



CITY OF SHOREWOOD COMMUNITY & EVENT CENTER

FACILITY CONDITION ASSESSMENT

Agenda

- Executive Summary
- Facility Condition Index (FCI)
- Expected 10-Year Annual Maintenance Plan
- 10-Year Plan Breakdown by Division
- Condition Breakdown
- Facility Condition Assessment
- Conclusion/Next Steps

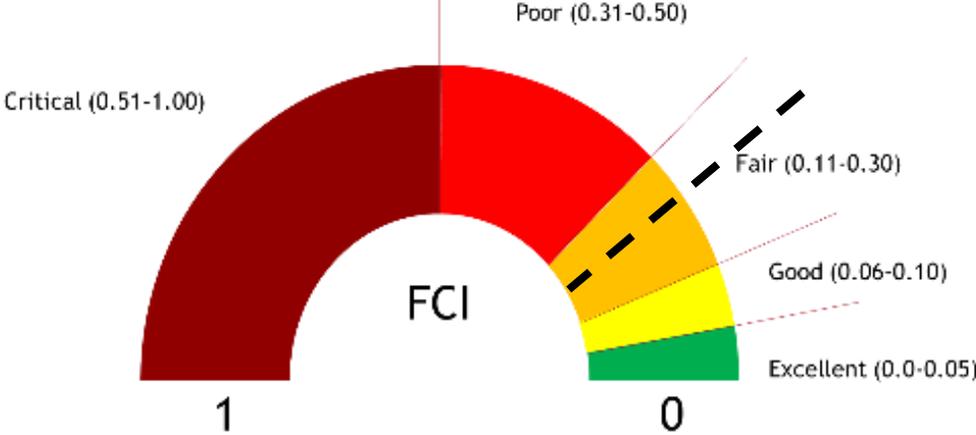
Executive Summary

- Kraus-Anderson completed Facility Condition Assessment (FCA) on the Shorewood Community & Event Center~ 9,000 SF
- \$1.14M is needed over the next 10-years
 - The FCI of the building has been rated in “fair” condition
 - Investment needed in the following divisions:
 - Exterior Enclosure
 - Equipment Furniture
 - Fire Protection
 - HVAC
 - Interior Construction
 - Kitchen remodel currently shown in 2027
 - All other interior renovation is low priority and is currently shown in 2035
 - The FCA has been rebalanced to meet the current CIP, prioritizing the high criticality items, low criticality items have been pushed further into the 10-year plan, and beyond

Facility Condition Index (FCI)

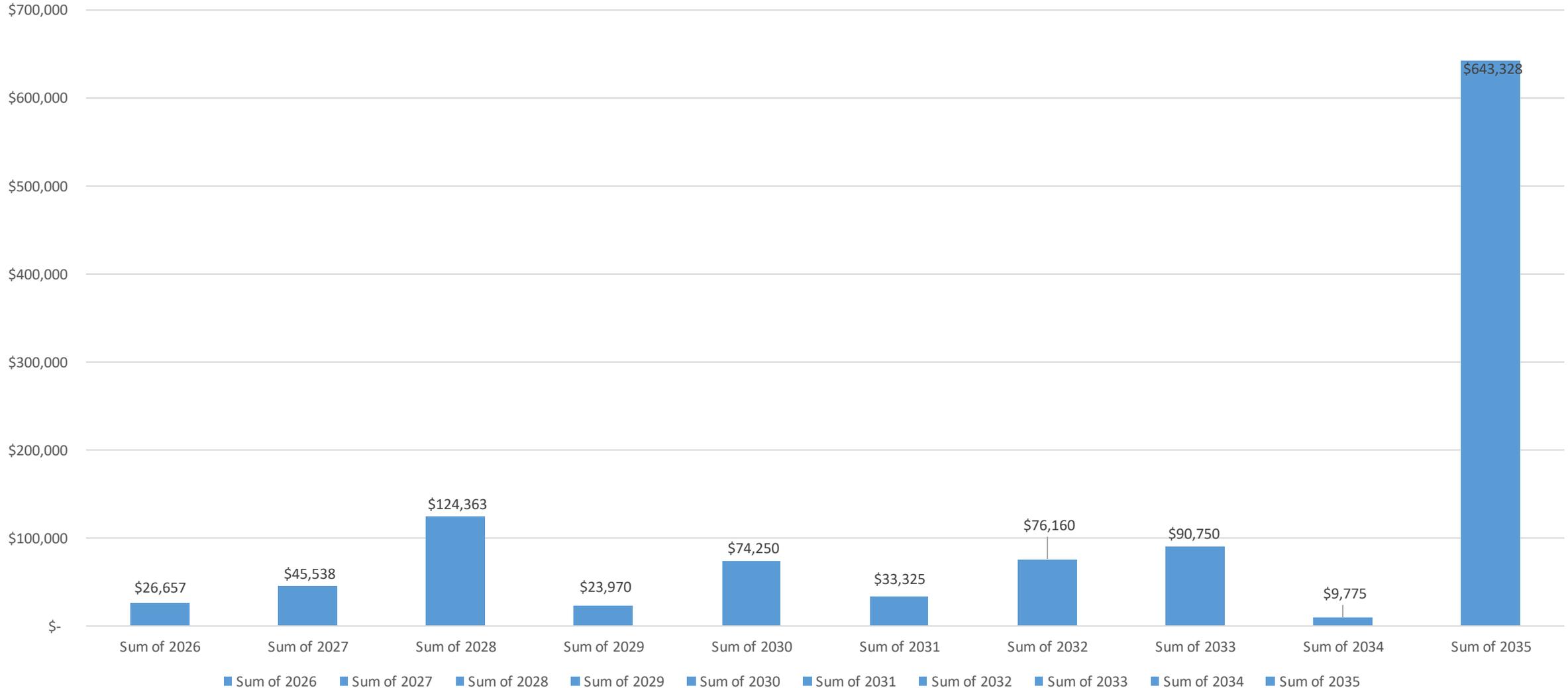
Facility List	Facility SF	Construction Year	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
Shorewood Community and Event Center	9000	1997	\$ 400	\$ 3,600,000	\$ 1,148,115	0.2614

$$FCI = \frac{\text{Deferred Maintenance Totals}}{\text{Building Replacement Costs}}$$

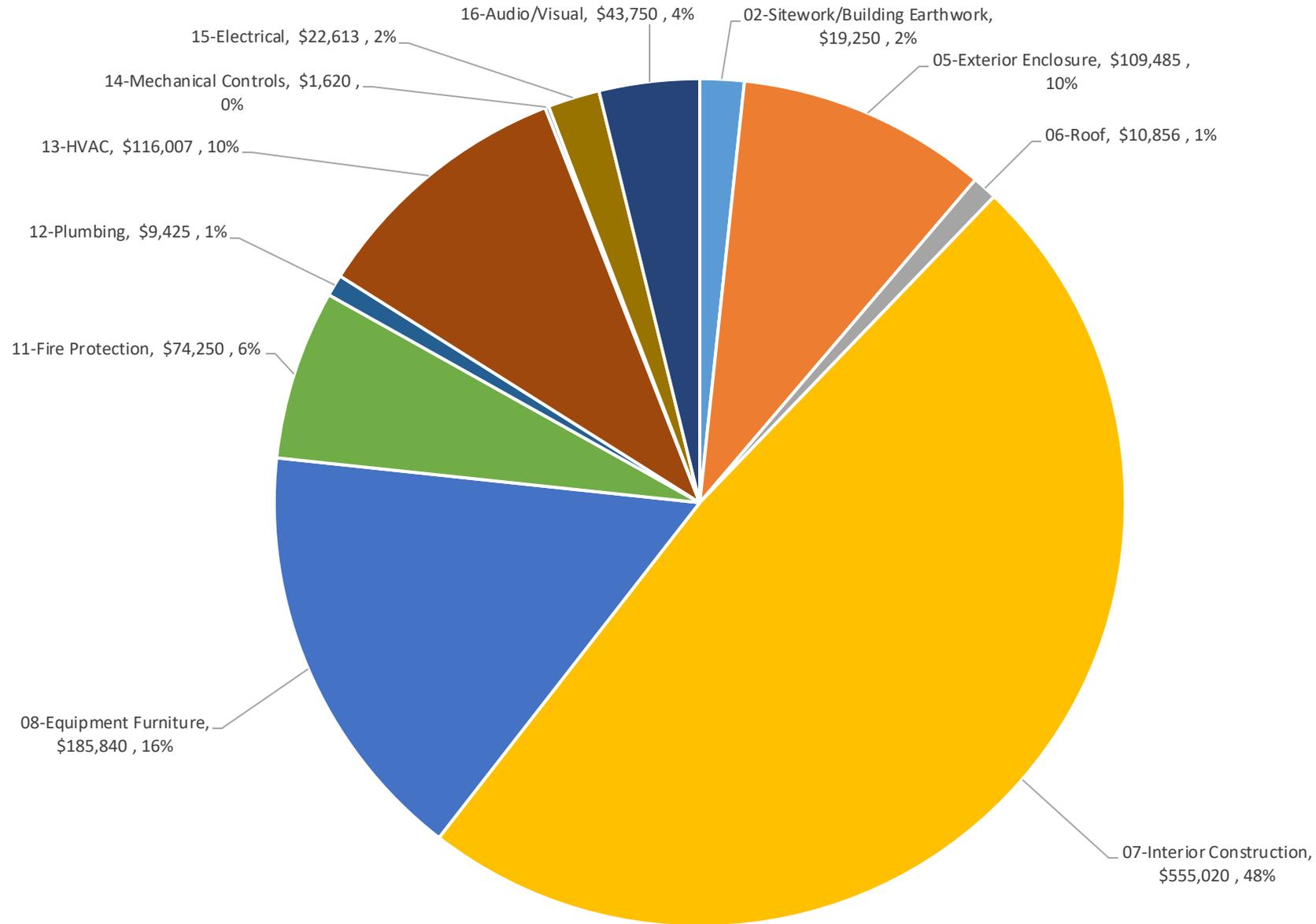


10-Year Annual Plan – Balanced Plan

Shorewood Community and Event Center- Expected Annual Facility Maintenance Costs



10-Year Plan Broken Out Per Division of Construction



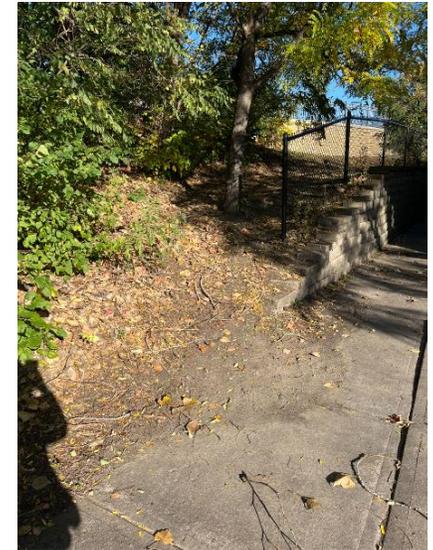
Condition Breakdown by Facility



Facility Condition Assessment

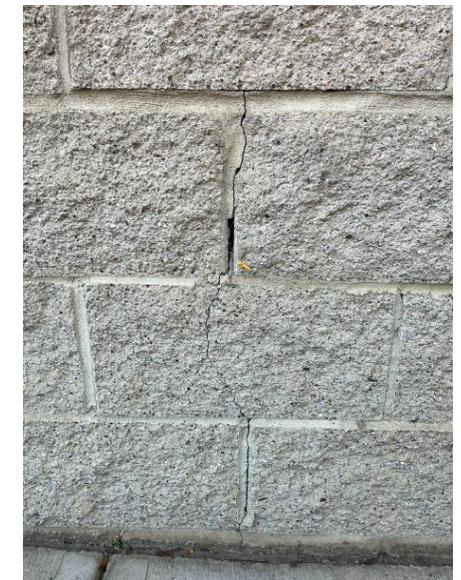
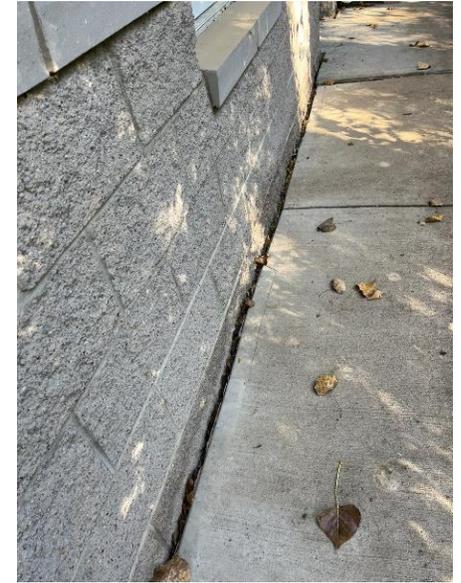
- 02-Sitework/Building Earthwork:

- Address various trip hazards on sidewalks
- Erosion control around retaining wall



Facility Condition Assessment

- 05-Exterior Enclosure:
 - Mechanical Room door replacement
 - Caulking along base of building enclosure
 - Tuckpointing and block repair



Facility Condition Assessment

- 07-Interior Construction:

- Outdated finishes in Activity Room, Kitchen and Restrooms
- LVT plank flooring installation defects in Conference Room and Banquet room
- NOTE: costs include converting kitchen into a catering kitchen



Facility Condition Assessment

- 08-Equipment Furniture

- Aged and heavy banquet room furniture replacement
- NOTE: Kitchen equipment is included in the FCA however the costs were pushed out of the 10-year plan. All kitchen equipment is beyond life expectancy. Not replacing would be a \$100K savings in replacement costs along with required preventative maintenance needs. Equipment include:

Commercial - double reach in fridge

Exhaust hood for dishwasher

Commercial Dishwasher

Kitchen hood

Commercial - stacked oven

Commercial - 6 burner gas stove

Double Reach-in Refrigerator

Commercial reach-in freezer



Facility Condition Assessment

- 11-Fire Protection
 - Fire panel due for replacement
 - Air compressor for attic dry system will be due for replacement
 - Horns and Strobes updates needed
- 13-HVAC:
 - (5) Condensing Units are beyond their life expectancy, obsolete refrigerant, replacement needed
 - Furnaces approaching end of life expectancy, replacement needed



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