

Facility + Asset Management Program

City of Willmar, MN

Council Presentation – July 11, 2016

City of Willmar

Auditorium

WRAC-8

City Offices

Fire Station

Civic Center & Cold Storage

Community Center

Public Works Main, Sand Storage,
& Cold Storage

Old WWTP

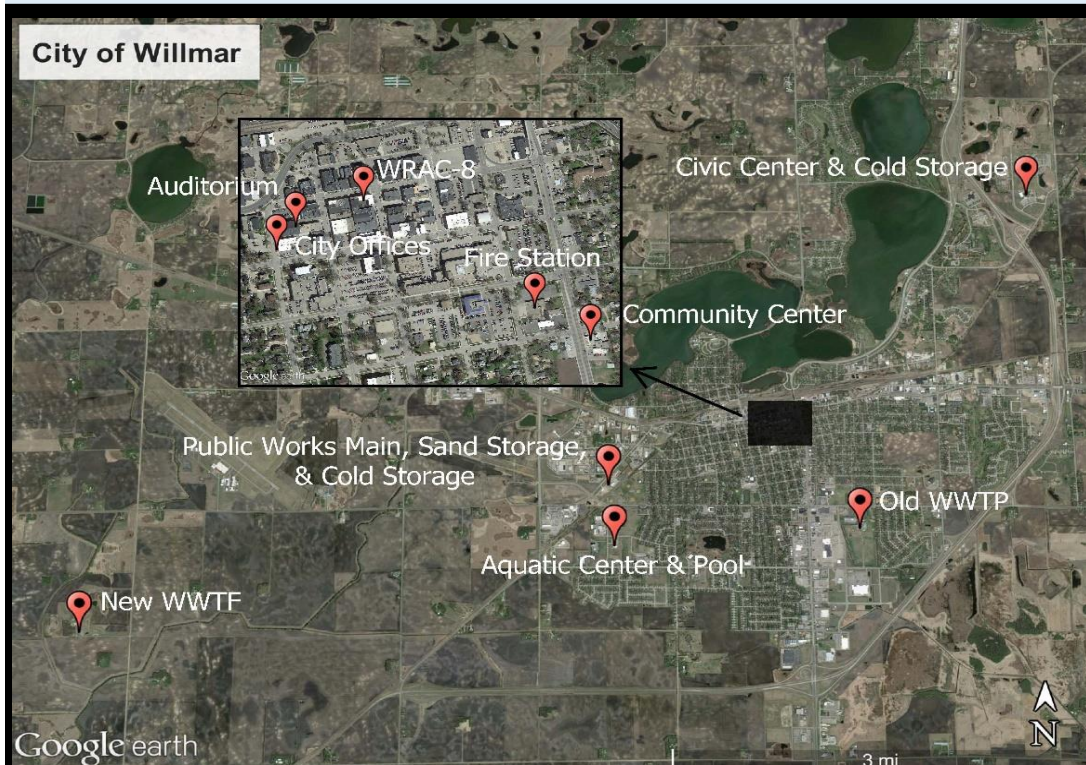
Aquatic Center & Pool

New WWTP



CITY OF WILLMAR

FACILITY + ASSET MANAGEMENT PROGRAM



OUTLINE

1. Overall Goal
2. Review Metrics
3. Current Reality - City - Wide
4. Current Reality - Bldg Level
5. Summary/ Next Steps



CITY OF WILLMAR

CURRENT REALITY // Willmar, MN

FACILITY + ASSET
MANAGEMENT PROGRAM

OVERALL GOAL

1. **Current Reality** of each Facility - Conditions
2. **Inventory** of Facilities and Respective Systems
3. **Dynamic Asset Management Software Tool**
4. **Data to Inform** Capital Planning and Budgeting
5. Established, On-Going, Living - **Asset Management Program**

CITY OF WILLMAR

CURRENT REALITY // Willmar, MN

FACILITY + ASSET
MANAGEMENT PROGRAM

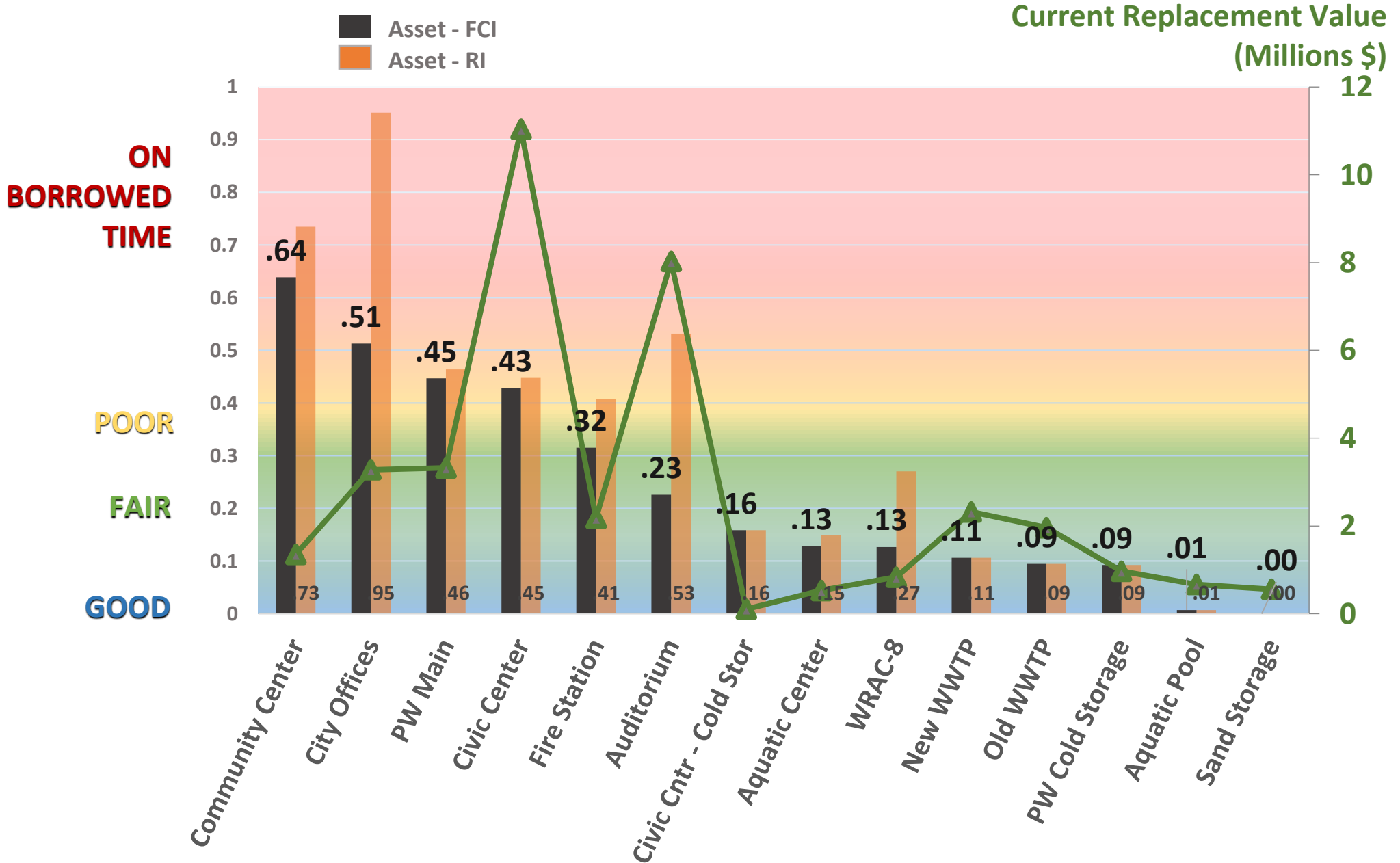
PROGRESS

1. Background Info
2. Site Assessment
3. Set Baselines - Building Systems
4. I.D. Beginning Deficiencies
5. Confirm Systems with City/ IDEAS Session
6. Present Findings - Current Reality

WILLMAR CITY-WIDE

CURRENT REALITY

FCI & RI
BENCHMARK



CRV

CURRENT REPLACEMENT COST =
 The total cost (\$\$\$) of
 ALL BUILDING SYSTEMS
 that exist in that building

City Offices Replacement Cost = **\$3,281,139**

Internet Explorer - VFA.facility - facility.vfafacility.com -

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Home Assets Funding

Budgets Projects Reports Security

COOKC0000 - Cook County, MN > COOKC00

> Cook Cty YMCA - Building > Systems

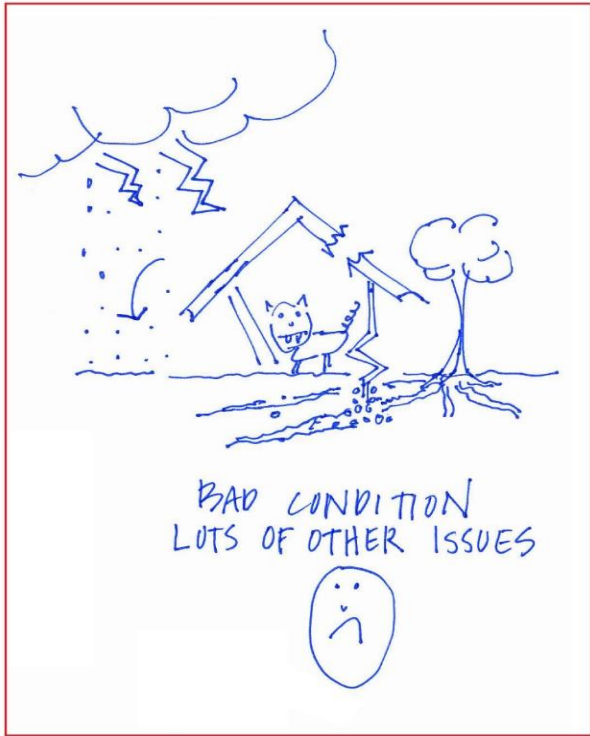
New Template Detail Move Copy

Print Filter Delete Columns Help Page Edit List Copy

Locked	Uniformat ▲	System Name	Renewal action FY	Lifetime	Date Inspected	Quantity	Replacement Cost
	A - Substructure	Structural Slab on Grade - Light Industrial - 2013	2088	75	Oct 9, 2015	26,878.00	\$298,010
	A - Substructure	Structural Slab on Grade - Light Industrial - 1951	2036	75	Oct 9, 2015	18,593.00	\$206,150
	A - Substructure	CMU Foundation Wall and Concrete Footings - No Basement -1951	2036	75	Oct 9, 2015	839.00	\$154,303
	A - Substructure	Foundation Wall and Footings - No Basement -2013	2088	75	Oct 9, 2015	312.00	\$57,381
	A - Substructure	Structural Slab on Grade - Heavy Industrial - 2013	2088	75	Oct 9, 2015	522.00	\$10,107
	A - Substructure	Foundation Wall and Footings 15-Ft - Full Basement - 2013	2088	75	Oct 9, 2015	137.00	\$74,615
	A - Substructure	Foundation Wall and Footings 10-Ft - Pool - 2013	2088	75	Oct 9, 2015	144.00	\$68,454
	A - Substructure	Caissons (Drilled Pier) in Rock - 2013	2088	75	Oct 9, 2015	10,267.00	\$270,791
	B10 - Superstructure	Multi-Story - Steel - 2013	2088	75	Oct 9, 2015	1,404.00	\$43,983
	B10 - Superstructure	Single-Story - Steel Framed Roof on Bearing Walls- 2013	2088	75	Oct 9, 2015	14,980.00	\$111,788
	B10 - Superstructure	Multi-Story - Wood - 1951	2026	75	Oct 9, 2015	1,802.00	\$29,727
	B10 - Superstructure	Single-Story - Wood - 1951	2026	75	Oct 9, 2015	22,534.00	\$232,861
	B2010 - Exterior Walls	Brick Cavity Walls - CMU Backup - 1951	2026	75	Oct 9, 2015	5,472.00	\$222,984
	B2010 - Exterior Walls	Precast Concrete Panels - Low-Rise - 2013	2088	75	Oct 9, 2015	7,576.00	\$538,085
	B2010 - Exterior Walls	Metal Paneled Walls Siding - Economy -2013	2073	60	Oct 9, 2015	1,398.00	\$14,522
	B2015 - Balcony Walls and Handra	Metal Pipe Railings - 2013	2063	50	Oct 9, 2015	82.00	\$12,276
	B2020 - Exterior Windows	Aluminum Windows - 1998 - Day Care Area	2028	30	Oct 9, 2015	102.00	\$10,447
	B2020 - Exterior Windows	Aluminum Windows - 2013	2043	30	Oct 9, 2015	846.00	\$86,652
	B2020 - Exterior Windows	Aluminum Windows - 1951 - Studio	2015	30	Oct 9, 2015	8.00	\$819
	B2030 - Exterior Doors	Door Assembly - 6 x 7 Storefront - 2013	2043	30	Oct 9, 2015	2.00	\$16,658
	B2030 - Exterior Doors	Door Assembly - 3 x 7 Storefront - 2013	2043	30	Oct 9, 2015	2.00	\$10,411
	B2030 - Exterior Doors	Door Assembly - 3 x 7 HM - 1998 - Day Care, Studio	2028	30	Oct 9, 2015	3.00	\$7,976
	B2030 - Exterior Doors	Door Assembly - 3 x 7 HM - 2013	2043	30	Oct 9, 2015	1.00	\$2,652

FCI

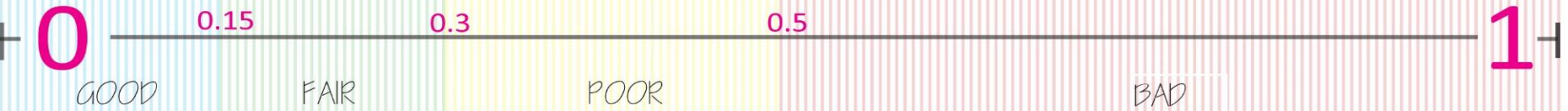
$$FCI = \frac{1-5 \text{ YR DEFICIENCIES}}{\text{CURRENT REPLACEMENT VALUE}}$$



FCI

CRITICAL CONDITION ISSUES

- Aged Systems
- Life Safety Upgrades
- Integrity - Sub/Super Structure, Envelope



RI

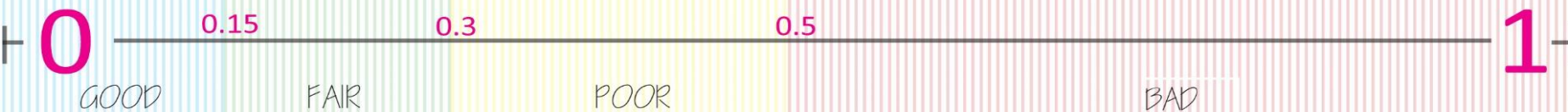
$$RI = \frac{1-5 \text{ YR DEFICIENCIES} + \text{OTHER ISSUES}}{\text{CURRENT REPLACEMENT VALUE}}$$



RI

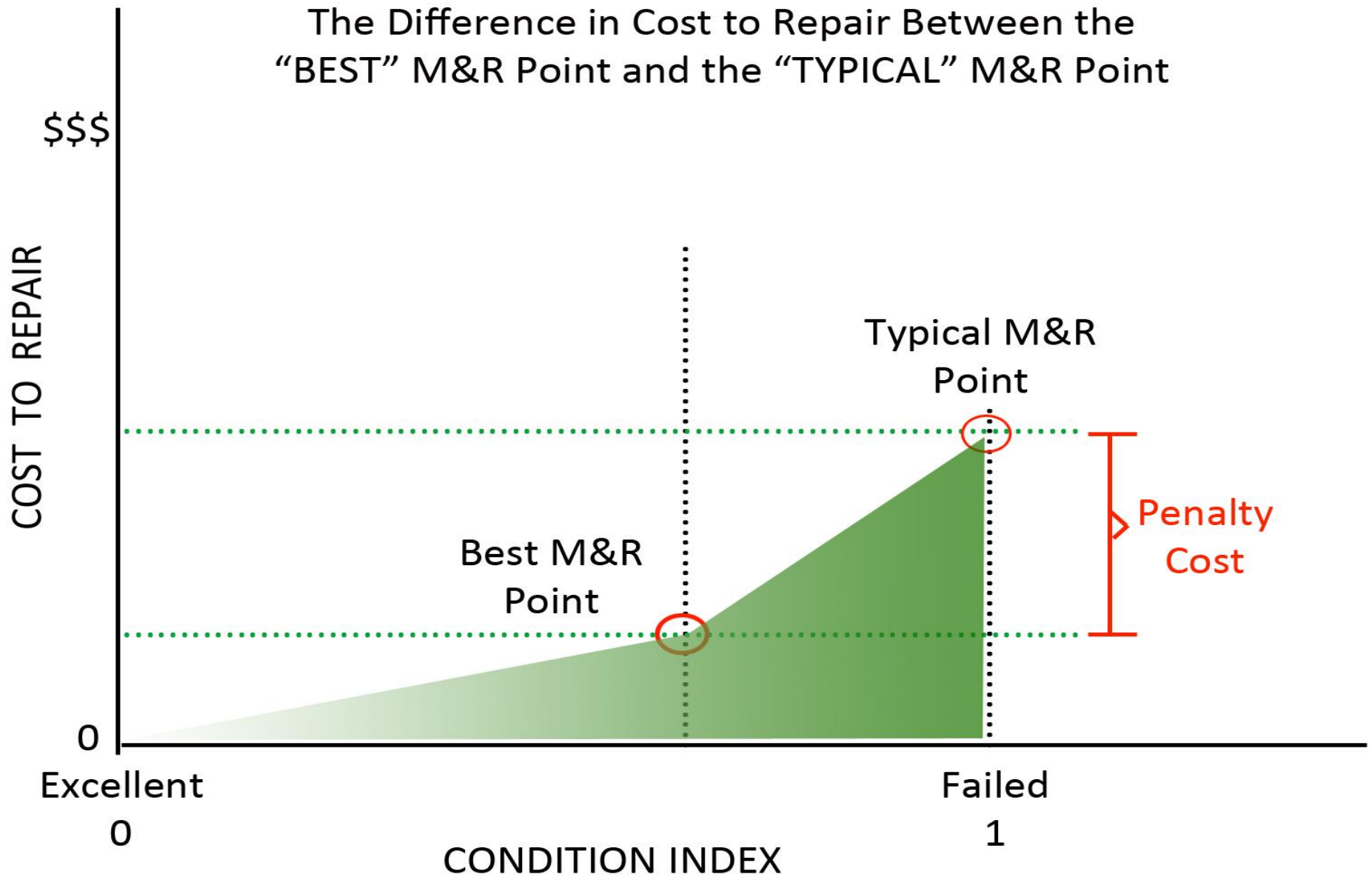
CRITICAL CONDITION ISSUES
Aged Systems
Life Safety Upgrades
Integrity - Sub/Super Structure, Envelope

OTHER ISSUES
Functionality, Space Needs
Aesthetics
Energy, Regulatory Items



DEFERRED MAINTENANCE

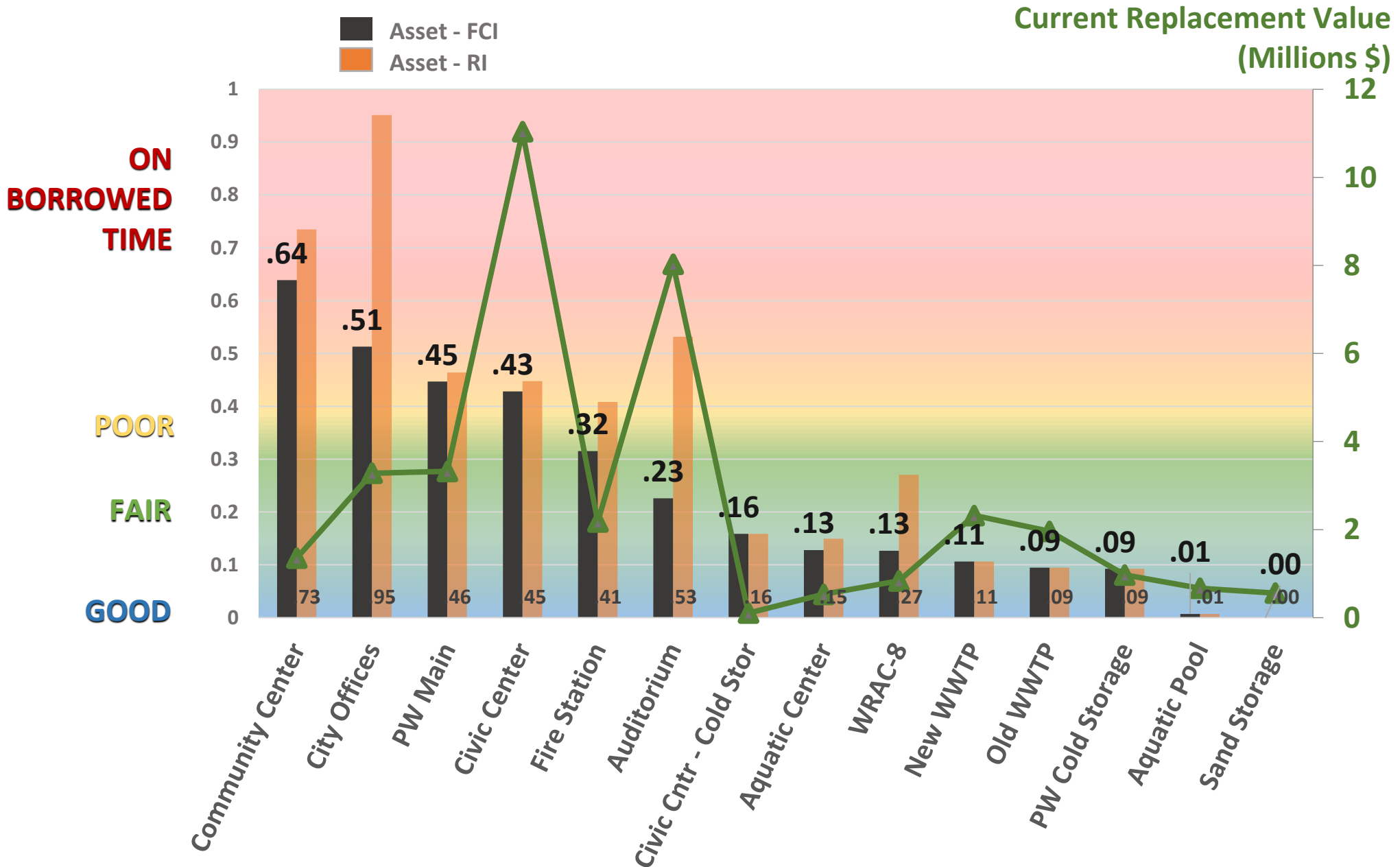
The Difference in Cost to Repair Between the "BEST" M&R Point and the "TYPICAL" M&R Point



WILLMAR CITY-WIDE

CURRENT REALITY

FCI & RI
BENCHMARK

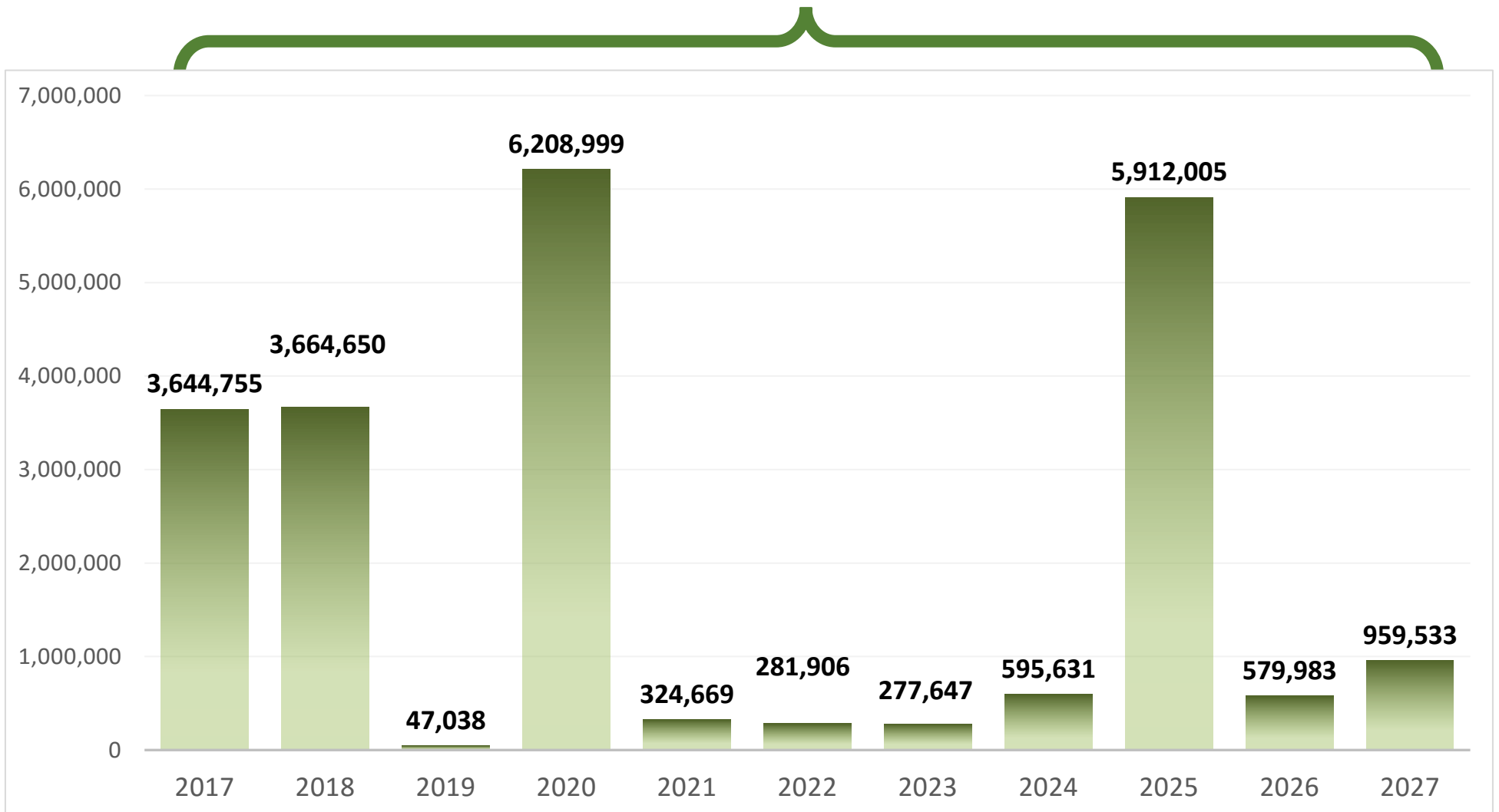


CITY OF WILLMAR

CURRENT REALITY

10 YEAR FUNDING
ALL BUILDINGS - UTOPIA
(includes inflation)

\$ 22.5 M



CITY OF WILLMAR

FACILITY + ASSET MANAGEMENT PROGRAM



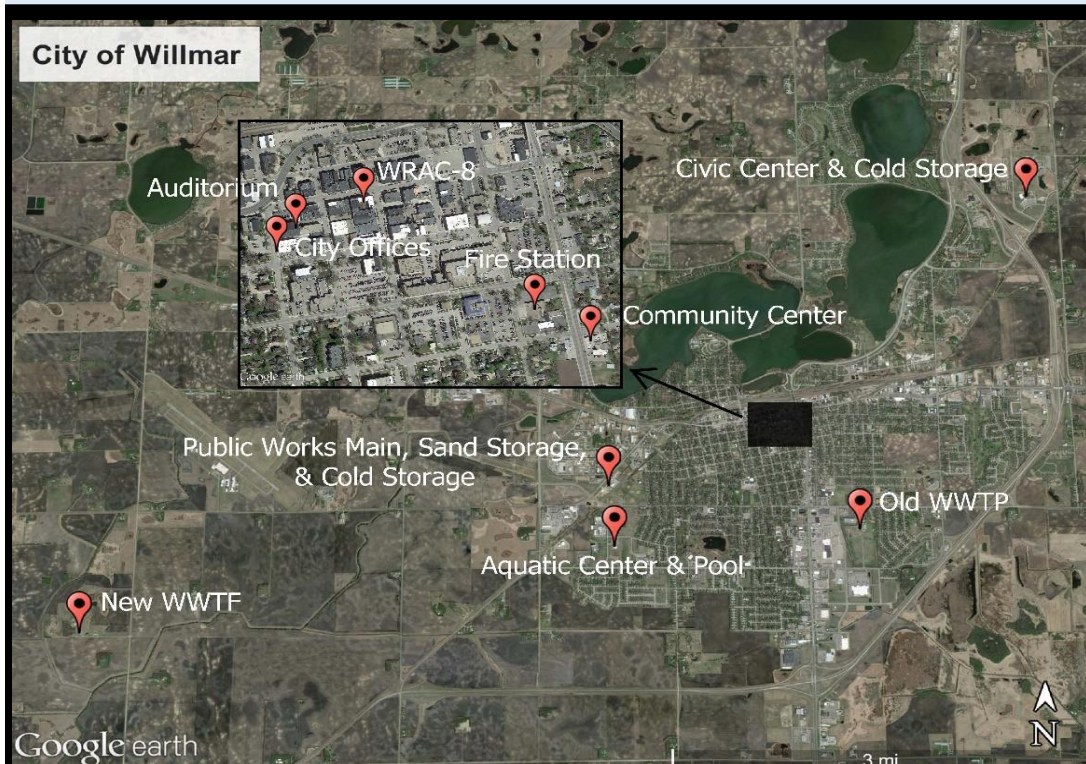
OUTLINE

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CITY OF WILLMAR

FACILITY + ASSET MANAGEMENT PROGRAM



1. Group 1

- Community Center
- City Offices
- Public Works Main
- Civic Center
- Fire Station
- Auditorium

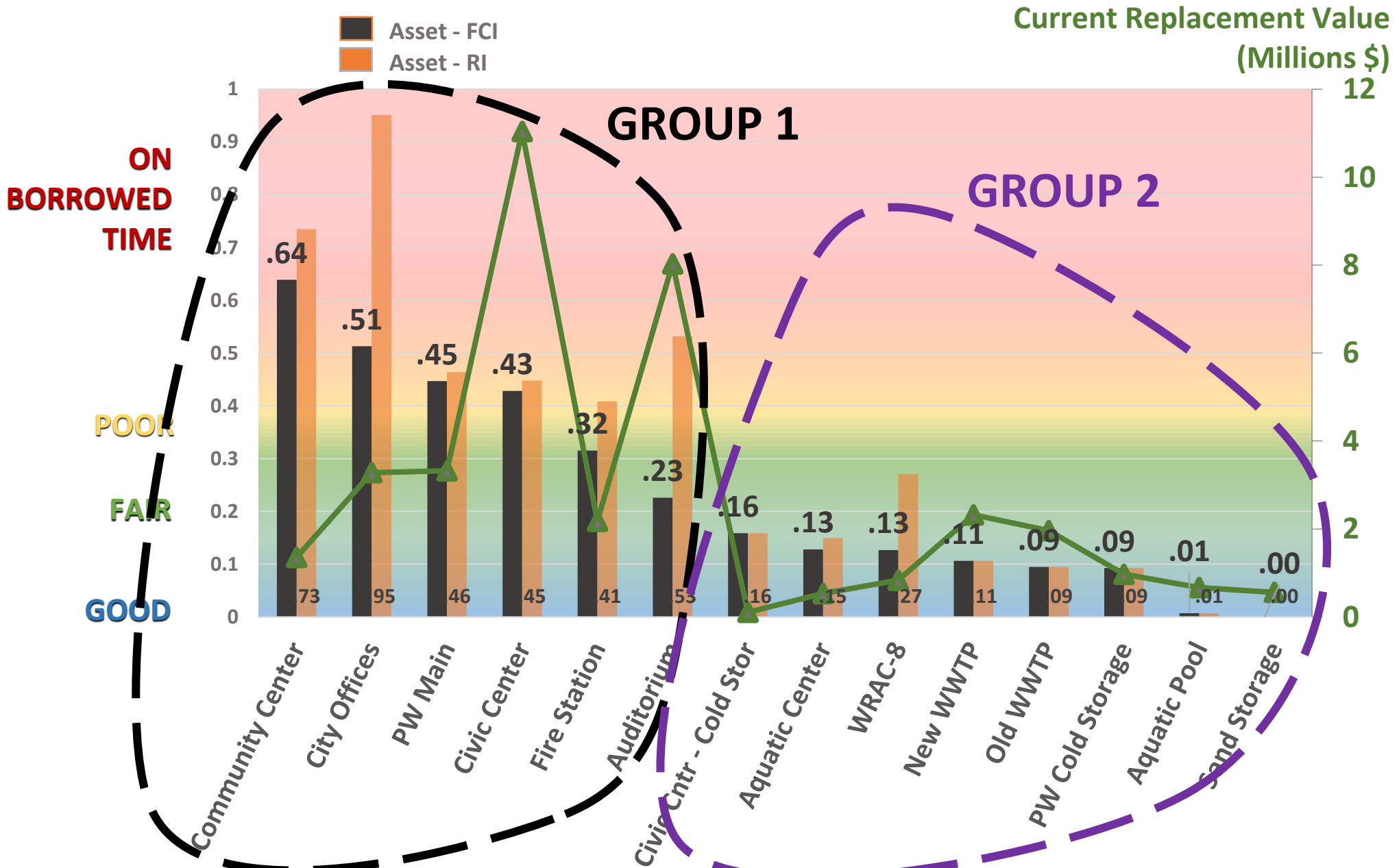
2. Group 2

- Civic Center Cold Storage
- Aquatic Center
- WRAC-8
- New WWTP
- Old WWTP
- PW Cold Storage
- Aquatic Pool
- PW Sand Storage

WILLMAR CITY-WIDE

CURRENT REALITY

FCI & RI
BENCHMARK



CITY OF WILLMAR

GROUP #1



**COMMUNITY
CENTER**



CITY OFFICES



**PUBLIC WORKS
MAIN**



CIVIC CENTER



FIRE STATION



AUDITORIUM

COMMUNITY CENTER

CURRENT REALITY // Willmar, MN

BUILDING SUMMARY

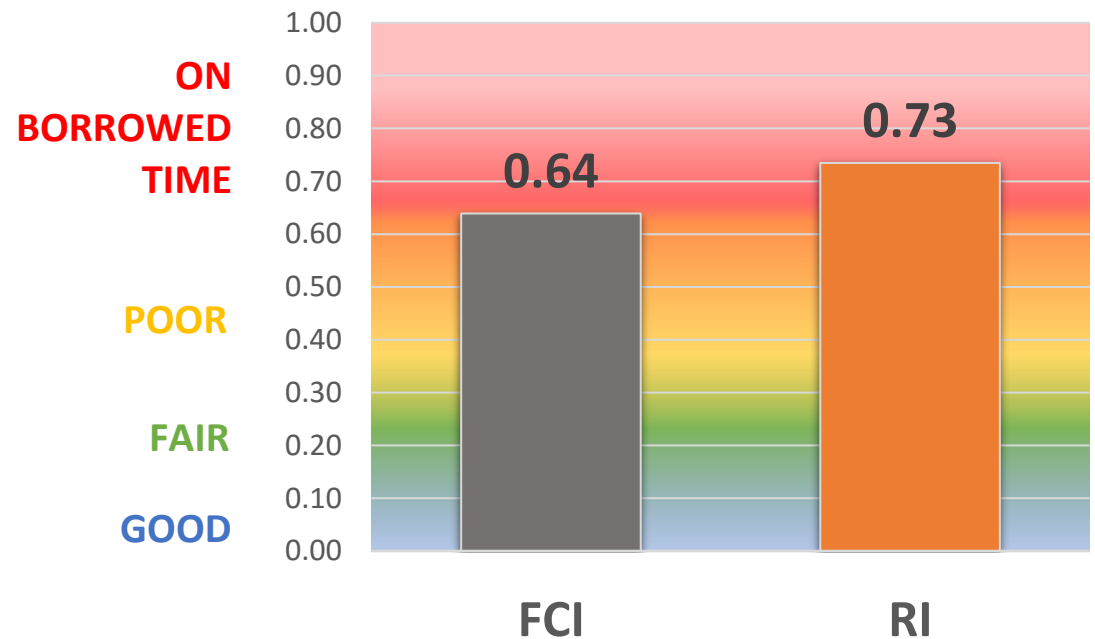


Age: **1976 w/ improvements:**

- 1995 - Addition
- 2003

Size: **11,900 SF**

Replacement Value: **\$1,353,399**



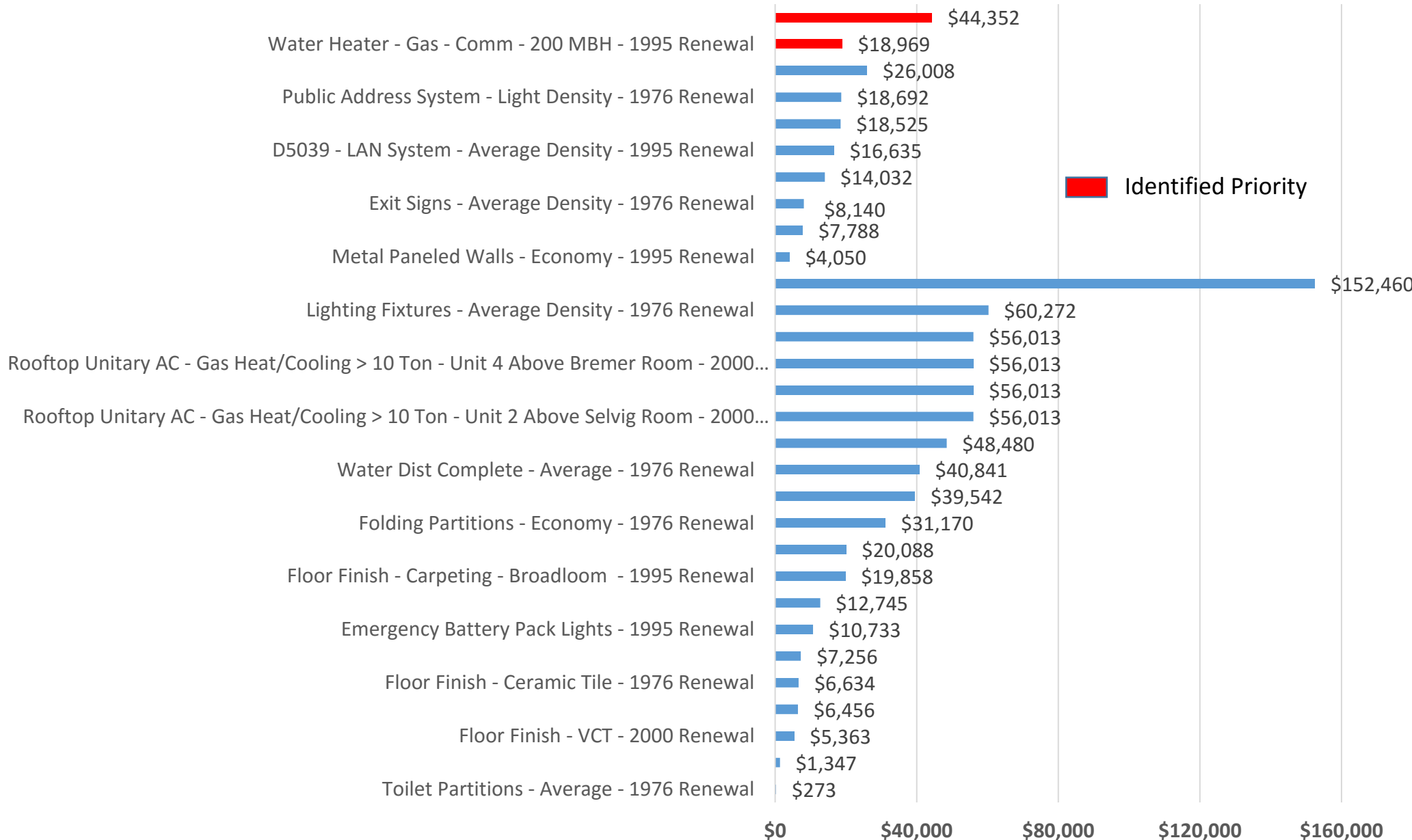
COMMUNITY CENTER

CURRENT REALITY // Willmar, MN

DEFICIENCIES IN FCI (1-5 YR)

FCI Total: \$864,760 (64%)

Replacement Cost: \$1,353,399



COMMUNITY CENTER

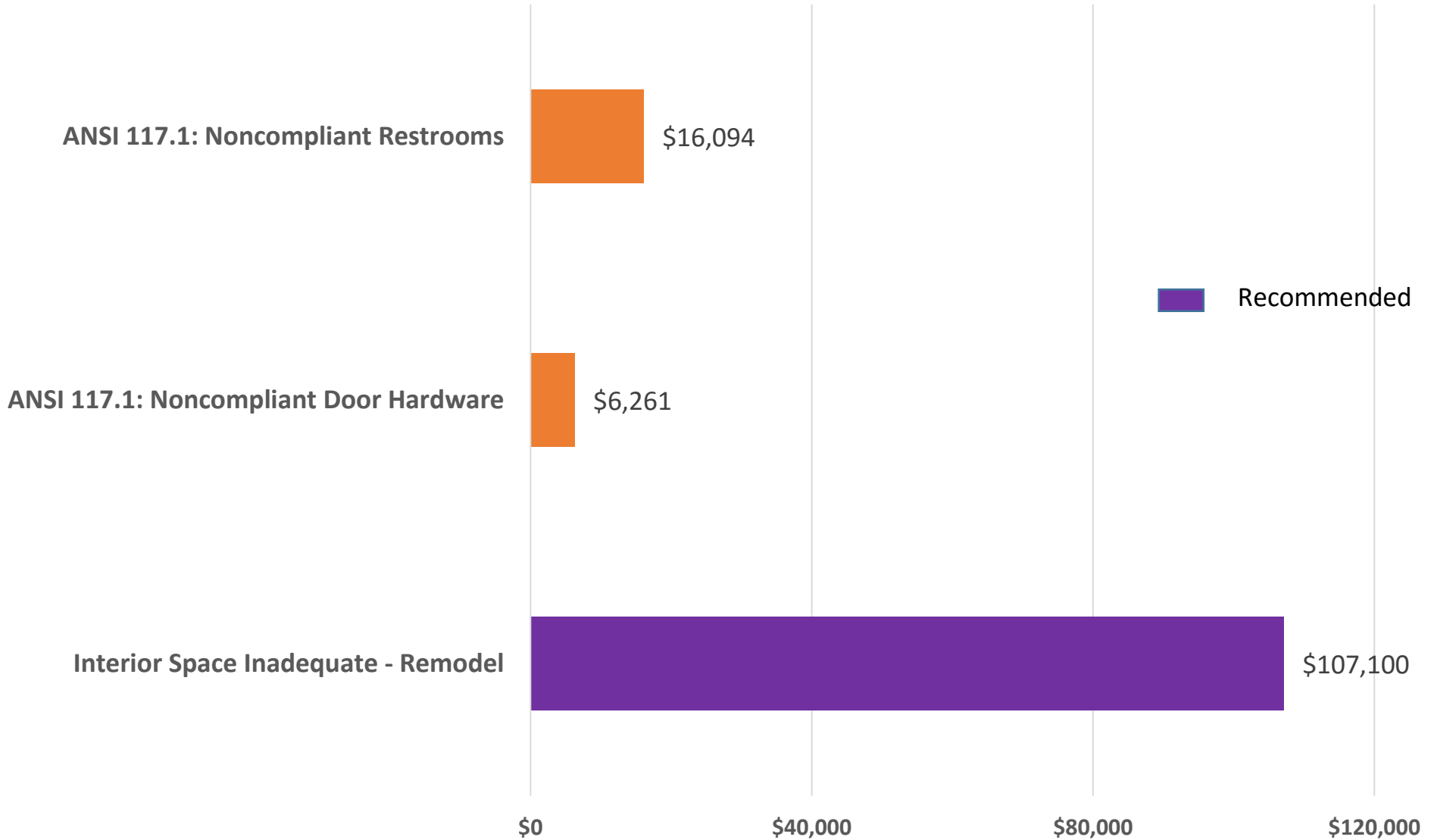
CURRENT REALITY // Willmar, MN

DEFICIENCIES IN RI

(FCI + OTHER OPPORTUNITIES)

RI Deficiency Total: \$994,215 (73%)

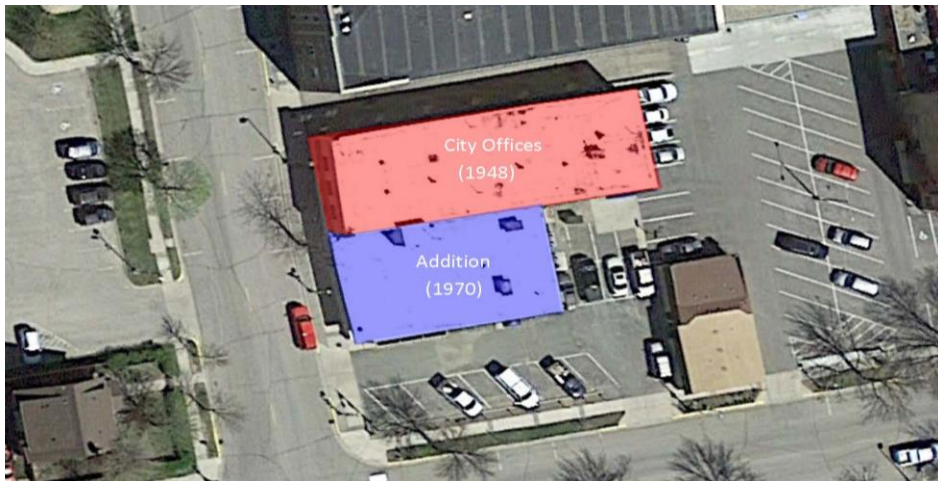
Replacement Cost: \$1,353,399



CITY OFFICES

CURRENT REALITY // Willmar, MN

BUILDING SUMMARY

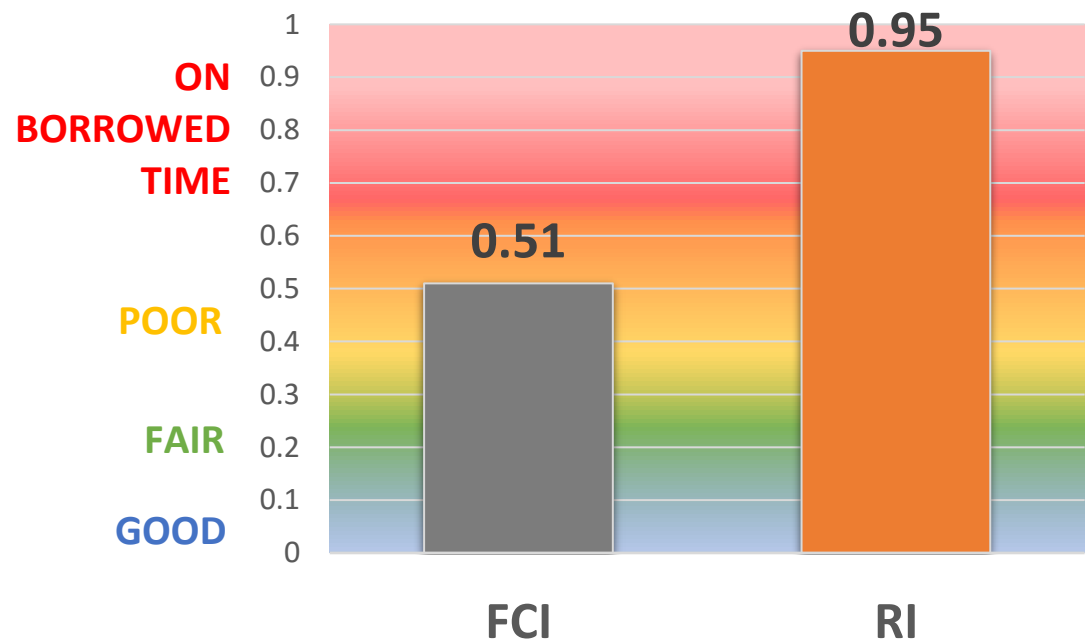


Age: **1948 w/ Improvements:**

- 1970 - Addition
- 1985, 1988, 1994, 2010, 2013

Size: **21,930 SF**

Replacement Value: **\$3,281,139**



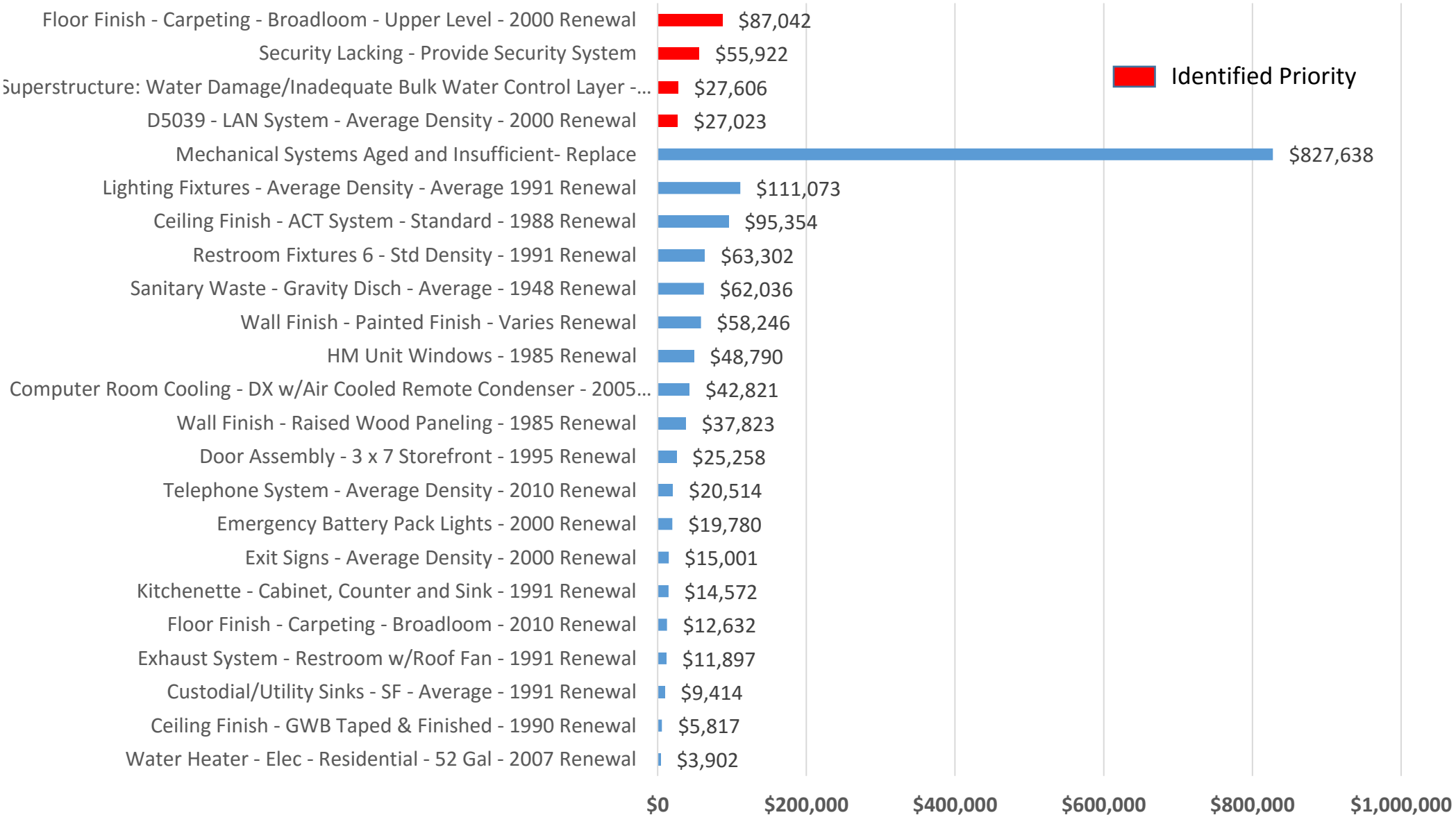
CITY OFFICES

CURRENT REALITY // Willmar, MN

DEFICIENCIES IN FCI (1-5 YR)

FCI Total: \$1,683,464 (51%)

Replacement Cost: \$3,281,139



CITY OFFICES

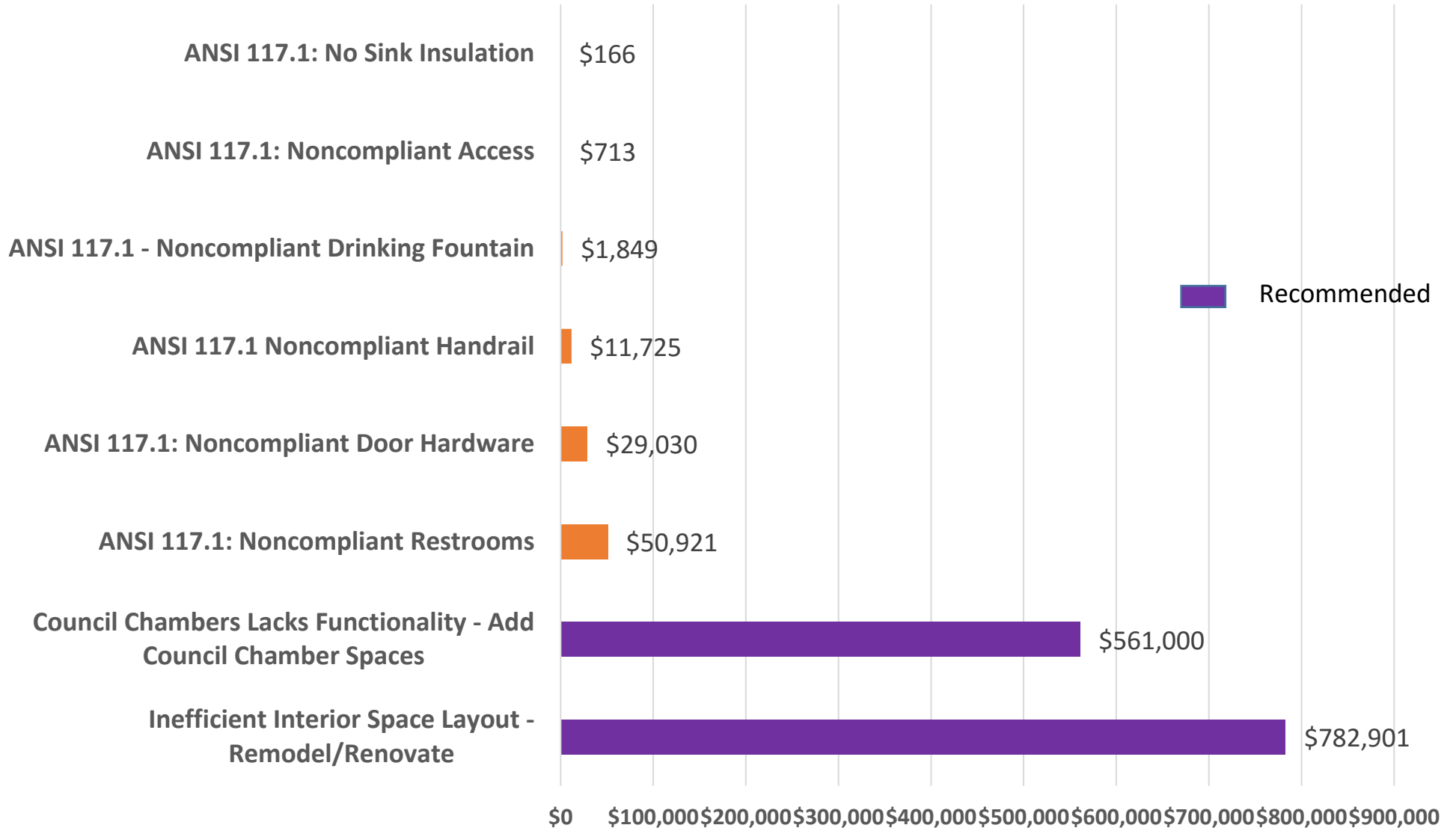
CURRENT REALITY // Willmar, MN

DEFICIENCIES IN RI

(FCI + OTHER OPPORTUNITIES)

RI Deficiency Total: \$3,121,770 (95%)

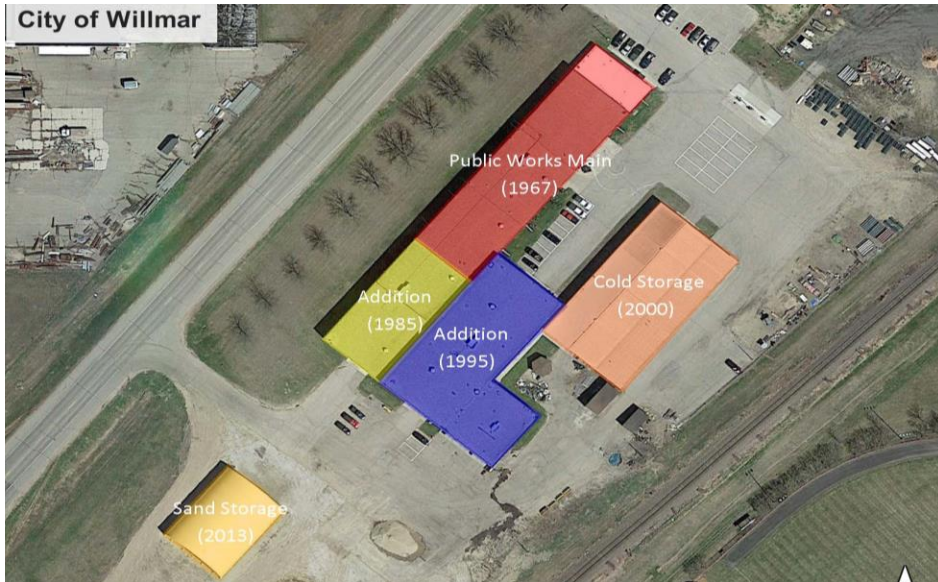
Replacement Cost: \$3,281,139



PUBLIC WORKS MAIN

CURRENT REALITY // Willmar, MN

BUILDING SUMMARY

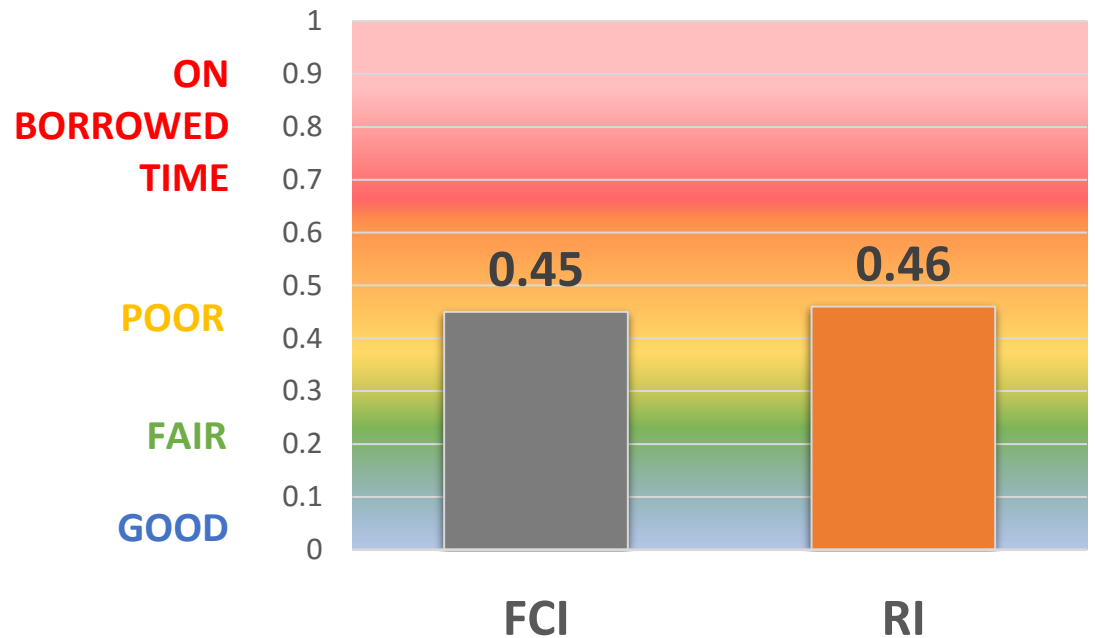


Age: **1967 w/ Improvements:**

- 1985 - Addition
- 1995 - Addition

Size: **48,400 SF**

Replacement Value: **\$3,323,399**



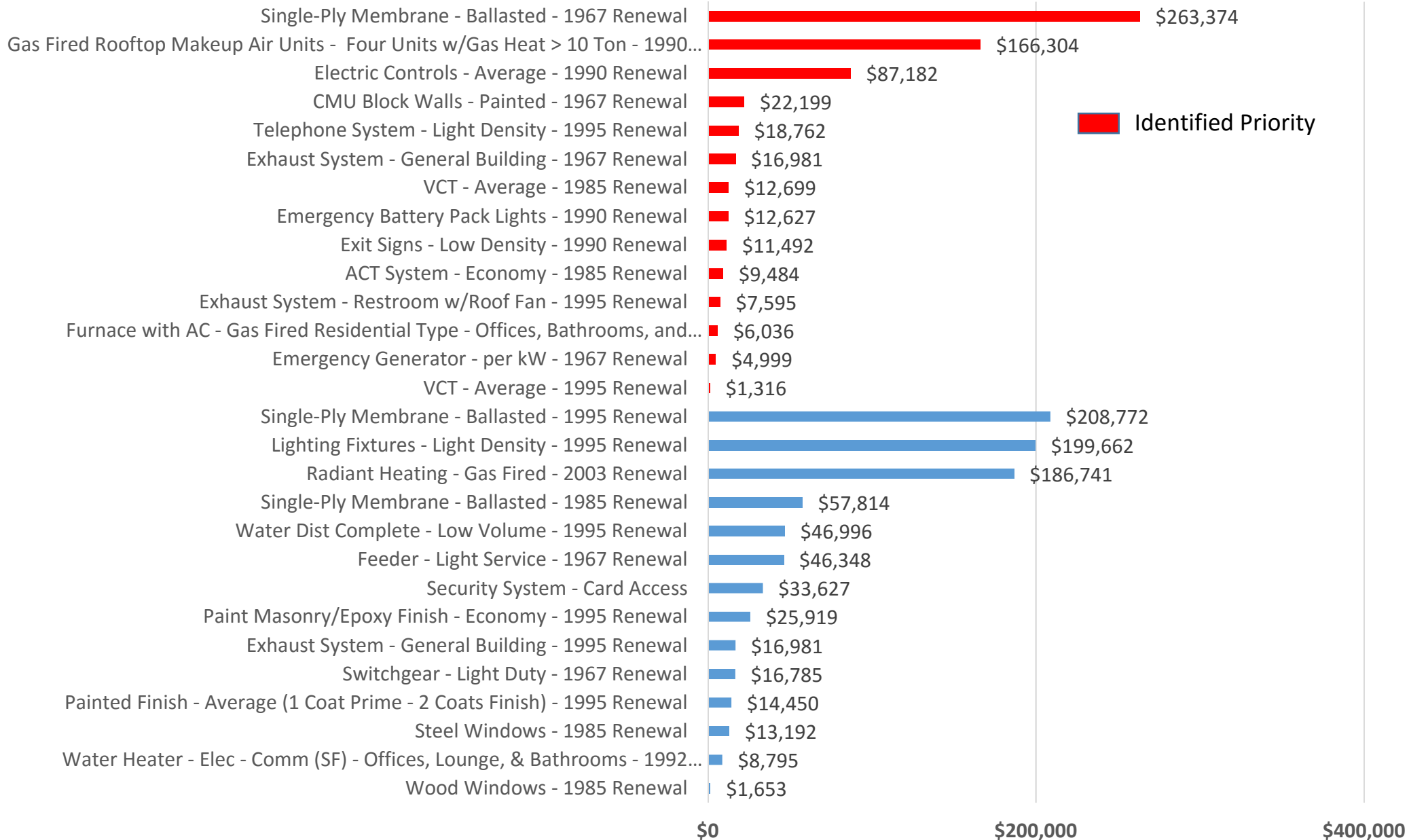
PUBLIC WORKS MAIN

CURRENT REALITY // Willmar, MN

DEFICIENCIES IN FCI (1-5 YR)

FCI Total: \$1,485,158 (45%)

Replacement Cost: \$3,323,399



PUBLIC WORKS MAIN

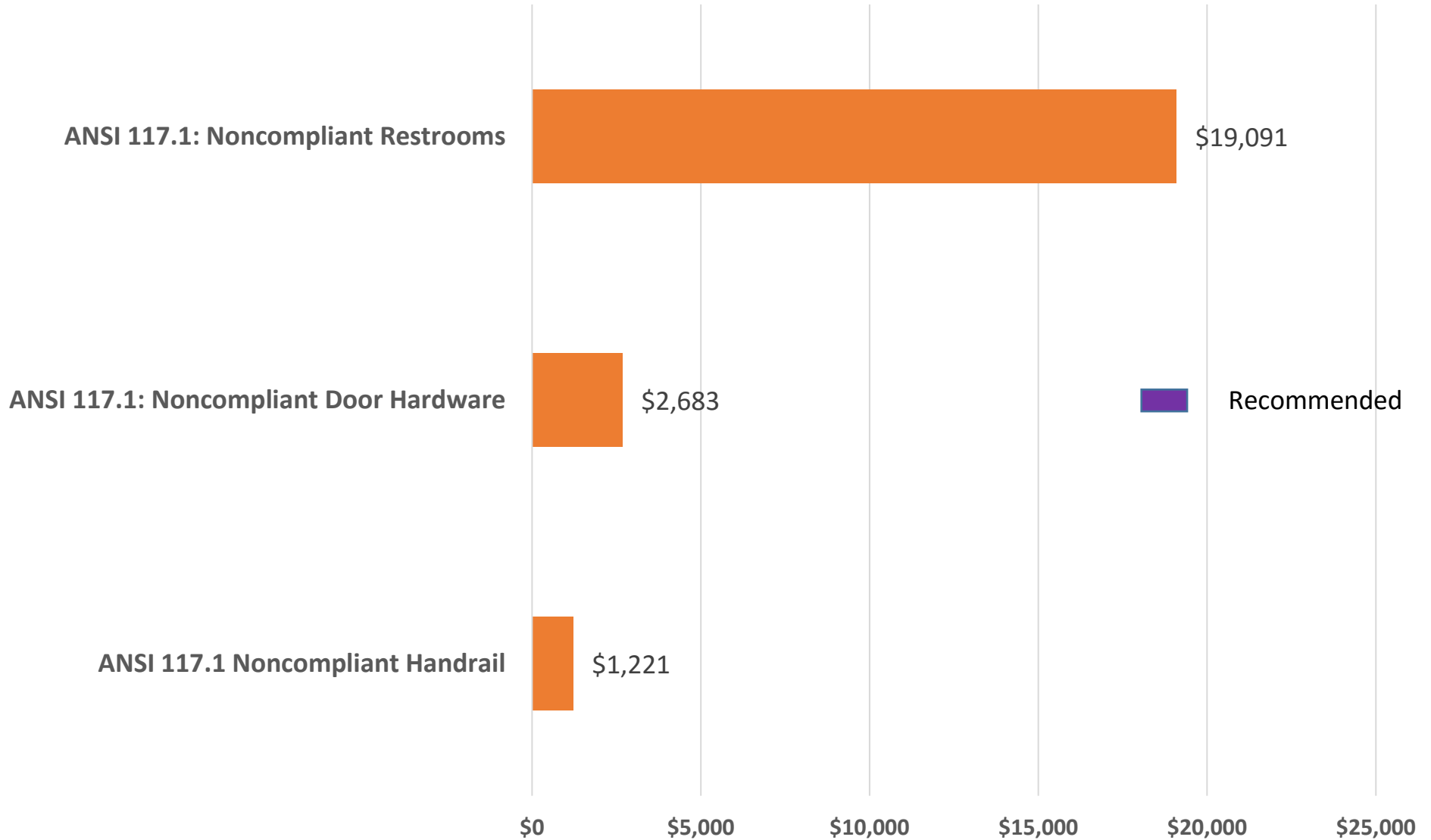
CURRENT REALITY // Willmar, MN

DEFICIENCIES IN RI

(FCI + OTHER OPPORTUNITIES)

RI Deficiency Total: \$1,541,780 (46%)

Replacement Cost: \$3,323,399



CIVIC CENTER

CURRENT REALITY // Willmar, MN

BUILDING SUMMARY

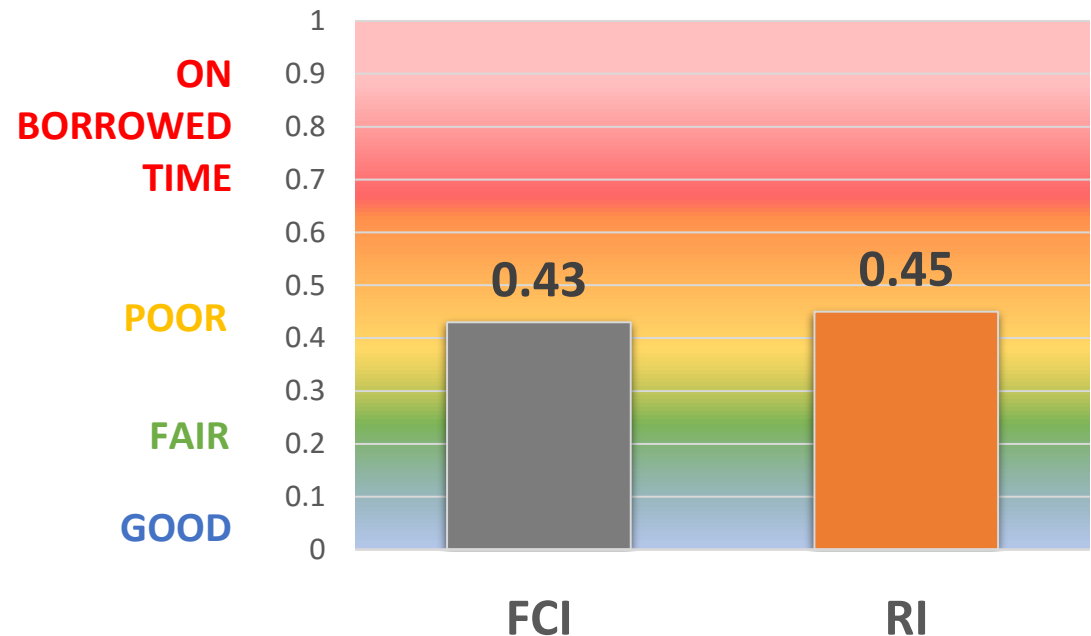


Age: **1979 w/ Improvements:**

- 1998 -Blue Line Arena -Curling Addition
- 2002 - Locker Addition
- 2007 - Entry Concessions Addition
- 2015 -Dehumidification (Gas & Elec)

Size: **78,108 SF**

Replacement Value: **\$11,037,747**



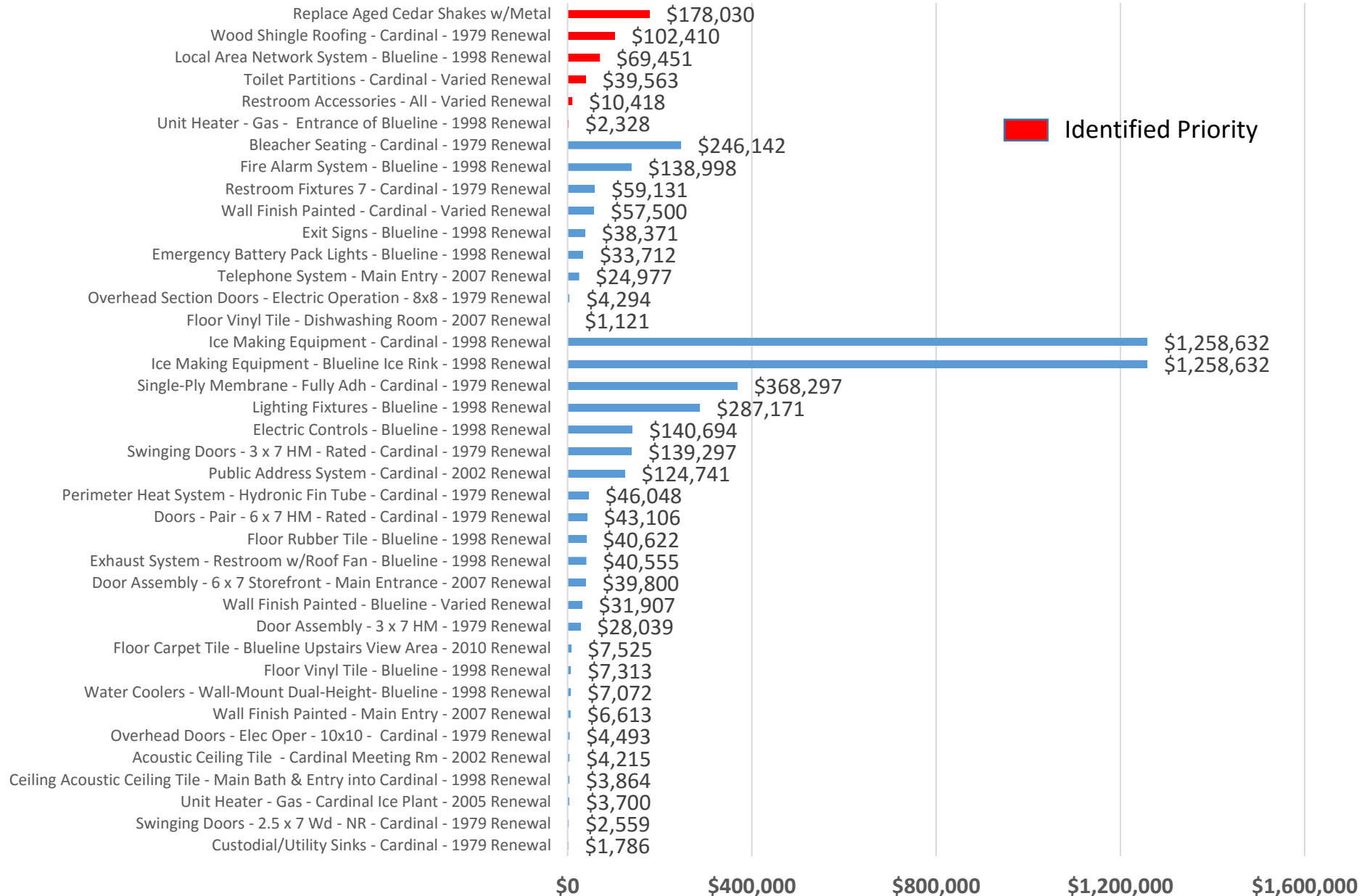
CIVIC CENTER

CURRENT REALITY // Willmar, MN

DEFICIENCIES IN FCI (1-5 YR)

FCI Total: \$4,725,097 (43%)

Replacement Cost: \$11,037,747



CIVIC CENTER

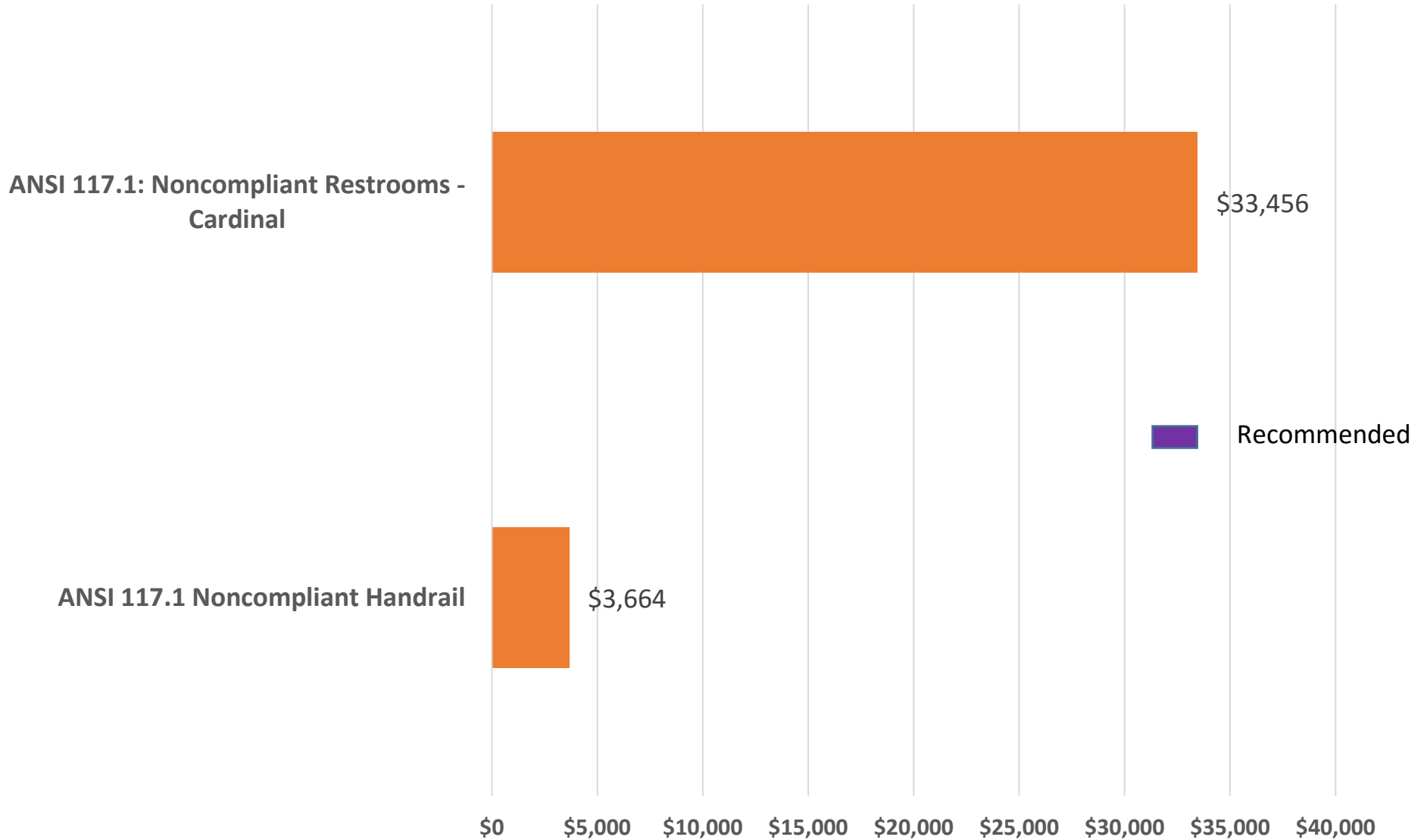
CURRENT REALITY // Willmar, MN

DEFICIENCIES IN RI

(FCI + OTHER OPPORTUNITIES)

RI Deficiency Total: \$4,940,247 (45%)

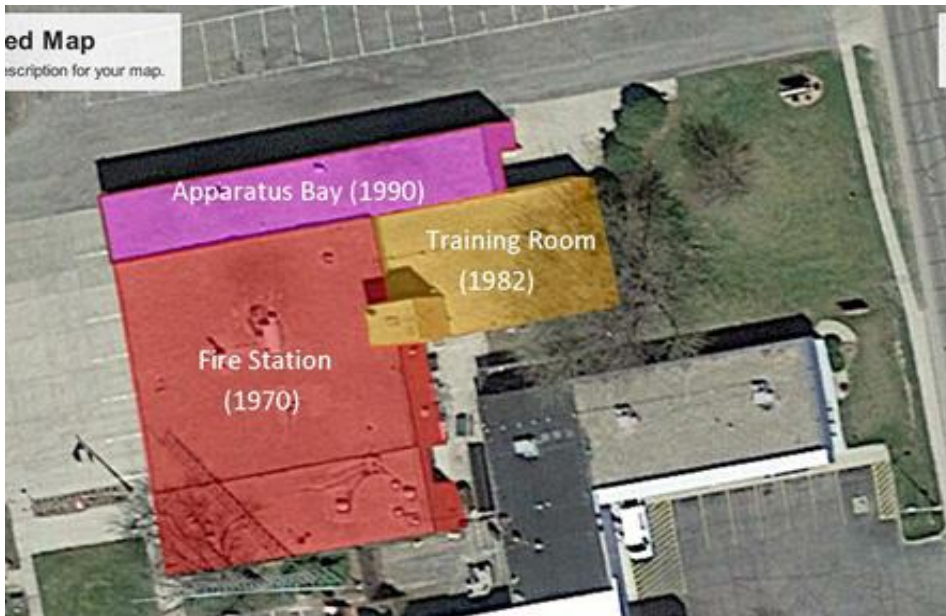
Replacement Cost: \$11,037,747



FIRE STATION

CURRENT REALITY // Willmar, MN

BUILDING SUMMARY

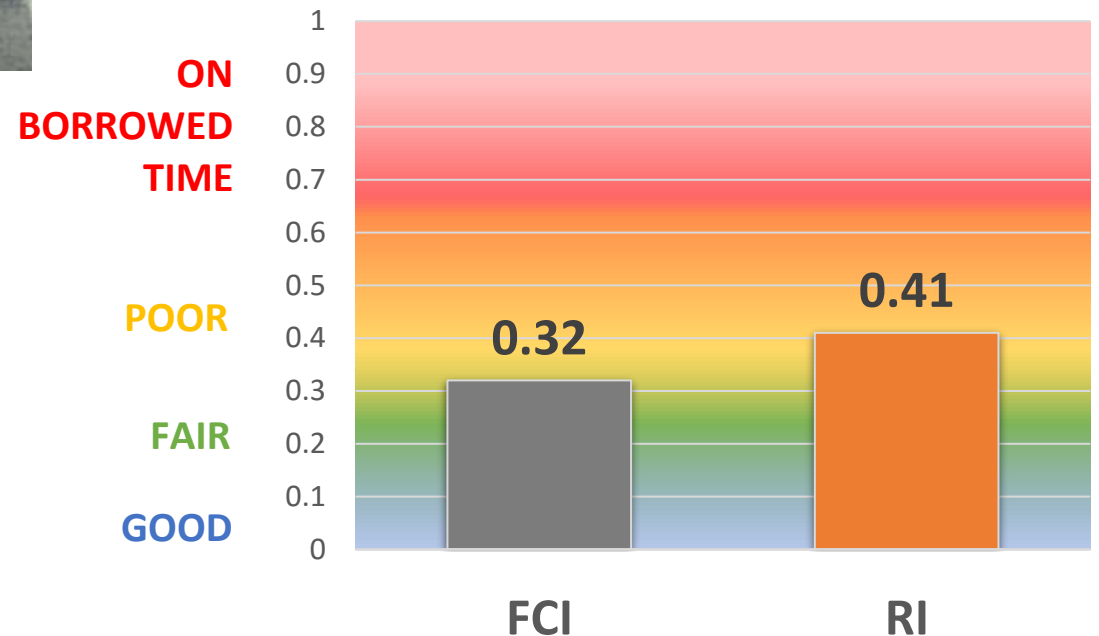


Age: **1970 w/ Improvements:**

- 1982 - Training Room Addition
- 1990 - Apparatus Bay Addition

Size: **15,804 SF**

Replacement Value: **\$2,175,357**



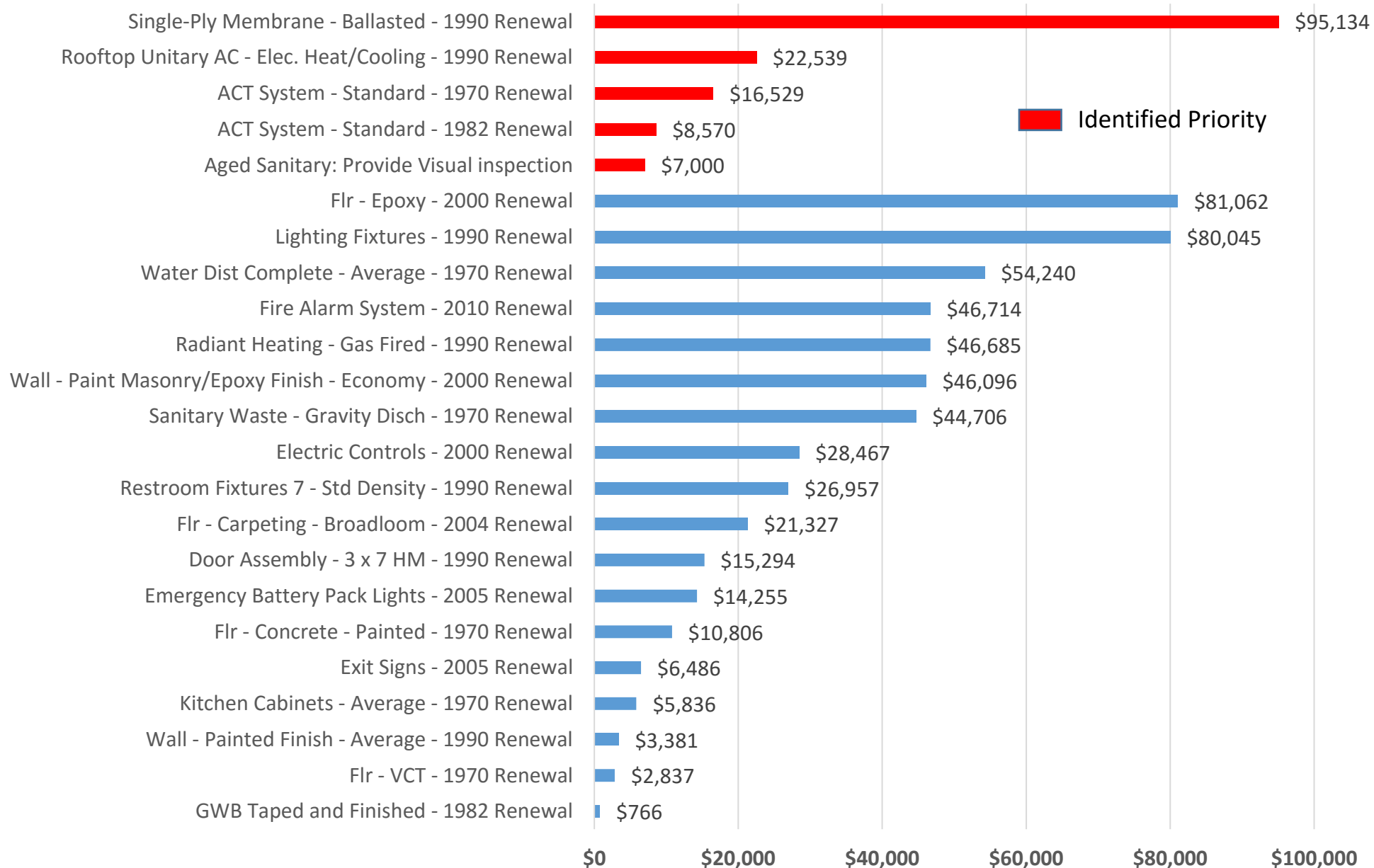
FIRE STATION

CURRENT REALITY // Willmar, MN

DEFICIENCIES IN FCI (1-5 YR)

FCI Total: \$685,731 (32%)

Replacement Cost: \$2,175,357



FIRE STATION

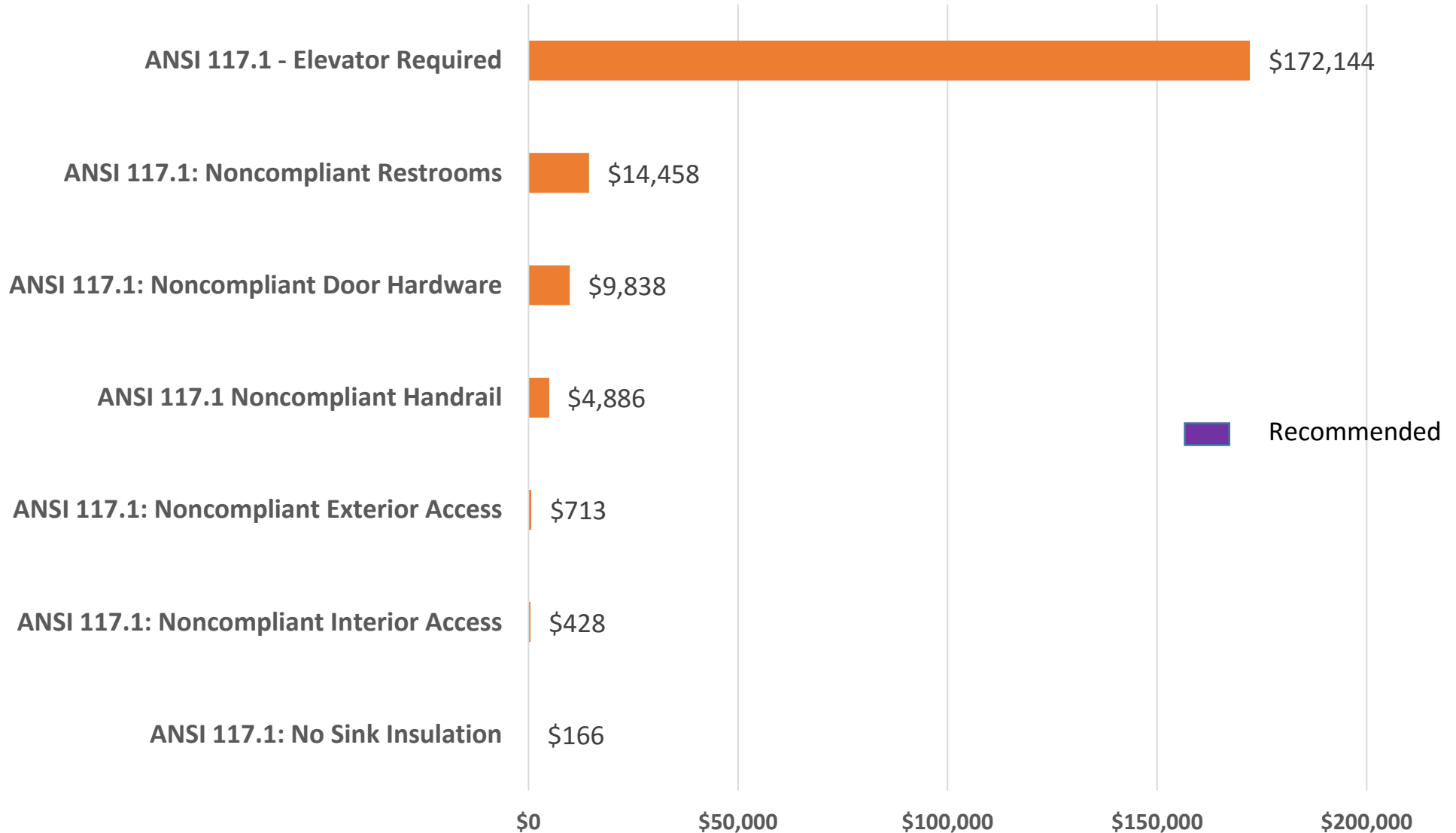
CURRENT REALITY // Willmar, MN

DEFICIENCIES IN RI

(FCI + OTHER OPPORTUNITIES)

RI Deficiency Total: \$888,364 (41%)

Replacement Cost: \$2,175,357



AUDITORIUM

CURRENT REALITY // Willmar, MN

BUILDING SUMMARY

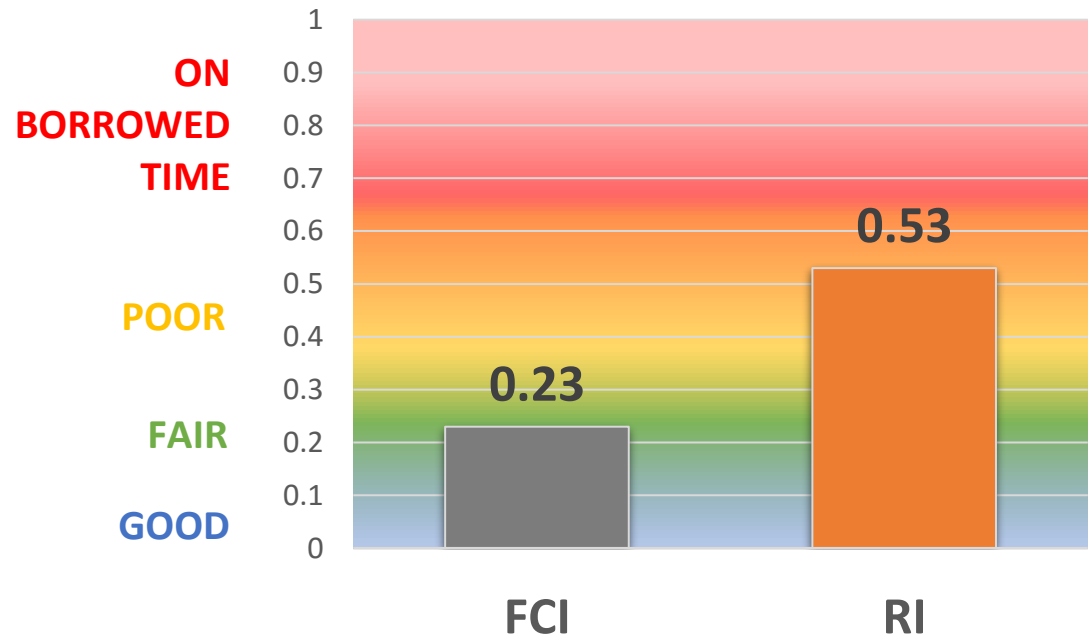


Age: **1934 w/ improvements:**

- 1934 - Original
- 1980 - Minor Updates
- 2005 - Window Replacements
- 2014 - Exhaust, Rehab Gun Range, floors, etc.

Size: **51,286 SF**

Replacement Value: **\$8,030,086**



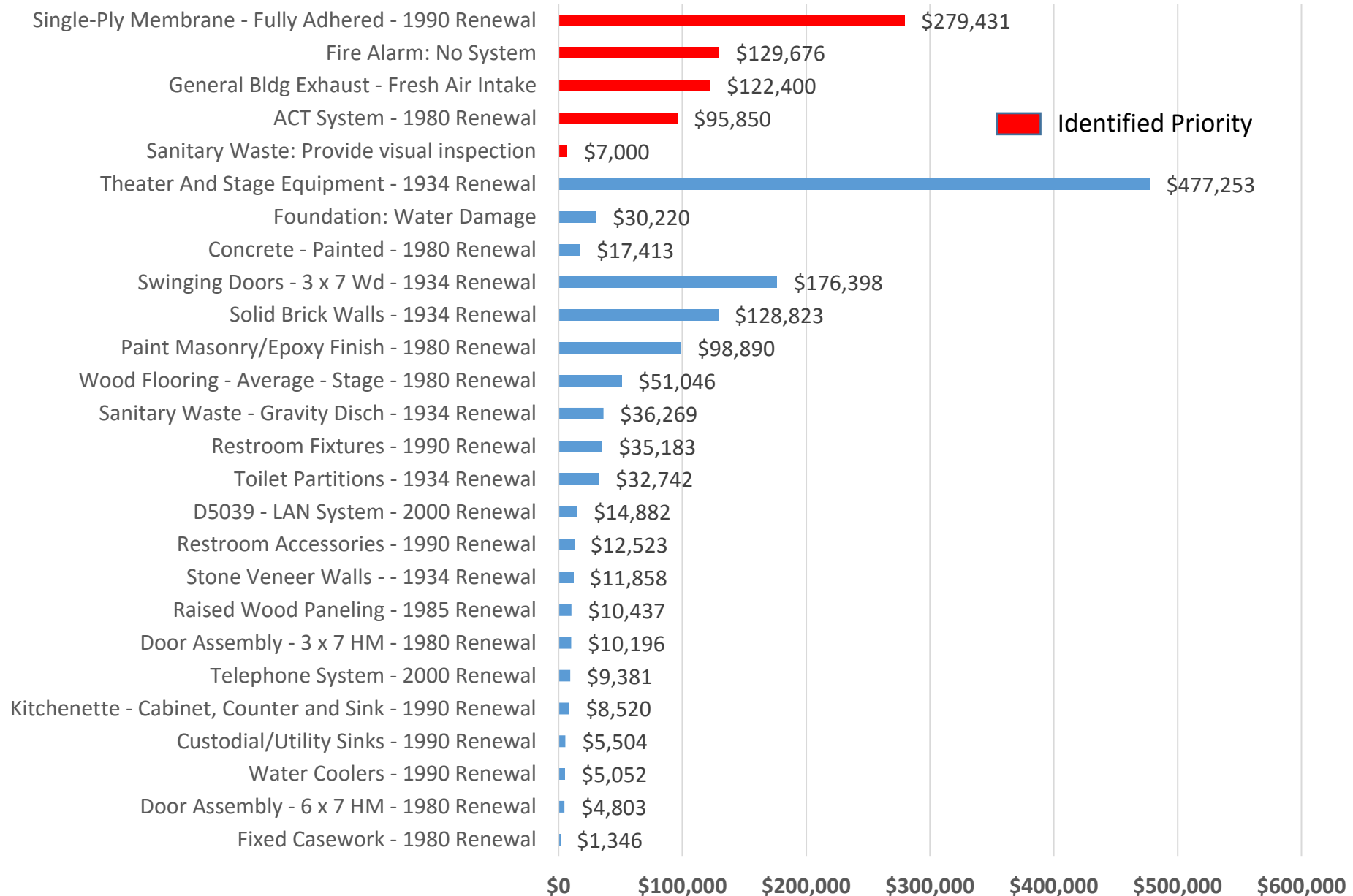
AUDITORIUM

CURRENT REALITY // Willmar, MN

DEFICIENCIES IN FCI (1-5 YR)

FCI Total: \$1,813,096 (23%)

Replacement Cost: \$8,030,086



AUDITORIUM

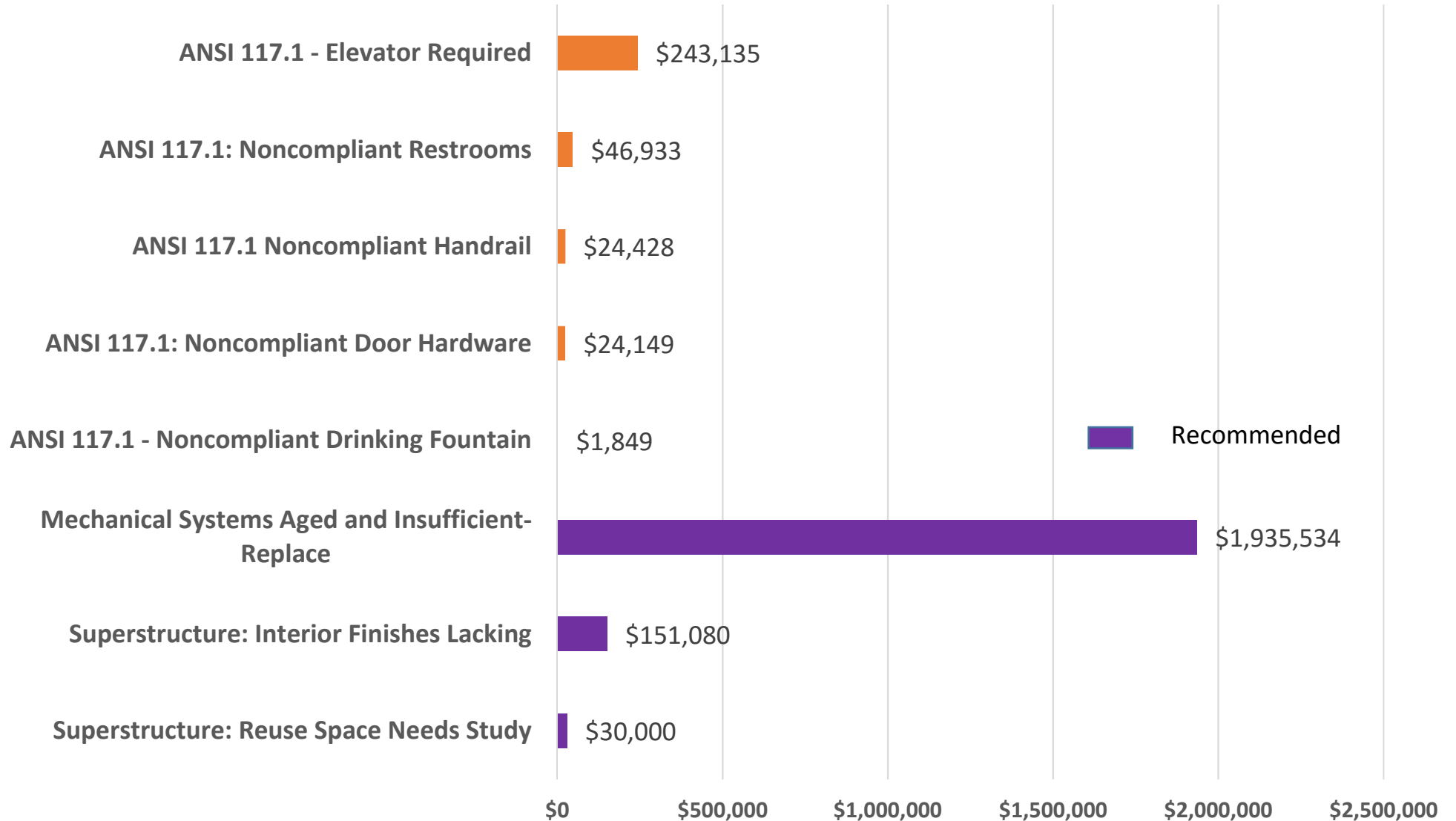
CURRENT REALITY // Willmar, MN

DEFICIENCIES IN RI

(FCI + OTHER OPPORTUNITIES)

RI Deficiency Total: \$4,270,205 (53%)

Replacement Cost: \$8,030,086



CITY OF WILLMAR

GROUP #2



**CIVIC CENTER -
COLD STORAGE**



**AQUATIC CENTER +
POOL**



WRAC-8



NEW WWTP



OLD WWTP



**SAND
STORAGE**



**PW COLD
STORAGE**

CIVIC CENTER - COLD STORAGE

CURRENT REALITY // Willmar, MN

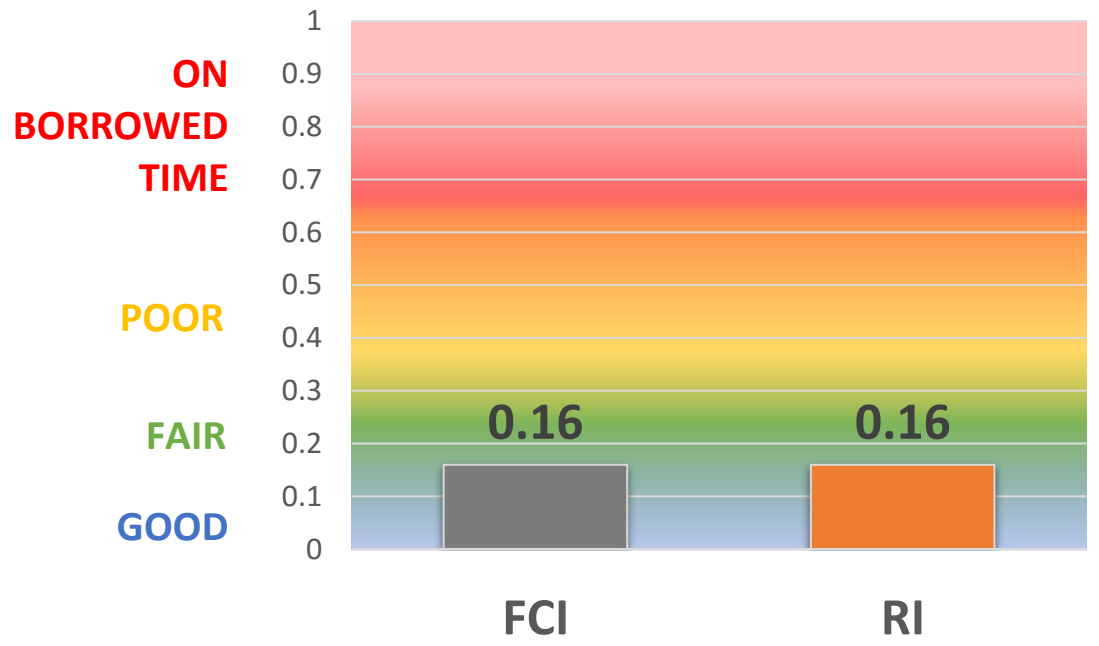
BUILDING
SUMMARY



Age: **1990**

Size: **1,500 SF**

Replacement Value: **\$104,023**



AQUATIC CENTER

CURRENT REALITY // Willmar, MN

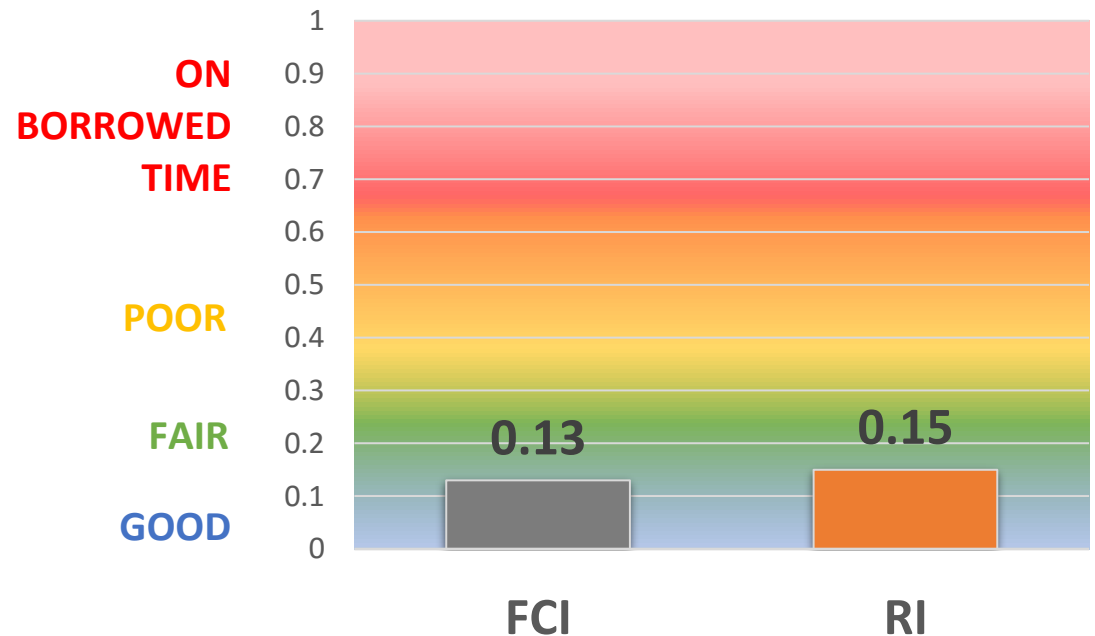
BUILDING SUMMARY

Age: 2004 w/ improvements:

- 2016 - Pool Heater

Size: 2,565 SF

Replacement Value: \$531,016



WRAC-8

CURRENT REALITY // Willmar, MN

BUILDING SUMMARY

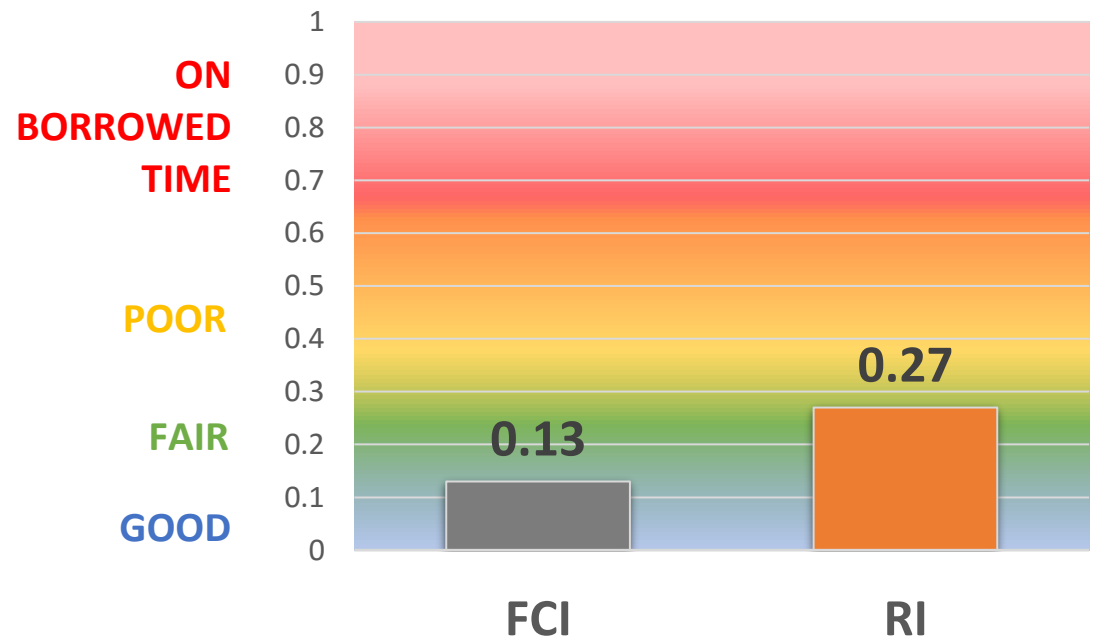


Age: 1960 w/ Improvements:

- 1960 - Original
- 1993 - Purchased By City
- 2010 - Finishes Updated

Size: 6,585 SF

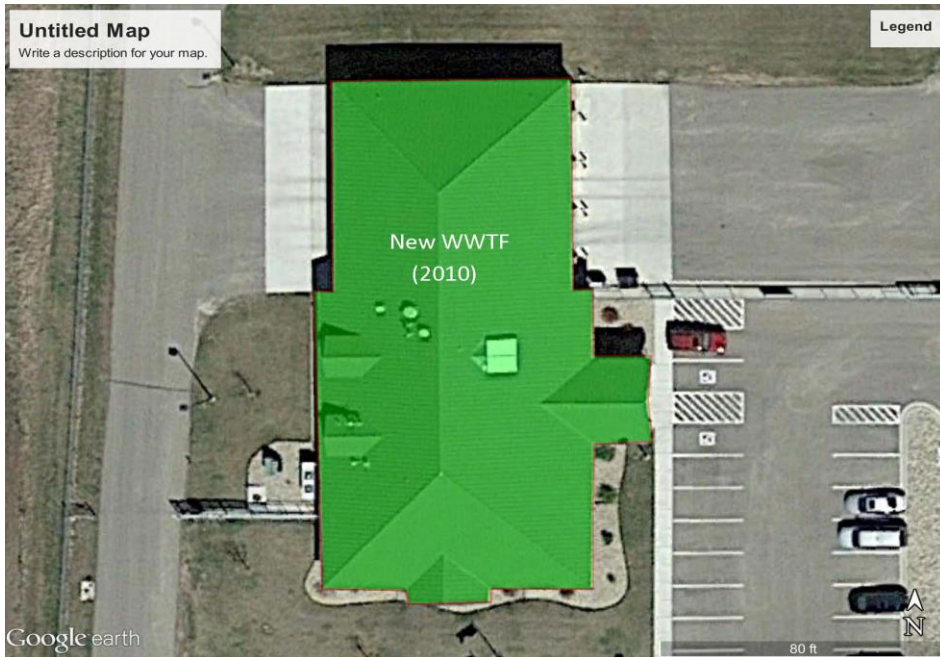
Replacement Value: \$835,997



NEW WWTP

CURRENT REALITY // Willmar, MN

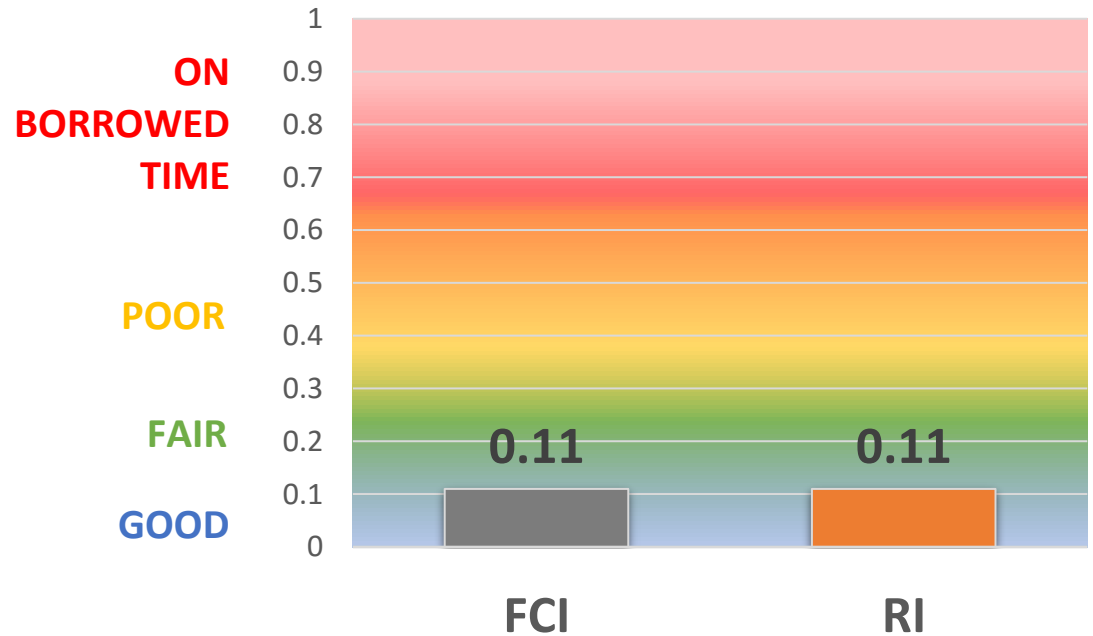
BUILDING SUMMARY



Age: **2010**

Size: **10,200 SF**

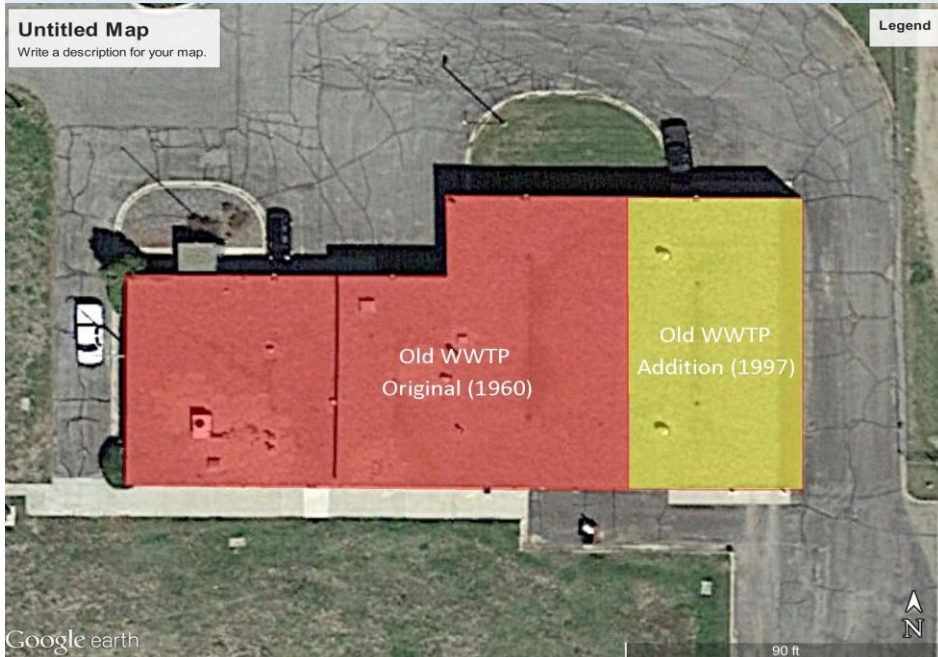
Replacement Value: **\$2,319,794**



OLD WWTP

CURRENT REALITY // Willmar, MN

BUILDING SUMMARY

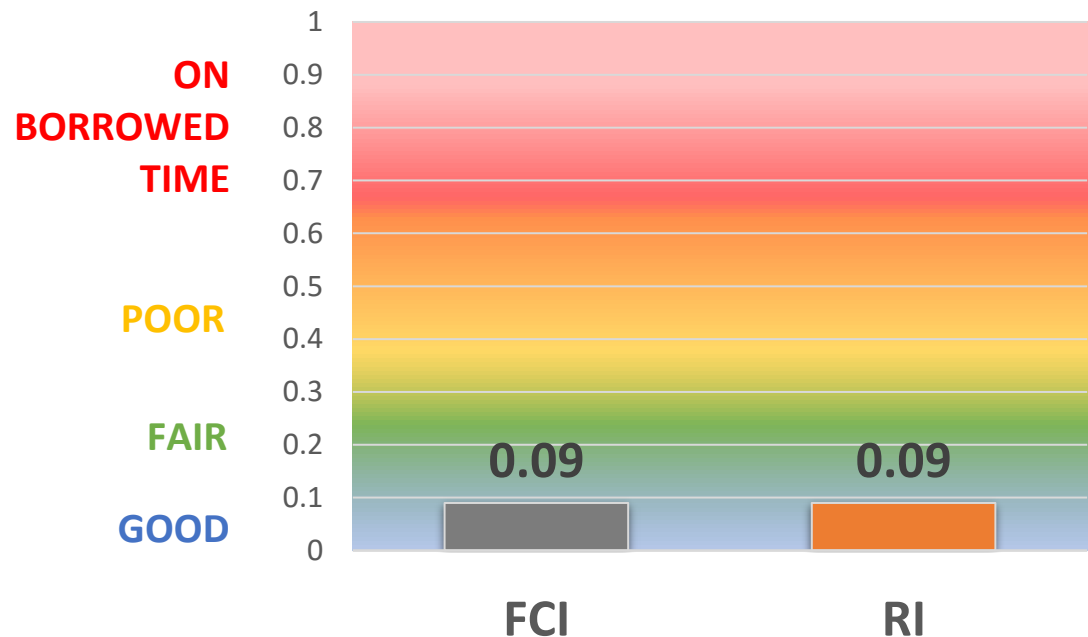


Age: **1979 w/ Improvements:**

- 1997 - Addition
- 2010 - Interior Renovation

Size: **14,210 SF**

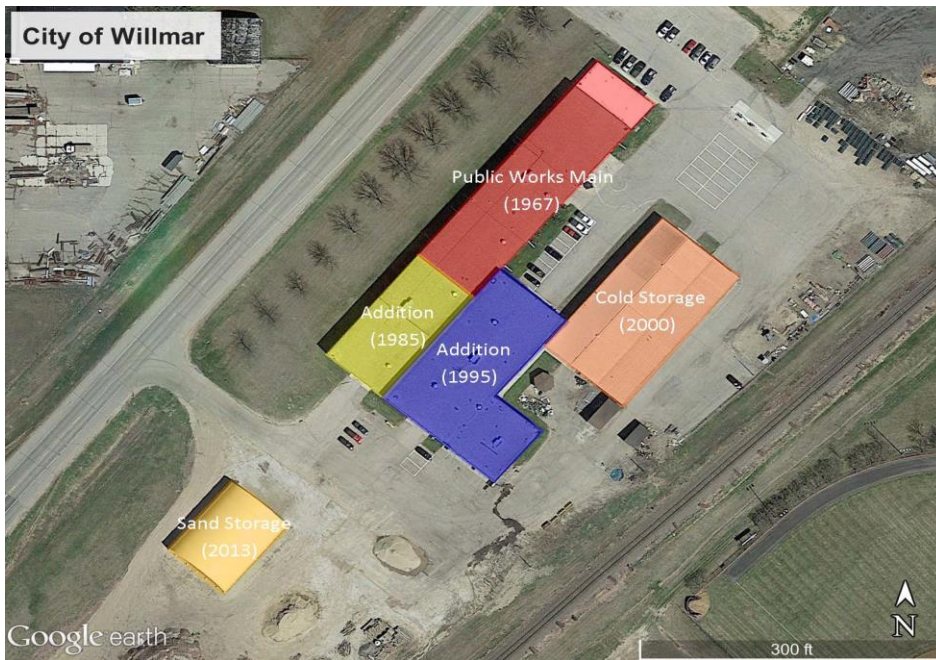
Replacement Value: **\$1,961,904**



PW COLD STORAGE

CURRENT REALITY // Willmar, MN

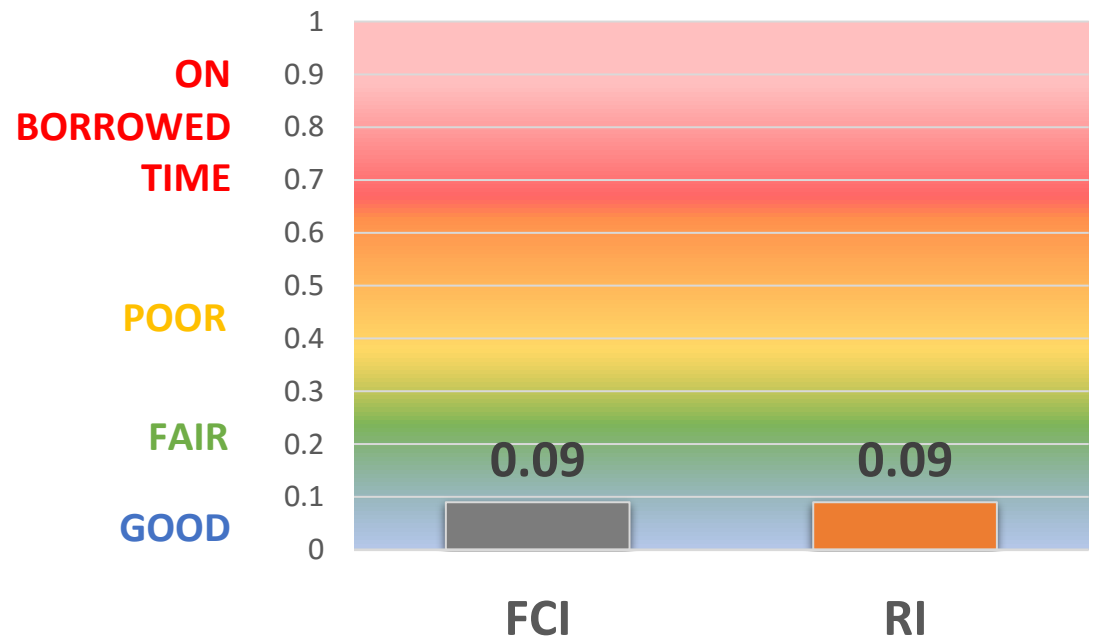
BUILDING SUMMARY



Age: 2000

Size: 16,500 SF

Replacement Value: \$970,620



AQUATIC POOL

CURRENT REALITY // Willmar, MN

BUILDING SUMMARY

Age: **2004 w/ Improvements**

- 2016 - Pool Heater

Size: **2,565 SF**

Replacement Value: **\$667,441**



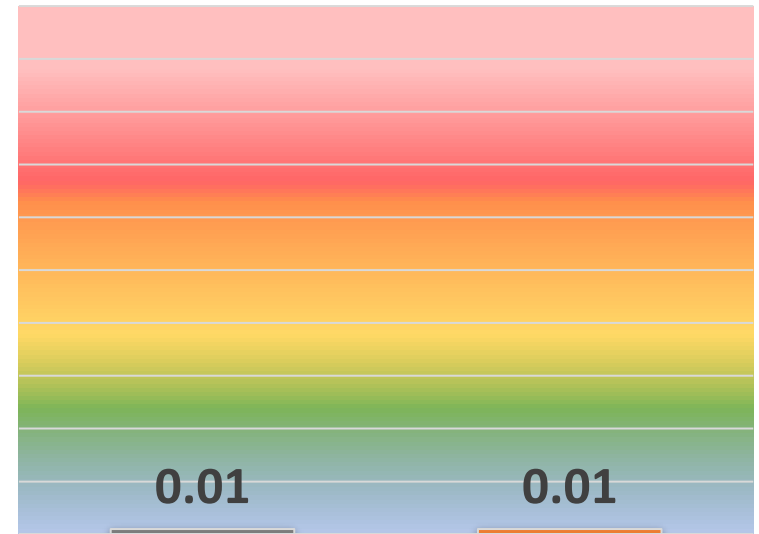
**ON
BORROWED
TIME**

POOR

FAIR

GOOD

1
0.9
0.8
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0



0.01

0.01

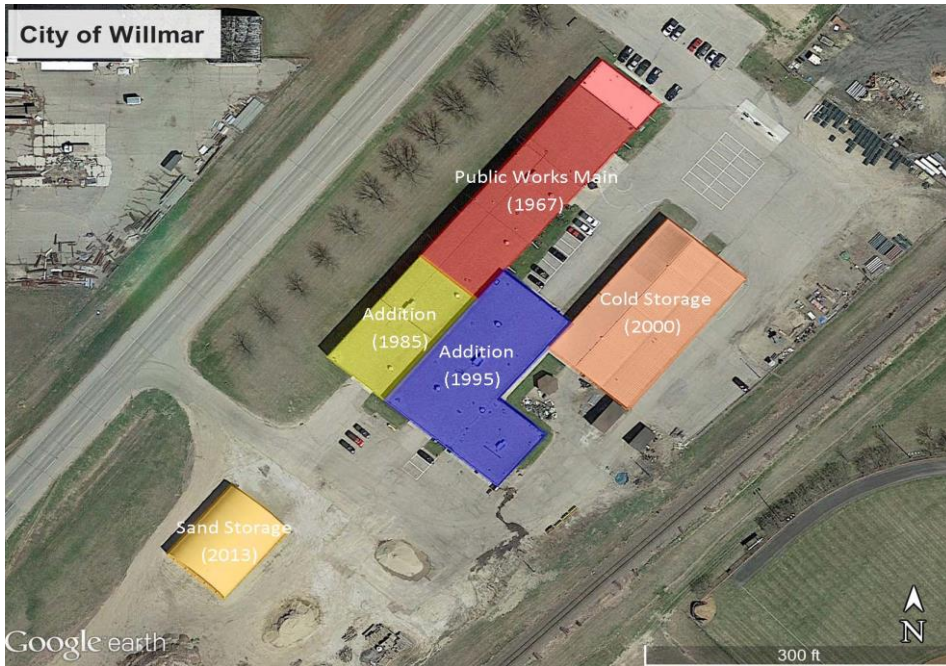
FCI

RI

SAND STORAGE

CURRENT REALITY // Willmar, MN

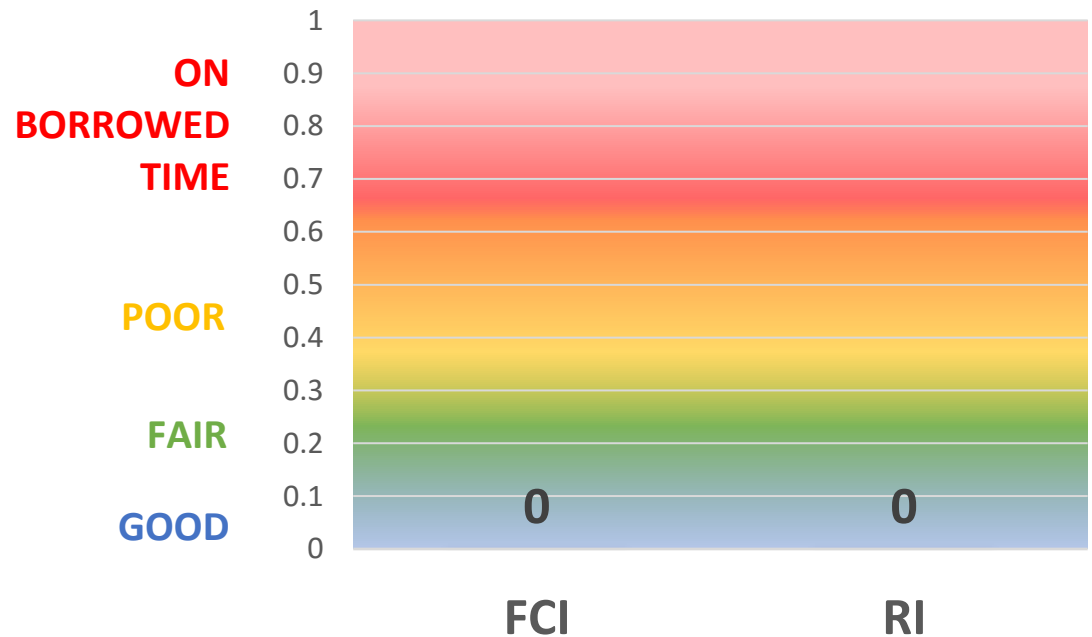
BUILDING SUMMARY



Age: **2013**

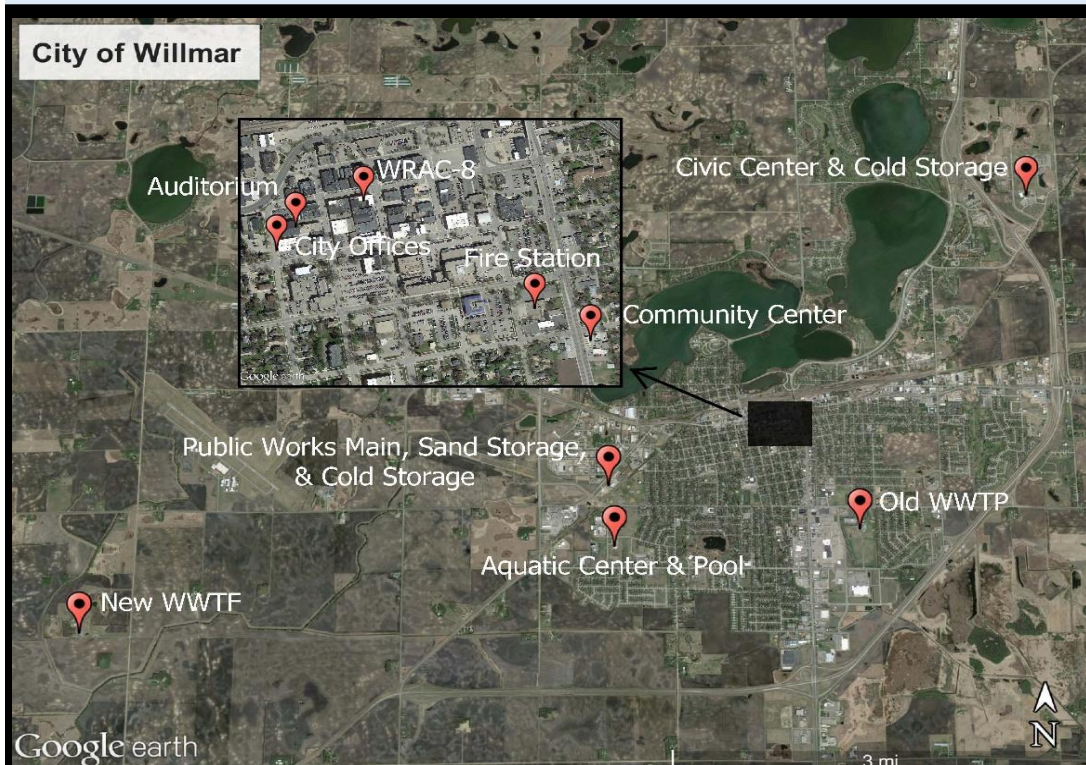
Size: **7,000 SF**

Replacement Value: **\$559,902**



CITY OF WILLMAR

FACILITY + ASSET MANAGEMENT PROGRAM



OUTLINE

1. Overall Goal
2. Review Metrics
3. Current Reality - City - Wide
4. Current Reality - Bldg Level
5. Summary/ Next Steps



STRATEGY

1. FCI Concerns - Group 1

- Community Center
- City Offices
- Public Works Main
- Civic Center
- Fire Station
- Auditorium

2. Maintain FCI - Group 2

- Civic Center Cold Storage
- Aquatic Center
- WRAC-8
- New WWTP
- Old WWTP
- PW Cold Storage
- Aquatic Pool
- PW Sand Storage

3. Small Investment - then Maintain FCI

- Do any of the above belong here?

CITY OF WILLMAR

CURRENT REALITY // Willmar, MN

FACILITY + ASSET
MANAGEMENT PROGRAM

NEXT STEPS

1. 5 yr Capital Plan - Each Bldg
Utopia -> Realistic
2. Capture Energy Data?
Energy Use Intensity (EUI)
MN B3 Benchmarking
3. Master Plan Effort for High FCI's?
4. City 'Standard/ Acceptable' FCI?
5. Budget Commitment to Maintain
Acceptable FCI's?
6. Other Assets to Consider?