

# CITY OF APPLETON 2021 BUDGET CAPITAL IMPROVEMENTS PROGRAM PROJECT REQUEST

## IDENTIFICATION

Project Title: Roof Replacement

## PROJECT DESCRIPTION

**Justification:**

Roof areas at various facilities are reaching their expected life and are in need of replacement. Blistering, membrane shrinkage, etc. is affecting base flashings and causing leaks. Roofs require annual preventive and corrective maintenance to maximize their useable life. Each roof is inspected annually and repairs are completed as necessary. A roof audit was completed and roof replacements have been prioritized. Priorities can change and are adjusted annually if needed.

**Fire Stations:** (2021) Fire Station #2 roof replacement. (2023) Fire Station #4 Roof Replacement.

**Library:** (2023) Partial roof replacement.

**Parks:** (2021) Pavilion roof replacement for Schaefer Park pavilion and Telulah Park large/small pavilions. (2024) Pavilion roof replacement for Highview Park pavilion, City Park pavilion, and AMP amphitheater and pavilion.

**Wastewater:** (2023) Partial roof replacement for V-Building. (2025) Partial roof replacement for B-Building.

**Discussion of operating cost impact:**

Roofs are the most critical component of a facility and require ongoing repair and replacement. The average life span of a well maintained roof can reach 25 years. The City has 113 roof areas totaling over 536,000 sq. ft. The total replacement cost is estimated at \$5,092,000. Based on a 25 year replacement cost, we should expect an average of approximately \$203,680 in replacement costs annually to keep our roofs up-to-date. No overall impact on operating costs is expected from roof replacements.

## DEPARTMENT COST SUMMARY

| DEPARTMENT PHASE                         |                                    | 2021              | 2022        | 2023              | 2024              | 2025              | Total               |
|--|------------------------------------|-------------------|-------------|-------------------|-------------------|-------------------|---------------------|
| PRFM                                     | Fire Stations                      | 150,000           | -           | 175,000           | -                 | -                 | \$ 325,000          |
|  | Library                            | -                 | -           | 400,000           | -                 | -                 | \$ 400,000          |
|  | Parks                              | 125,000           | -           | -                 | 125,000           | -                 | \$ 250,000          |
| <b>Facilities Capital Projects</b>       |                                    | <b>275,000</b>    | <b>-</b>    | <b>575,000</b>    | <b>125,000</b>    | <b>-</b>          | <b>\$ 975,000</b>   |
| WW                                       | Wastewater Plant                   | -                 | -           | 200,000           | -                 | 200,000           | \$ 400,000          |
|  | <b>WW Utility Capital Projects</b> | <b>-</b>          | <b>-</b>    | <b>200,000</b>    | <b>-</b>          | <b>200,000</b>    | <b>\$ 400,000</b>   |
| <b>Total - Roof Replacement Projects</b> |                                    | <b>\$ 275,000</b> | <b>\$ -</b> | <b>\$ 775,000</b> | <b>\$ 125,000</b> | <b>\$ 200,000</b> | <b>\$ 1,375,000</b> |

## COST ANALYSIS

### Estimated Cash Flows

| Components            | 2021              | 2022        | 2023              | 2024              | 2025              | Total               |
|-----------------------|-------------------|-------------|-------------------|-------------------|-------------------|---------------------|
| Planning              | 25,000            | -           | 75,000            | 15,000            | 20,000            | \$ 135,000          |
| Land Acquisition      | -                 | -           | -                 | -                 | -                 | \$ -                |
| Construction          | 250,000           | -           | 700,000           | 110,000           | 180,000           | \$ 1,240,000        |
| Other                 | -                 | -           | -                 | -                 | -                 | \$ -                |
| <b>Total</b>          | <b>\$ 275,000</b> | <b>\$ -</b> | <b>\$ 775,000</b> | <b>\$ 125,000</b> | <b>\$ 200,000</b> | <b>\$ 1,375,000</b> |
| Operating Cost Impact | \$ -              | \$ -        | \$ -              | \$ -              | \$ -              | \$ -                |