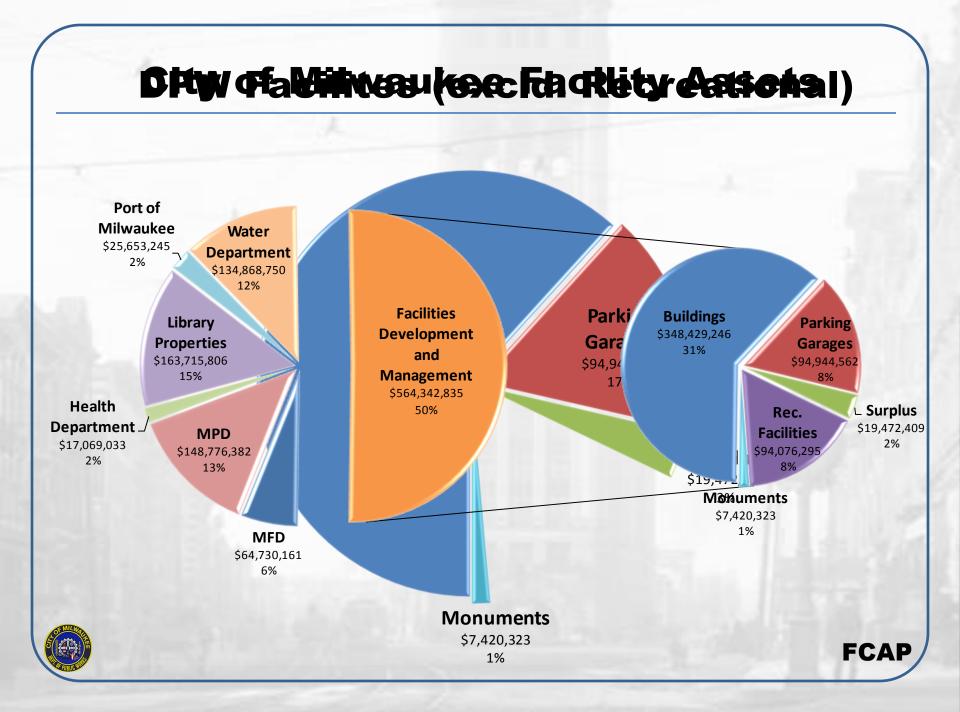


#### **Facilities Development and Management**

Infrastructure Services Division Department of Public Works



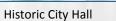


## **DPW - Buildings**



NW Garage Salt Dome







Material Recovery Facility

FCAP

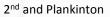
#### **Building Inventory Information**

Number of Buildings	74
Current Replacement Value	\$328,956,837
Total Area	2,035,392
Average Age	42



## **DPW - Parking**









1000 North Water

4<sup>th</sup> and Highland

FCAP

#### **Parking Inventory Information**

Number of Structures	5
Current Replacement Value	\$94,944,562
Total Area	1,975,699
Average Age	39



## **DPW - Surplus**







North District Field Station

Finney Library

United Indian Community Center

FCAP

#### **Surplus Inventory Information**

Number of Structures	25
Current Replacement Value	\$19,472,409
Total Area	221,064
Average Age	46



## **DPW - Monuments**









Victorious Charge

**Deflected Jets** 

#### **Monument Inventory Information**

Number of Monuments	19
Current Replacement Value	\$7,420,323
Average Age	46



# • FCAP

- Facility Development and Management Program
- 20% of Inventory Updated/Inspected Annually
- Long-Term Asset Preservation
- Team Approach
  - Physical Analysis
  - Financial Analysis
  - Report
  - Funding







- Physical Analysis
  - Inspection
  - Component Inventory
  - Photo-Documentation



- Planning Tool
  - Financial Analysis
  - Project Scheduling





- Report
  - Component:
    - Inventory
    - Condition Assessment
    - Photo Documentation
    - Consultant Summary





- Funding 25 Year Management Tool
  - Component Inventory
  - Useful Life, Remaining Useful Life
  - Year Funds Requested
  - Deferred Maintenance
  - Replacement Cost
  - FCI
  - -CRV

City of Milwaukee Buildings Development and Management																					
Safety Academy	auntity		2011 Unit	2011 Replacement			nt Year														
Main Building and G	partity	Unita	Cost	Cost			Funds	Deferred Meintenance	2011	2012	2013	2014	2015	2016	2017	2058	2019	2020	2021	2022	202
Building Envelope Components																					
Doors, Entrances	16	EA.	\$1,000.00	\$28,800	35	12	2023	50													\$41.05
	3,744	9	\$7.50	\$28,080	20	5	2016	50						\$32,552							
	5,760	12	\$7.50	\$43,200	20		2010	\$0						\$50,081							
	14,758	57	\$7.50	\$110,685	20		2016	50						\$128,314							
	12,082	9	\$7.50	\$90,240	20	6	2017	50							\$107,751						
Roof 5, EFOM	3,900	2	\$7.50 \$7.50	\$29,250 \$2,813	20	6	2017	50							\$34,926						
	2104		\$7.50	\$15,790	- 20		2010	50							24,494	\$19,407					
	6.533	2	\$7.50	548,398	20	-	2018	50								560,261					
Roof 9, SFOM	13,800	9	\$7.50	\$108,500	20	7	2018	50								\$127,292					
Roof 30, EPDM, Canopy	1,539	57	\$7.50	\$11,543	20	7	2018	50								\$14,195					
foof 11, EFEM, Canapy	712	57	\$7.50	\$5,340	30	7	2018	50								\$4,568					
	3,600	UF .	\$12.50	\$45,000	15		2019	\$0									\$57,005				
	30,000	57	\$3.00	\$90,000	12	2	2011	\$90,000	\$90,000												\$90,00
Windows, Curtain Wall, Replacement	600	55	\$250.00	\$175,000	45	•	2011	\$175,000	\$175,000												
Interior Building Components																					
Aarbeston Absternant	1		\$360,000.00	\$160,000	25		2011	\$160,000	\$160,000												
	75,000	37	54.50 54.50	\$337,500 \$261,000	25	13 22	2004	50 50													
	58,000	57	\$4.50	\$261,000	25	22	2003	50 50										\$342.503			
	6,000	57	\$3.00	\$18,000	15		2010	20									\$22,802	3342,503			
	6,000	50	535.00	\$10,000	45		2002	50									210,001				
Light Factures	380	EA.	\$190.00	\$72,200	25		2004	50													
Update, Locker Rooms	2	EA.	\$135,000.00	\$270,000	25	17	2028	50													
Update, Rest Rooms, Phased	3	EA.	\$7,800.00	\$23,400	25	4	2015	50					\$26,337					\$30,532			
Update, Shooting Sange	1		\$310,000.00	\$2 10,000	20		2020	50										\$274,002			
Wals, Paint, Phased	85,000	57	\$0.75	\$63,750	30	4	2015	\$0					\$71,751					\$83,179			
Mechanical Systems Components																					
AHUR/Condensers , Respiratement, Phased	9		\$26,000.00	\$234,000	25	0	2011	\$254,000	\$234,000					\$271,270					\$354,476		
Solien, Heat, Replacement	4		\$85,000.00	\$356,000	25	25	2006	\$0													
Solien, Hot Water Including Storage Tank	1		\$42,000.00	\$40,000	20	12	2023	\$0													\$50,00
Chiler, Replacement Cooling Tower, Replacement	1		\$43,000.00	\$45,000	25 25	0	2051	\$42,000	\$45,000												
Electrical, Upgrade, Remaining	1		\$350,000,00	\$350,000	50		2026	50	140,000												
Exhaust Face, Phased	13		\$200.00	\$10,400	15		2016	50						\$12,056	\$12,418	\$12,791					
The Warning Suttern	1		\$385,000.00	\$285,000	25		2021	50											\$383,016		
Pper, Building Heat, Replacement, Partial	1		\$50,000.00	\$50,000	65+	34	2025	\$0													
Pipes, Sprinkler System, Installation	3		\$150,000.00	\$450,000	65+	0	2011	\$450,000	\$450,000												
Pipet, Water & Watte, Replacement, Partial	1		\$50,000.00	\$50,000	654		2025	50													
Pumpe, Phased (Minimum 7.547)	2	EA	\$15,000.00	\$30,000	30	•	2019	\$0									\$38,003				
Site Components																					
	36,700	51	\$1.50	\$25,050	3-5	•	2011	\$25,050	\$25,050				\$38,394				\$31,733				\$35,71
	8,350 1.400	51 UF	\$14.00 \$35.00	\$116,900 \$49,000	20	20	2019	50 50									\$148,085		\$65,852		\$105,5
Fence, Chain Link Landscape Improvements	1,400		\$35.00	548,000	12		2021	50 50						\$57,964					365,852		
Uptotope improvements Uptot Polies and Detunes			\$4,300.00	\$25,800	25		2023	50						arr,964							536.78
		-	- Connect	(and a second							60	-	\$136,382	-		Cantia	-		_	90	
124						10th Ar	city	\$1,831,050	\$1,831,050	50 526,589,300		50 528.055.053	\$126,282	\$552,258 \$29,590,478	\$158,454 \$30,309,421		\$297,628 \$32,052,604	\$730,216 \$32,918,024	\$763,545 \$33,806,811		\$430,3
1) The annual building materials inflation rate -	etimate is		0.00%				FC		0.07												
2) FY is Fiscal Year. FY is the calendar year.																					
2) UL Is Useful Ufe and BUL is Remaining Useful																					
4) Current Replacement Value (CRV) growth rate	• k	2,70%																			



## **2010 Assessments - Examples**

- Safety Academy
  - Performance Contract
  - Facility Condition Index (FCI) 0.07



Northwest Garage

 Facility Condition Index (FCI) – 0.25





