building	Address	Total Area	Age	CRV
Surplus Buildings				
Salt Dome - San North Satellite	7222 W Fond Du Lac Ave	4,475	22	\$194,209
Sanitation Office	7222 W Fond Du Lac Ave	2,556	26	\$220,858
Garage	7222 W Fond Du Lac Ave	2,305	26	\$81,522
Storage	7318 W Fond Du Lac Ave	2,440		\$88,768
United Indian Community Center	1554 W Bruce St	8,091	103	\$1,250,392
Fondy Market Place (West)	2200 W Fond Du Lac Ave	5,368	30	\$0
Fondy Market Place (East)	2200 W Fond Du Lac Ave	15,405	30	\$0
Coggs Health Center	2770 N 5 St	69,799		\$9,428,303

Totals	
Total Number of Surplus Properties	25
Total CRV	\$19,472,409
Area	221,064 Sq. Ft.
Average Age	46 Years

PREFACE

The Facility Condition Assessment Program was originally initiated in 1995. It was in response to a need for a proactive and long range approach to major Capital and repair projects at the City facilities. Historical funding limitations had created a critical problem for the department whereas buildings and municipal garages were aging, and we were faced with a growing repair backlog. In 2001, Buildings and Fleet once again performed extensive condition assessments and collected data using the help of Applied Management Engineering Inc., Virginia Beach, VA, a company specializing in facility assessment programs. Since then approximately 20% of the buildings are subjected to physical assessments annually and the data adjusted accordingly.

The City of Milwaukee is continuing to build, rebuild, and expand our infrastructure to address the needs of our community. All of our basic services – roads, highways, buildings, parks, playgrounds, bridges, sewers, water supply, fleet, energy, and communications – are part of this vast infrastructure. The complexity of this infrastructure is compounded as layer upon layer of systems and networks built on top of one another. Our society continues to grow in both size and complexity and demands the highest quality from this built infrastructure, effectively managing this essential infrastructure is the key to Milwaukee's future and the quality of life.

Public buildings and the recreational facilities need to create a work place and community environment where information, expertise, and cultural experience are broadly shared and used.

Today, most forward thinking organizations use specially designed computerized systems to perform periodic assessments, to document, and to strategically prioritize and formalize long range plans for seeking appropriate funding for maintenance backlogs and cyclical renewal.

From leaking roofs to aging equipment, need for masonry repairs, increased need for alternating, remodeling, or retrofitting facilities to accommodate new standards for safety, environmental quality, accessibility, and functionality have caused many facilities to be at risk of accelerated aging and, if ignored, stand to jeopardize health and safety of staff and could result in poor staff productivity.

Building systems and components have typical service life ranges, which rarely coincide with one another, yet these systems, are expected to perform satisfactorily throughout the anticipated service life of the facility. These service life issues, coupled with changes in technological needs and changing federal and local mandates, are further compounded when handling a network of facilities.

The Facilities Condition Assessment Program (F-CAP) provides a process of resource allocation and framework of Capital asset renewal in a systematic and strategic manner. Investing in maintenance and repair will prolong the life of buildings and provides the objective of good stewardship of public buildings while optimizing their service life.

In these times of decreasing budgets and downsizing, many interests must compete for limited resources. The Facilities Condition Assessment program (F-CAP) provides an effort for improving facilities while protecting the City's huge public investment.

Venu J. Gupta
Facilities Director

VG/lawg

Facility Condition Assessment Program

A. FCAP (Annual Program)

(Facility Condition Index calculated for facilities inspected)

Yearly Process

1. Identify Facilities (20% of Facilities per year)
2. Start w/Available Records, Site Drawings, maintenance records, reports, Proteus Records, Expected Useful Life Analysis
3. Time Line – 60 day period to conduct inspections
4. In future department plans to use Hand Held PDA's for field assessments
5. Field Inspections by Specialty Teams or technical experts

B. Evaluate and estimate costs for repairs or replacement of Major Building Elements

SITE	-	Drainage, parking lots, gas pumps, tanks, etc.
STRUCTURE	-	Foundations, walls, etc.
EXTERIOR	-	Glazing
HVAC	-	Heating, Cooling, Air handling
ELECTRICAL	-	Service/Distribution/Switchgear/Breakers
PLUMBING	-	Fixtures, piping, pressure
CONVEYANCE	-	Elevators
INTERIOR FINISHES	-	Floors, Walls, Ceilings, lobbies
FIRE-LIFE-SAFETY		
SECURITY SYSTEMS		
ENVIRONMENTAL		
ACCESSIBILITY		
CODE COMPLIANCE		

C. Data Collection & Report Preparation (by Date: to be determined)

1. This Facility Condition Assessment methodology is designed to be a simplified approach based on empirical data (experience, observation and technical reports)
2. To provide a general measure (of) the condition of individual facilities and an estimate of the current work needs for City Facilities based on item condition.
 - Condition arrangements are performed at the System Level rather than the compliant level.
 - Insurance values are used for Current Replacement Value of the facilities
 - Evaluations are conducted at the system level because it is more cost-effective

3. GASB34: Critical Assets are being properly maintained and preserved.
Engineering studies of infrastructure condition are examined and data included in FCIS reports

A historical black and white photograph of a city street, likely Milwaukee, featuring a prominent tall clock tower in the background and trolley tracks in the foreground. The scene is framed by a thin black border.

DEPARTMENT OF PUBLIC WORKS
INFRASTRUCTURE SERVICES DIVISION
FACILITIES DEVELOPMENT AND MANAGEMENT

2010 FACILITIES CONDITION ASSESSMENT PROGRAM



FACILITIES CONDITION ASSESSMENT PROGRAM

DECEMBER 2, 2010

UPDATED ASSESSMENTS FOR 2010:

SAFETY ACADEMY

6680 NORTH TEUTONIA AVENUE



FORESTRY AND SANITATION HQ

5230 WEST STATE STREET



MATERIAL RECOVERY FACILITY

1313 WEST MOUNT VERNON AVENUE



NORTHWEST GARAGE

3025 WEST RUBY AVENUE



CITY HALL COMPLEX (FUNDING ONLY)

CITY CENTER - 53202



Facilities Condition Assessment Program



Safety Academy



Facilities Condition Assessment Program—Safety Academy

Introduction

The Safety Academy is located at 6680 N. Teutonia Avenue. The facility contains four floors, two elevators, a shooting range, and a mosaic curtain wall. The property site includes asphalt pavement, chain link and fencing.

Component Inventory

The information within the Facility Condition Assessment Program is derived from:

- On-site, visual, non-invasive inspections
- Review of consultant's reports
- Facilities Development and Management historic data
- FCIS building management software

The components inventoried and scheduled for capital improvement within this report meet the following criteria:

- Responsibility of Facilities Development and Management (FDaM) for replacement and repair
- Limited Useful Life (UL) expectancy
- Predictable Remaining Useful Life (RUL) expectancy
- Above a minimum capital threshold cost of \$25,000
- Required by local codes

Categorization of Components

This report inventories the physical property components located at the facility. The inventoried property components are organized into one of the following categories:

- FDaM Responsibility
- O+M Responsibility
- Long Lived
- Others

FDaM Responsibility pertains to components

that are funded by the FDaM capital expenditure budget. These components are the primary focus within this report and the coordinated capital budget.

O+M Responsibility pertains to those components that require maintenance or replacement less than the minimum capital threshold of \$25,000. These components are repaired or replaced from O+M funds.

Long Lived pertains to components that are funded through the FDaM capital budget. However, these expenditures are projected beyond the 25 year scope of capital budget.

Others pertains to components that are repaired/replaced/maintained by an entity other than FDaM.

Component Inventory

The property components at Safety Academy are categorized as follows:

FDaM Responsibility

Building Envelope Components

- Doors, Entrances
- Roofs, EPDM
- Sealants
- Siding, Concrete and Masonry
- Windows, Curtain Wall

Interior Building Components

- Asbestos Abatement
- Ceiling, Acoustic Tile
- Floors, Carpet
- Floors, Wood
- Light Fixtures
- Update, Locker Rooms
- Update, Rest Rooms
- Update, Shooting Range
- Walls, Paint Finishes



Facilities Condition Assessment Program—Safety Academy

Mechanical Systems Components

- AHUs/Condensers
- Boilers, Heat
- Boilers, Hot Water (Including Storage Tank)
- Chiller
- Cooling Tower
- Electrical, Upgrade
- Exhaust Fans
- Fire Warning System
- Pipes, Building Heat
- Pipes, Sprinkler System
- Pipes, Water and Waste
- Pumps (Greater than 7.5 HP)

Site Components

- Asphalt Pavement, Seal Coat/Repair
- Asphalt Pavement, Overlay
- Fence, Chain Link
- Landscape Improvements
- Light Poles and Fixtures

O+M Responsibility

- Paint Finishes, Touch-Up and Stairwells
- Interim Repairs, AHUs
- Routine Diagnostics
- Roof Inspections and Repairs
- Pumps, Building Heat and Water (Less than 7.5 HP)
- Unit Heaters, Replacement
- Doors, Garage
- Update, Elevator Cab
- AHUs, Interim Repairs and Maintenance
- Boilers, Interim Repairs and Maintenance
- Concrete, Replacements
- Light Fixtures, Exterior
- Gutters and Downspouts
- Terminal Units, HVAC

Long Lived

- Structural Frames
- Elevator, Hydraulic, Pump and Controls
- Emergency Generator
- Sprinkler Systems
- Windows (replaced 2010)
- Floors, Hallways
- Trash Chute

Others

- Fire Tower and Training Facility (MFD)
- Furnishings (MFD and MPD)

Report Information

The written report includes a combination of information about the FDaM Responsibility components, including:

- Component Inventory
- Condition Assessment
- Photo-documentation

This information is intended to serve as a summary from the aggregation of in-house inspections, consultants reports, historic data, and the capital budget. In addition, projects funded for ADA compliance are included within the anticipated costs of capital projects.

Capital Budget

The capital budget for the property is included on two spreadsheets. The first spreadsheet contains the anticipated capital projects for years 2011 through 2023. The second spreadsheet contains the anticipated capital projects for years 2024 through 2036. Information on the spreadsheets includes:

- Component name
- Quantity
- Units
- 2011 Unit Cost



Facilities Condition Assessment Program—Safety Academy

- 2011 Replacement Cost
- Useful Life (UL)
- Remaining Useful Life (RUL)
- First Year Funds Requested

Component Name pertains to the element which is projected for capital improvement.

Quantity includes the measured amount of each component at the property.

Units pertains to the measurement used to determine quantity. The units within the report are as follows:

- LF = Linear Feet
- SF = Square Feet
- EA = Each
- LS = Lump Sum

2011 Unit Cost pertains to the estimated cost per unit measurement for capital improvement. These costs are derived from AME, Inc., in-house estimates, or historic data.

2011 Replacement Cost pertains to the estimated cost of the capital improvement project. It is derived by multiplying *Quantity* by *2011 Unit Cost*.

Useful Life (UL) pertains to the time frame in years wherein a component is anticipated to remain functional provided it receive proper maintenance. UL is also referred to as Service Life.

Remaining Useful Life (RUL) pertains to the estimated service life remaining for any given component. It coincides with the anticipated year of the capital expenditure.

First Year Funds Requested pertains to the year in which the capital expenditure is

anticipated.

Deferred Maintenance pertains to projects that have been identified for capital repairs but have yet to be completed. The aggregated summation of deferred maintenance projects corresponds to the FCI.

CRV Current Replacement Value is the insurance estimate for reconstruction of the facility in today's dollars.

FCI Facilities Condition Index is the relationship between the aggregated summation of deferred maintenance projects divided by the Current Replacement Value of the facility. This proportion provides an unbiased measure to analyze the condition of the property, compare with other properties, and compare with industry standards.

Limitations of Inspection

The inspection conducted by City of Milwaukee and its representatives is limited to those components that are observed and identified by mere visual observation. Inspections conducted by the City of Milwaukee do not include:

- (a) Any probing, boring, excavation, or other invasive means of property inspection,
- (b) Testing for or identification of any hazardous materials in any form,
- (c) Identification of construction, structural, design, or other defects that may violate local, state, international, or other building codes and/or regulations, or any kind,
- (d) Identification of any defects that are not readily apparent by mere visual observation including, but not limited



Facilities Condition Assessment Program—Safety Academy

to structural defects, leaking pipes, foundational damage, and electrical wiring hazards or defects.

Inspections for any of the above information are contracted to consultants, and conducted on an as needed basis.



Facilities Condition Assessment Program—Safety Academy

Doors, Entrances

Safety Academy contains 16 individual metal framed entrance doors. The doors contain a combination of metal and/or glass. The doors are in fair overall condition.

The useful life of entrance doors is up to 35 years with proper maintenance. The City of Milwaukee plans replacement of the doors by 2023.

Roofs, EPDM

Safety Academy contains eleven separate EPDM roofs. This categorization is devised by Tremco, a consultant that conducts annual maintenance and repair for the Safety Academy roofs. The following table categorizes the roof sections:

Roof #	Last Replaced	Quantity (SF)
1	1996	3,744
2	1996	5,760
3	1996	14,758
4	1999	12,032
5	1999	3,900
6	1999	375
7	2001	2,104
8	2001	6,533
9	2001	13,800
10	2001	1,539
11	2001	712

Tremco reports that the roofs at the Safety Academy are in good to fair condition with minor laps at the seems and edges.

The useful life of EPDM roofs is up to 20 years. Based on the ages of the roofs, the City of Milwaukee plans phased replacement of the roofs in the following manner:

Roof #s	Replacement Year
1-3	2016
4-6	2017
7-11	2018

Subsequent roof replacements are likely every 18 years thereafter.



Sealants

The Safety Academy comprises approximately 3,600 linear feet of caulked joints between the exterior precast concrete panels. The sealants were last replaced in 2000 and have a useful life of up to 15 years.

Based on condition, the City of Milwaukee plans replacement of the sealants by 2019 and every 15 years thereafter.

Photographs



Sealant joint

Siding, Concrete and Masonry

The exterior of the Safety Academy comprises 30,000 SF of precast concrete panels and brick masonry. The brick masonry is in good overall condition, However, the precast concrete panels are in fair overall condition. The architectural features of the precast concrete panels exhibit the highest concentration of deterioration.

The useful life of brick and precast concrete panels is indefinite in the presence of regular façade repairs. The City of Milwaukee anticipates exterior capital improvement including repointing of brick and mortar repair of concrete every 12 years beginning by 2015.

Photographs



Brick and precast concrete exterior

Windows, Curtain Wall

The Safety Academy entrance comprises a 600 SF curtain wall comprised of mosaic glass and concrete. The curtain wall is original to construction of the building, or at an age of 45 years.

City of Milwaukee maintenance staff reports that the curtain wall leaks at multiple locations.

The useful life of mosaic curtain walls is up to 45 years. Based on the age and condition of the curtain wall, the City of Milwaukee anticipates its replacement by 2012.

Photographs



Interior view of mosaic curtain wall



Evidence of leaks

Asbestos Abatement

AME Inc. has identified asbestos at the Safety Academy. The cost and timing of abatement is provided by AME Inc.

Facilities Condition Assessment Program—Safety Academy

Ceiling, Acoustic Tile

Acoustic tile ceiling is located at the hallways and classrooms of the Safety Academy. The class rooms contain approximately 75,000 SF of acoustic tile ceiling and the hallways comprise approximately 58,000 SF of acoustic tile ceiling.

The acoustic tile ceiling in the hallways was replaced in 2006. All the acoustic tile ceiling in in good condition.

The useful life of an acoustic tile ceiling is up to 25 years. The City of Milwaukee anticipates replacement of the acoustic tile ceiling in the classrooms by 2024 and replacement of the acoustic tile ceiling in the hallways by 2033. The City of Milwaukee anticipates replacement the acoustic ceiling tile grid in conjunction with replacement of the acoustic ceiling tile grid.

Photographs



Acoustic ceiling tile in hallway

Floors, Carpet

Carpet floor covering comprises approximately 7,500 SY throughout the Safety Academy. The carpet is in fair overall condition. The useful life of industrial carpet is up to 15 years. The City of Milwaukee anticipates replacement of the carpet by 2020 and again by 2035.

Photographs



Classroom interior finishes

Facilities Condition Assessment Program—Safety Academy

Floors, Wood

The Safety Academy gymnasium contains 6,000 SF of hardwood floor covering. The condition of the floor is good overall.

Hardwood floors in gymnasiums require resurfacing every 15 years to remain functional. The floors require complete replacement every 45 years.

The City of Milwaukee anticipates refinishing of the wood floors every 15 years beginning by 2019 except during wood floor replacement by 2032.

Photographs



Wood floor covering in gymnasium

Light Fixtures, Replacement

The light fixtures at the Safety Academy were replaced in 2009. The useful life of light fixtures is up to 25 years. The City of Milwaukee plans replacement of the light fixtures by 2034.

Facilities Condition Assessment Program—Safety Academy

Update, Locker Rooms

The Safety Academy locker rooms comprise:

- Tile floor covering
- Plumbing (showers, faucets)
- Lockers
- Wall coverings

The useful life of locker room finishes is up to 25 years. The City of Milwaukee anticipates updates to the locker rooms by 2028.

Update, Restrooms

The Safety Academy contains 15 rest rooms. The rest rooms are primarily in fair overall condition. The toilets and other plumbing fixtures were upgraded in 2009.

The useful life of rest room finishes is up to 25 years. The City of Milwaukee anticipates phased updates to three rest rooms every five years beginning by 2015.



Facilities Condition Assessment Program—Safety Academy

Update, Shooting Range

The Safety Academy contains a shooting range for police tactical training. The shooting range was last updated in 2000.

The useful life of shooting ranges is up to 20 years. The City of Milwaukee anticipates the next shooting range update by 2020.

Photographs



Wood floor covering in gymnasium

Walls, Paint

The Safety Academy comprises approximately 255,000 SF of painted wall finishes.

The City of Milwaukee plans phased paint finish application of up to 85,000 SF every five years beginning by 2015.

Photographs



Offices that require paint finishes

AHUs and Condensers

The Safety Academy contains 36 AHUs and condensing units to provide heated and cooled air to the building. The AHUs and condensers vary in age, condition, capacities, and efficiencies.

The useful life of AHUs is up to 25 years. Based on the quantity of AHUs and condensers, a single replacement event is unlikely. Therefore, the City of Milwaukee plans phased replacement of nine units every five years beginning by 2014. Interim repairs and partial replacements are funded by O+M.

Photographs



Elevator condensing unit



AHU motor - interim replacements and repairs funded by O+M

Boilers, Heat

Safety Academy contains four building heat boilers which are in good operational condition at an age of one year.

The useful life of building heat boilers is up to 25 years. The City of Milwaukee anticipates replacement of the building heat boilers by 2036.

Photographs



Sanitation AHU

Facilities Condition Assessment Program—Safety Academy

Boilers, Hot Water

The Safety Academy contains two domestic hot water heaters and a storage tank. The hot water heaters are in good condition at an age of seven years. The water storage tank is likely original to the building.

The useful life of water heaters is up to 20 years. The City of Milwaukee plans replacement of the water heaters and storage tank by 2023.

Photographs



Water heater



Storage tank

Chiller

The Safety Academy contains a 190 ton chiller that provides cooled air throughout the building. The chiller is planned for replacement in 2011.

The useful life of chillers is up to 25 years. The City of Milwaukee anticipates subsequent chiller replacement by 2036.

Photographs



Chiller

Facilities Condition Assessment Program—Safety Academy

Cooling Tower

The Safety Academy contains one cooling tower that works in conjunction with the chiller to provide cooled air throughout the building. The cooling tower is planned for replacement in 2011.

The useful life of cooling towers is up to 25 years. The City of Milwaukee anticipates subsequent cooling tower replacement by 2036.

Electrical, Upgrade

The electrical system at Safety Academy was partially upgraded about in 2009. Significant components replaced during this upgrade include installation of a new transformer and emergency generator.

The remaining components are in good/fair overall condition. The City of Milwaukee anticipates replacement/upgrades of the remaining components by 2026.

Photographs



Transformer



Emergency generator

Exhaust Fans

The Safety Academy comprises 39 individual exhaust fans located atop the roofs. The useful life of the exhaust fans coincides with the useful life of the roofs. Therefore, the City of Milwaukee anticipates phased replacement of 13 exhaust fans with the phased roof replacement beginning by 2016 and concluding by 2018. Subsequent phased replacement of the exhaust fans is likely beginning by 2034 and concluding by 2036.

Fire Warning System

The fire warning system at the Safety Academy is comprised of a central control panel and various detection devices including:

- Annunciators
- Pull boxes
- Smoke detectors
- Heat detectors

The system is maintained annually. The useful life of fire warning systems is up to 25 years. The City of Milwaukee anticipates

Pipes, Replacement

The Safety Academy incorporates various piping systems that serve the facility. Building heating and cooling comprises a two pipe system. Domestic water (hot and cold) and waste comprises an additional system.

AME Inc. identified three floors at the Safety Academy that require installation of fire sprinkler pipes.

Building pipes often have useful lives beyond 65 years. The City of Milwaukee anticipates partial replacements of pipes beginning by 2023 and every three years thereafter.

Pumps

The Safety Academy contains four pumps greater than 7.5 HP. These are considered major pumps and require capital expenditures. Pumps less than 7.5 HP are funded by O+M.

The useful life of major pumps is up to 30 years. The City of Milwaukee anticipates phased replacement of two pumps by 2019 and another two pumps by 2024.

Photographs



Domestic water pump

Facilities Condition Assessment Program—Safety Academy

Asphalt Pavement, Seal Coat/Repair

A seal coat application is a preventive maintenance surface treatment placed atop asphalt pavement to combat the natural deterioration and to provide resistance weatherization. This material has the ability to fill in small cracks and protect the surface from oxidation. Larger cracks require special attention prior to seal coat application. Localized areas of damaged pavement require patches, or complete removal of the pavement.

Seal coat and repairs should be conducted every 3-5 years. The City of Milwaukee anticipates this to occur at the Safety Academy by 2012, 2015 and every four years thereafter.

Photographs



Asphalt pavement with alligator cracks

Asphalt Pavement, Overlay

The Safety Academy contains approximately 16,700 SY of asphalt pavement. The pavement is in good to fair overall condition. Occurrences of failed pavement and cracks existed in isolated areas throughout the property.

The useful life of asphalt pavement is up to 20 years when subjected to periodic maintenance program.

Based on the varied condition of the pavement at the Safety Academy, the City of Milwaukee projects a phased overlayment of the asphalt pavement. By 2019, one half of the asphalt pavement (8,350 SY) should be overlaid. The remaining half should be overlaid by 2023. Subsequent overlayment is expected every 20 years thereafter.

Photographs



Asphalt pavement with longitudinal crack

Facilities Condition Assessment Program—Safety Academy

Fence, Chain Link

The perimeter of the Safety Academy comprises a 1,400 LF chain link fence. The fence is in good overall condition.

The useful life of chain link fences is up to 25 years. The City of Milwaukee anticipates replacement of this fence by 2021.

Landscape Improvements

The Safety Academy contains multiple trees and other landscaping features. Periodic updates of the landscaping every 12 years provides a positive aesthetic appeal for the facility.

The City of Milwaukee anticipates landscape improvements every 12 years beginning by 2016.



Light Poles and Fixtures

The Safety Academy contains six light poles and fixtures. The light poles and fixtures are in fair overall condition.

Based on condition, the City of Milwaukee anticipates replacement of the light poles and fixtures by 2023 in conjunction with asphalt pavement repairs.



Safety Academy Main Building and Site Features	Quantity	Units	2011 Unit Cost	2011 Replacement Cost	First Year		Deferred Maintenance	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
					UL	RUL															Funds Requested
Building Envelope Components																					
Doors, Entrances	16	EA	\$1,800.00	\$28,800	35	12	2023	\$0												\$41,062	
Roof 1, EPDM	3,744	SF	\$7.50	\$28,080	20	5	2016	\$0					\$32,552								
Roof 2, EPDM Ballasted	5,760	SF	\$7.50	\$43,200	20	5	2016	\$0					\$50,081								
Roof 3, EPDM Ballasted	14,758	SF	\$7.50	\$110,685	20	5	2016	\$0					\$128,314								
Roof 4, EPDM	12,032	SF	\$7.50	\$90,240	20	6	2017	\$0						\$107,751							
Roof 5, EPDM	3,900	SF	\$7.50	\$29,250	20	6	2017	\$0						\$34,926							
Roof 6, EPDM	375	SF	\$7.50	\$2,813	20	6	2017	\$0						\$3,358							
Roof 7, EPDM	2,104	SF	\$7.50	\$15,780	20	7	2018	\$0							\$19,407						
Roof 8, EPDM	6,533	SF	\$7.50	\$48,998	20	7	2018	\$0							\$60,261						
Roof 9, EPDM	13,800	SF	\$7.50	\$103,500	20	7	2018	\$0							\$127,292						
Roof 10, EPDM, Canopy	1,539	SF	\$7.50	\$11,543	20	7	2018	\$0							\$14,196						
Roof 11, EPDM, Canopy	712	SF	\$7.50	\$5,340	20	7	2018	\$0							\$6,568						
Sealants	3,600	LF	\$12.50	\$45,000	15	8	2019	\$0								\$57,005					
Siding, Concrete and Masonry, Repairs	30,000	SF	\$3.00	\$90,000	12	0	2011	\$90,000	\$90,000											\$90,000	
Windows, Curtain Wall, Replacement	600	SF	\$250.00	\$175,000	45	0	2011	\$175,000	\$175,000												
Interior Building Components																					
Aesbestos Abatement	1	LS	\$160,000.00	\$160,000	25	0	2011	\$160,000	\$160,000												
Ceiling, Acoustic Tile, Class Rooms	75,000	SF	\$4.50	\$337,500	25	13	2024	\$0													
Ceiling, Acoustic Tile, Hallways	58,000	SF	\$4.50	\$261,000	25	22	2033	\$0													
Floors, Carpet	7,500	SY	\$35.00	\$262,500	15	9	2020	\$0												\$342,503	
Floors, Wood, Gymnasium, Refinish	6,000	SF	\$3.00	\$18,000	15	8	2019	\$0								\$22,802					
Floors, Wood, Gymnasium, Replacement	6,000	SF	\$16.00	\$96,000	45	21	2032	\$0													
Light Fixtures	380	EA	\$190.00	\$72,200	25	23	2034	\$0													
Update, Locker Rooms	2	EA	\$135,000.00	\$270,000	25	17	2028	\$0													
Update, Rest Rooms, Phased	3	EA	\$7,800.00	\$23,400	25	4	2015	\$0				\$26,337								\$30,532	
Update, Shooting Range	1	LS	\$210,000.00	\$210,000	20	9	2020	\$0												\$274,002	
Walls, Paint, Phased	85,000	SF	\$0.75	\$63,750	10	4	2015	\$0				\$71,751								\$83,179	
Mechanical Systems Components																					
AHUs/Condensers , Reaplacement, Phased	9	EA	\$26,000.00	\$234,000	25	0	2011	\$234,000	\$234,000				\$271,270							\$314,476	
Boilers, Heat, Replacement	4	EA	\$89,000.00	\$356,000	25	25	2036	\$0													
Boilers, Hot Water Including Storage Tank	1	LS	\$42,000.00	\$42,000	20	12	2023	\$0												\$59,882	
Chiller, Replacement	1	EA	\$655,000.00	\$655,000	25	0	2011	\$655,000	\$655,000												
Cooling Tower, Replacement	1	EA	\$42,000.00	\$42,000	25	0	2011	\$42,000	\$42,000												
Electrical, Upgrade, Remaining	1	LS	\$350,000.00	\$350,000	50	15	2026	\$0													
Exhaust Fans, Phased	13	EA	\$800.00	\$10,400	15	5	2016	\$0					\$12,056	\$12,418	\$12,791						
Fire Warning System	1	LS	\$285,000.00	\$285,000	25	10	2021	\$0												\$383,016	
Pipes, Building Heat, Replacement, Partial	1	LS	\$50,000.00	\$50,000	65+	14	2025	\$0													
Pipes, Sprinkler System, Installation	3	EA	\$150,000.00	\$450,000	65+	0	2011	\$450,000	\$450,000												
Pipes, Water & Waste, Replacement, Partial	1	LS	\$50,000.00	\$50,000	65+	14	2025	\$0													
Pumps, Phased (Minimum 7.5HP)	2	EA	\$15,000.00	\$30,000	30	8	2019	\$0								\$38,003					
Site Components																					
Asphalt Pavement, Seal Coat/Repair	16,700	SY	\$1.50	\$25,050	3-5	0	2011	\$25,050	\$25,050			\$28,194				\$31,733				\$35,715	
Asphalt Pavement, Overlay, Phased	8,350	SY	\$14.00	\$116,900	20	8	2019	\$0							\$148,085					\$166,671	
Fence, Chain Link	1,400	LF	\$35.00	\$49,000	25	10	2021	\$0											\$65,852		
Landscape Improvements	1	LS	\$50,000.00	\$50,000	12	5	2016	\$0					\$57,964								
Light Poles and Fixtures	6	EA	\$4,300.00	\$25,800	25	12	2023	\$0												\$36,785	
Total Annual Cost								\$1,831,050	\$1,831,050	\$0	\$0	\$0	\$126,282	\$552,238	\$158,454	\$240,514	\$297,628	\$730,216	\$763,345	\$0	\$430,115

Notes

1) The annual building materials inflation rate estimate is 3.00%

2) FY is Fiscal Year. FY is the calendar year.

3) UL is Useful Life and RUL is Remaining Useful Life

4) Current Replacment Value (CRV) growth rate is 2.70%

CRV FCI \$25,900,000 \$26,599,300 \$27,317,481 \$28,055,053 \$28,812,540 \$29,590,478 \$30,389,421 \$31,209,935 \$32,052,604 \$32,918,024 \$33,806,811 \$34,719,594 \$35,657,023

Safety Academy Main Building and Site Features	Quantity	Units	2011 Unit Cost	2011 Replacement Cost	First Year Funds			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
					UL	RUL	Requested													
Building Envelope Components																				
Doors, Entrances	16	EA	\$1,800.00	\$28,800	35	12	2023													
Roof 1, EPDM	3,744	SF	\$7.50	\$28,080	20	5	2016											\$55,418		
Roof 2, EPDM Ballasted	5,760	SF	\$7.50	\$43,200	20	5	2016											\$85,259		
Roof 3, EPDM Ballasted	14,758	SF	\$7.50	\$110,685	20	5	2016											\$218,446		
Roof 4, EPDM	12,032	SF	\$7.50	\$90,240	20	6	2017												\$183,439	
Roof 5, EPDM	3,900	SF	\$7.50	\$29,250	20	6	2017												\$59,459	
Roof 6, EPDM	375	SF	\$7.50	\$2,813	20	6	2017												\$5,717	
Roof 7, EPDM	2,104	SF	\$7.50	\$15,780	20	7	2018												\$15,780	
Roof 8, EPDM	6,533	SF	\$7.50	\$48,998	20	7	2018												\$48,998	
Roof 9, EPDM	13,800	SF	\$7.50	\$103,500	20	7	2018												\$103,500	
Roof 10, EPDM, Canopy	1,539	SF	\$7.50	\$11,543	20	7	2018												\$11,543	
Roof 11, EPDM, Canopy	712	SF	\$7.50	\$5,340	20	7	2018												\$5,340	
Sealants	3,600	LF	\$12.50	\$45,000	15	8	2019											\$88,811		
Siding, Concrete and Masonry, Repairs	30,000	SF	\$3.00	\$90,000	12	0	2011												\$182,951	
Windows, Curtain Wall, Replacement	600	SF	\$250.00	\$175,000	45	0	2011													
Interior Building Components																				
Aesbestos Abatement	1	LS	\$160,000.00	\$160,000	25	0	2011	\$234,965												
Ceiling, Acoustic Tile, Class Rooms	75,000	SF	\$4.50	\$337,500	25	13	2024	\$495,630												
Ceiling, Acoustic Tile, Hallways	58,000	SF	\$4.50	\$261,000	25	22	2033								\$500,103					
Floors, Carpet	7,500	SY	\$35.00	\$262,500	15	9	2020												\$533,608	
Floors, Wood, Gymnasium, Refinish	6,000	SF	\$3.00	\$18,000	15	8	2019													
Floors, Wood, Gymnasium, Replacement	6,000	SF	\$16.00	\$96,000	45	21	2032								\$178,588					
Light Fixtures	380	EA	\$190.00	\$72,200	25	23	2034											\$142,493		
Update, Locker Rooms	2	EA	\$135,000.00	\$270,000	25	17	2028				\$446,269									
Update, Rest Rooms, Phased	3	EA	\$7,800.00	\$23,400	25	4	2015		\$35,395				\$41,032						\$47,567	
Update, Shooting Range	1	LS	\$210,000.00	\$210,000	20	9	2020													
Walls, Paint, Phased	85,000	SF	\$0.75	\$63,750	10	4	2015		\$96,428				\$111,786						\$129,591	
Mechanical Systems Components																				
AHUs/Condensers , Reaplacement, Phased	9	EA	\$26,000.00	\$234,000	25	0	2011			\$364,564				\$422,630					\$489,944	
Boilers, Heat, Replacement	4	EA	\$89,000.00	\$356,000	25	25	2036												\$745,385	
Boilers, Hot Water Including Storage Tank	1	LS	\$42,000.00	\$42,000	20	12	2023													
Chiller, Replacement	1	EA	\$655,000.00	\$655,000	25	0	2011												\$1,371,425	
Cooling Tower, Replacement	1	EA	\$42,000.00	\$42,000	25	0	2011												\$87,939	
Electrical, Upgrade, Remaining	1	LS	\$350,000.00	\$350,000	50	15	2026			\$545,289										
Exhaust Fans, Phased	13	EA	\$800.00	\$10,400	15	5	2016											\$20,525	\$21,141	
Fire Warning System	1	LS	\$285,000.00	\$285,000	25	10	2021												\$21,775	
Pipes, Building Heat, Replacement, Partial	1	LS	\$50,000.00	\$50,000	65+	14	2025		\$75,629			\$82,642		\$90,306				\$98,679		
Pipes, Sprinkler System, Installation	3	EA	\$150,000.00	\$450,000	65+	0	2011		\$680,665			\$743,781		\$812,750				\$888,114		
Pipes, Water & Waste, Replacement, Partial	1	LS	\$50,000.00	\$50,000	65+	14	2025		\$75,629			\$82,642		\$90,306				\$98,679		
Pumps, Phased (Minimum 7.5HP)	2	EA	\$15,000.00	\$30,000	30	8	2019	\$44,056												
Site Components																				
Asphalt Pavement, Seal Coat/Repair	16,700	SY	\$1.50	\$25,050	3-5	0	2011				\$40,198			\$45,243					\$50,921	
Asphalt Pavement, Overlay, Phased	8,350	SY	\$14.00	\$116,900	20	8	2019													
Fence, Chain Link	1,400	LF	\$35.00	\$49,000	25	10	2021													
Landscape Improvements	1	LS	\$50,000.00	\$50,000	12	5	2016				\$82,642								\$101,640	
Light Poles and Fixtures	6	EA	\$4,300.00	\$25,800	25	12	2023													
Total Annual Cost								\$774,652	\$963,747	\$909,853	\$40,198	\$1,437,977	\$0	\$152,818	\$1,461,234	\$178,588	\$500,103	\$1,696,426	\$1,316,036	\$2,901,627

Notes
1) The annual building materials inflation rate estimate is 3.00%
2) FY is Fiscal Year. FY is the calendar year.
3) UL is Useful Life and RUL is Remaining Useful Life
4) Current Replacment Value (CRV) growth rate is 2.70%

CRV FCI \$36,619,763 \$37,608,497 \$38,623,926 \$39,666,772 \$40,737,775 \$41,837,695 \$42,967,313 \$44,127,430 \$45,318,871 \$46,542,480 \$47,799,127 \$49,089,704 \$50,415,126

Saftey Academy 25 Year Projected Capital Needs

