

CITY OF APPLETON 2017 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.	
2017 - Fire Station #3 (\$75,000)	2020 - Parks - Various Pavilions (\$50,000)
2017 - Fire Station #5 (\$75,000)	2020 - Wastewater - B-Building (\$45,000)
2017 - Municipal Services Building - Partial/Final (\$250,000)	2020 - Reid G.C. - Pump house (\$10,000)
2018 - Parks - Pierce Log Building (\$20,000)	2021- Parks - AMP Amphitheater (\$30,000)
2018 - Valley Transit - Terminal Center Area (\$45,000)	2021 - Library - Partial (\$300,000)
2019 - Fire Station #1 (250,000)	2021- Parks - AMP Observation (\$20,000)
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	2017	2018	2019	2020	2021	Total
PRFM Fire Stations	150,000	-	250,000	-	-	\$ 400,000
Library	-	-	-	-	300,000	\$ 300,000
MSB	250,000	-	-	-	-	\$ 250,000
Parks	-	20,000	-	50,000	50,000	\$ 120,000
Reid Golf Course	-	-	-	10,000	-	\$ 10,000
Facilities Capital Projects	400,000	20,000	250,000	60,000	350,000	\$ 1,080,000
PRFM Valley Transit	-	45,000	-	-	-	\$ 45,000
Valley Transit Capital Projects	-	45,000	-	-	-	\$ 45,000
PRFM Wastewater Plant	-	-	-	45,000	-	\$ 45,000
WW Utility Capital Projects	-	-	-	45,000	-	\$ 45,000
Total - Roof Replacement Projects	\$ 400,000	\$ 65,000	\$ 250,000	\$ 105,000	\$ 350,000	\$ 1,170,000

COST ANALYSIS						
Estimated Cash Flows						
Components	2017	2018	2019	2020	2021	Total
Planning	45,000	33,000	40,000	28,000	5,000	\$ 151,000
Land Acquisition	-	-	-	-	-	\$ -
Construction	355,000	32,000	210,000	77,000	345,000	\$ 1,019,000
Other	-	-	-	-	-	\$ -
Total	\$ 400,000	\$ 65,000	\$ 250,000	\$ 105,000	\$ 350,000	\$ 1,170,000
Operating Cost Impact	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -