Facility + Asset Management Program
City of Willmar, MN
Council Presentation – July 11, 2016
OUTLINE

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

ON BORROWED TIME

FAIR

GOOD

Current Replacement Value
(Millions $)

Asset - FCI
Asset - RI

FCI & RI BENCHMARK

CURRENT REALITY
City Offices Replacement Cost = $3,281,139
FACILITY CONDITION INDEX

FCI

FCI = 1-5 YR DEFICIENCIES
CURRENT REPLACEMENT VALUE

GREAT CONDITION
NO OTHER ISSUES

GOOD CONDITION
OTHER ISSUES

BAD CONDITION
LOTS OF OTHER ISSUES

CRITICAL CONDITION ISSUES

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

GOOD 0 0.15 0.3 0.5 1 FAIR POOR BAD
RI = 1-5 YR DEFICIENCIES + OTHER ISSUES
CURRENT REPLACEMENT VALUE

RI

GREAT CONDITION
NO OTHER ISSUES

GOOD CONDITION
OTHER ISSUES

BAD CONDITION
LOTS OF OTHER ISSUES

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

OTHER ISSUES
Functionality, Space Needs
Aesthetics
Energy, Regulatory Items

0 0.15 0.3 0.5 1
GOOD FAIR POOR BAD
DEFERRED MAINTENANCE

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

COST TO REPAIR

CONDITION INDEX

Excellent

Failed

0

1

Penalty Cost
CITY OF WILLMAR
CURRENT REALITY

10 YEAR FUNDING
ALL BUILDINGS - UTOPIA
(includes inflation)

$ 22.5 M
OUTLINE

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Water Heater - Gas - Comm - 200 MBH - 1995 Renewal</td>
<td>$18,969</td>
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<tr>
<td>Public Address System - Light Density - 1976 Renewal</td>
<td>$18,692</td>
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<tr>
<td>D5039 - LAN System - Average Density - 1995 Renewal</td>
<td>$16,635</td>
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<tr>
<td>Exit Signs - Average Density - 1976 Renewal</td>
<td>$8,140</td>
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<tr>
<td>Metal Paneled Walls - Economy - 1995 Renewal</td>
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COMMUNITY CENTER
CURRENT REALITY // Willmar, MN

DEFICIENCIES IN RI
(FCI + OTHER OPPORTUNITIES)
RI Deficiency Total: $994,215 (73%)
Replacement Cost: $1,353,399

- ANSI 117.1: Noncompliant Restrooms: $16,094
- ANSI 117.1: Noncompliant Door Hardware: $6,261
- Interior Space Inadequate - Remodel: $107,100
CITY OFFICES
CURRENT REALITY // Willmar, MN

BUILDING SUMMARY

Age: 1948 w/ Improvements:
• 1970 - Addition

Size: 21,930 SF
Replacement Value: $3,281,139

[Bar chart showing FCI and RI values]

[Images of the building]
CITY OFFICES
CURRENT REALITY // Willmar, MN

DEFICIENCIES IN FCI (1-5 YR)
FCI Total: $1,683,464 (51%)
Replacement Cost: $3,281,139

<table>
<thead>
<tr>
<th>Identified Priority</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Security Lacking - Provide Security System</td>
<td>$55,922</td>
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<tr>
<td>D5039 - LAN System - Average Density - 2000 Renewal</td>
<td>$27,606</td>
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<tr>
<td>Mechanical Systems Aged and Insufficient - Replace</td>
<td>$27,023</td>
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<tr>
<td>Lighting Fixtures - Average Density - Average 1991 Renewal</td>
<td>$111,073</td>
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<tr>
<td>Ceiling Finish - ACT System - Standard - 1988 Renewal</td>
<td>$95,354</td>
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<tr>
<td>Restroom Fixtures 6 - Std Density - 1991 Renewal</td>
<td>$63,302</td>
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<tr>
<td>Sanitary Waste - Gravity Disch - Average - 1948 Renewal</td>
<td>$62,036</td>
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<tr>
<td>Wall Finish - Painted Finish - Varies Renewal</td>
<td>$58,246</td>
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<tr>
<td>HM Unit Windows - 1985 Renewal</td>
<td>$48,790</td>
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<tr>
<td>Computer Room Cooling - DX w/Air Cooled Remote Condenser - 2005...</td>
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<tr>
<td>Wall Finish - Raised Wood Paneling - 1985 Renewal</td>
<td>$37,823</td>
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<td>Door Assembly - 3 x 7 Storefront - 1995 Renewal</td>
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<td>Telephone System - Average Density - 2010 Renewal</td>
<td>$20,514</td>
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<td>Emergency Battery Pack Lights - 2000 Renewal</td>
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<tr>
<td>Exit Signs - Average Density - 2000 Renewal</td>
<td>$15,001</td>
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<td>Kitchenette - Cabinet, Counter and Sink - 1991 Renewal</td>
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<td>Floor Finish - Carpeting - Broadloom - 2010 Renewal</td>
<td>$12,632</td>
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<td>Exhaust System - Restroom w/Roof Fan - 1991 Renewal</td>
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<td>Custodial/Utility Sinks - SF - Average - 1991 Renewal</td>
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</tr>
<tr>
<td>Ceiling Finish - GWB Taped &amp; Finished - 1990 Renewal</td>
<td>$5,817</td>
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</table>
CITY OFFICES
CURRENT REALITY // Willmar, MN

DEFICIENCIES IN RI
(FCI + OTHER OPPORTUNITIES)
RI Deficiency Total: $3,121,770 (95%)
Replacement Cost: $3,281,139

- Inefficient Interior Space Layout - Remodel/Renovate: $782,901
- Council Chambers Lacks Functionality - Add Council Chamber Spaces: $561,000
- ANSI 117.1: No Sink Insulation: $166
- ANSI 117.1: Noncompliant Access: $713
- ANSI 117.1 - Noncompliant Drinking Fountain: $1,849
- ANSI 117.1 Noncompliant Handrail: $11,725
- ANSI 117.1: Noncompliant Door Hardware: $29,030
- ANSI 117.1: Noncompliant Restrooms: $50,921

Recommended
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

DEIFICATIONS IN FCI (1-5 YR)
FCI Total: $1,485,158 (45%)
Replacement Cost: $3,323,399

- Gas Fired Rooftop Makeup Air Units - Four Units w/Gas Heat > 10 Ton - 1990...
- Electric Controls - Average - 1990 Renewal: $87,182
- CMU Block Walls - Painted - 1967 Renewal: $22,199
- Telephone System - Light Density - 1995 Renewal: $18,762
- Exhaust System - General Building - 1967 Renewal: $16,981
- VCT - Average - 1985 Renewal: $12,699
- Emergency Battery Pack Lights - 1990 Renewal: $12,627
- Exit Signs - Low Density - 1990 Renewal: $11,492
- ACT System - Economy - 1985 Renewal: $9,484
- Exhaust System - Restroom w/Roof Fan - 1995 Renewal: $7,595
- Furnace with AC - Gas Fired Residential Type - Offices, Bathrooms, and...
- Emergency Generator - per kW - 1967 Renewal: $6,036
- VCT - Average - 1995 Renewal: $4,999
- Single-Ply Membrane - Ballasted - 1995 Renewal: $208,772
- Single-Ply Membrane - Ballasted - 1985 Renewal: $57,814
- Water Dist Complete - Low Volume - 1995 Renewal: $46,996
- Feeder - Light Service - 1967 Renewal: $46,348
- Security System - Card Access: $33,627
- Paint Masonry/Epoxy Finish - Economy - 1995 Renewal: $25,919
- Exhaust System - General Building - 1995 Renewal: $16,981
- Painted Finish - Average (1 Coat Prime - 2 Coats Finish) - 1995 Renewal: $14,450
- Steel Windows - 1985 Renewal: $13,192
- Water Heater - Elec - Comm (SF) - Offices, Lounge, & Bathrooms - 1992...
- Wood Windows - 1985 Renewal: $8,795
- Wood Windows - 1985 Renewal: $1,653

$0 $200,000 $400,000
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

- ANSI 117.1: Noncompliant Restrooms
  - Recommended
  - $19,091

- ANSI 117.1: Noncompliant Door Hardware
  - $2,683

- ANSI 117.1 Noncompliant Handrail
  - $1,221
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

Replace Aged Cedar Shakes w/Metal $178,030
Wood Shingle Roofing - Cardinal - 1979 Renewal $102,410
Local Area Network System - Blueline - 1998 Renewal $69,451
Toilet Partitions - Cardinal - Varied Renewal $39,563
Restroom Accessories - All - Varied Renewal $10,418
Unit Heater - Gas - Entrance of Blueline - 1998 Renewal $2,328
Bleacher Seating - Cardinal - 1979 Renewal $246,142
Fire Alarm System - Blueline - 1998 Renewal $138,998
Restroom Fixtures 7 - Cardinal - 1979 Renewal $59,131
Wall Finish Painted - Cardinal - Varied Renewal $57,500
Exit Signs - Blueline - 1998 Renewal $38,371
Emergency Battery Pack Lights - Blueline - 1998 Renewal $33,712
Telephone System - Main Entry - 2007 Renewal $24,977
Overhead Section Doors - Electric Operation - 8x8 - 1979 Renewal $4,294
Floor Vinyl Tile - Dishwashing Room - 2007 Renewal $1,121

$1,258,632

Identification Priority

Ice Making Equipment - Cardinal - 1998 Renewal $1,258,632
Ice Making Equipment - Blueline Ice Rink - 1998 Renewal $1,258,632
Single-Ply Membrane - Fully Adh - Cardinal - 1979 Renewal $368,297
Lighting Fixtures - Blueline - 1998 Renewal $287,171
Electric Controls - Blueline - 1998 Renewal $140,694
Swinging Doors - 3 x 7 HM - Rated - Cardinal - 1979 Renewal $139,297
Overhead Doors - Elec Oper - 10x10 - Cardinal - 1979 Renewal $124,741
Doors - Pair - 6 x 7 HM - Rated - Cardinal - 1979 Renewal $43,106
Floor Rubber Tile - Blueline - 1998 Renewal $40,622
Exhaust System - Restroom w/Roof Fan - Blueline - 1998 Renewal $40,555
Door Assembly - 6 x 7 Storefront - Main Entrance - 2007 Renewal $39,800
Wall Finish Painted - Blueline - Varied Renewal $31,907
Door Assembly - 3 x 7 HM - 1979 Renewal $28,039
Floor Carpet Tile - Blueline Upstairs View Area - 2010 Renewal $7,525
Floor Vinyl Tile - Blueline - 1998 Renewal $7,313
Water Coolers - Wall-Mount Dual-Height - Blueline - 1998 Renewal $7,072
Wall Finish Painted - Main Entry - 2007 Renewal $6,613
Overhead Doors - Elec Oper - 10x10 - Cardinal - 1979 Renewal $4,493
Acoustic Ceiling Tile - Cardinal Meeting Rm - 2002 Renewal $4,215
Ceiling Acoustic Ceiling Tile - Main Bath & Entry into Cardinal - 1998 Renewal $3,864
Unit Heater - Gas - Cardinal Ice Plant - 2005 Renewal $3,700
Swinging Doors - 2.5 x 7 Wd - NR - Cardinal - 1979 Renewal $2,559
Custodial/Utility Sinks - Cardinal - 1979 Renewal $1,786

$0 $400,000 $800,000 $1,200,000 $1,600,000
CIVIC CENTER
CURRENT REALITY // Willmar, MN

DEFICIENCIES IN RI
(FCI + OTHER OPPORTUNITIES)
RI Deficiency Total: $4,940,247 (45%)
Replacement Cost: $11,037,747

ANSI 117.1: Noncompliant Restrooms - Cardinal
$33,456

ANSI 117.1 Noncompliant Handrail
$3,664

Recommended
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

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Renewal Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Ply Membrane - Ballasted</td>
<td>1990 Renewal</td>
<td>$95,134</td>
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<tr>
<td>Rooftop Unitary AC - Elec. Heat/Cooling</td>
<td>1990 Renewal</td>
<td>$22,539</td>
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<tr>
<td>ACT System - Standard</td>
<td>1970 Renewal</td>
<td>$16,529</td>
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<tr>
<td>ACT System - Standard</td>
<td>1982 Renewal</td>
<td>$8,570</td>
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<tr>
<td>Aged Sanitary: Provide Visual inspection</td>
<td></td>
<td>$7,000</td>
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<tr>
<td>Flr - Epoxy</td>
<td>2000 Renewal</td>
<td>$10,806</td>
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<tr>
<td>Lighting Fixtures</td>
<td>1990 Renewal</td>
<td>$14,255</td>
</tr>
<tr>
<td>Water Dist Complete - Average</td>
<td>1970 Renewal</td>
<td>$15,294</td>
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<tr>
<td>Fire Alarm System</td>
<td>2010 Renewal</td>
<td>$21,327</td>
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<tr>
<td>Radiant Heating - Gas Fired</td>
<td>1990 Renewal</td>
<td>$14,255</td>
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<tr>
<td>Wall - Paint Masonry/Epoxy Finish - Economy</td>
<td>2000 Renewal</td>
<td>$28,467</td>
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<tr>
<td>Electric Controls</td>
<td>2000 Renewal</td>
<td>$80,045</td>
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<tr>
<td>Restroom Fixtures 7 - Std Density</td>
<td>1990 Renewal</td>
<td>$6,486</td>
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<tr>
<td>Flr - Carpeting - Broadloom</td>
<td>2004 Renewal</td>
<td>$3,381</td>
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<tr>
<td>Door Assembly - 3 x 7 HM</td>
<td>1990 Renewal</td>
<td>$2,837</td>
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<tr>
<td>Emergency Battery Pack Lights</td>
<td>2005 Renewal</td>
<td>$766</td>
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<tr>
<td>Flr - Concrete - Painted</td>
<td>1970 Renewal</td>
<td>$7,000</td>
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<tr>
<td>Exit Signs</td>
<td>2005 Renewal</td>
<td>$10,806</td>
</tr>
<tr>
<td>Kitchen Cabinets - Average</td>
<td>1970 Renewal</td>
<td>$5,836</td>
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<tr>
<td>Wall - Painted Finish - Average</td>
<td>1990 Renewal</td>
<td>$7,000</td>
</tr>
<tr>
<td>Flr - VCT</td>
<td>1970 Renewal</td>
<td>$7,000</td>
</tr>
<tr>
<td>GWB Taped and Finished</td>
<td>1982 Renewal</td>
<td></td>
</tr>
</tbody>
</table>
# FIRE STATION

## CURRENT REALITY // Willmar, MN

### DEFICIENCIES IN RI

*(FCI + OTHER OPPORTUNITIES)*

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

Replacement Cost: $2,175,357

<table>
<thead>
<tr>
<th>Deficiency</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>ANSI 117.1 - Elevator Required</td>
<td>$172,144</td>
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<tr>
<td>ANSI 117.1: Noncompliant Restrooms</td>
<td>$14,458</td>
</tr>
<tr>
<td>ANSI 117.1: Noncompliant Door Hardware</td>
<td>$9,838</td>
</tr>
<tr>
<td>ANSI 117.1 Noncompliant Handrail</td>
<td>$4,886</td>
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<tr>
<td>ANSI 117.1: Noncompliant Exterior Access</td>
<td>$713</td>
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<tr>
<td>ANSI 117.1: Noncompliant Interior Access</td>
<td>$428</td>
</tr>
<tr>
<td>ANSI 117.1: No Sink Insulation</td>
<td>$166</td>
</tr>
</tbody>
</table>

*Recommended*
AUDITORIUM
CURRENT REALITY // Willmar, MN

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

Fixed Casework - 1980 Renewal
Door Assembly - 6 x 7 HM - 1980 Renewal
Water Coolers - 1990 Renewal
Custodial/Utility Sinks - 1990 Renewal
Kitchenette - Cabinet, Counter and Sink - 1990 Renewal

Identified Priority

- Fire Alarm: No System: $129,676
- General Bldg Exhaust - Fresh Air Intake: $122,400
- ACT System - 1980 Renewal: $95,850
- Sanitary Waste - Provide visual inspection: $7,000
- Theater And Stage Equipment - 1934 Renewal: $477,253
- Foundation: Water Damage: $30,220
- Concrete - Painted - 1980 Renewal: $17,413
- Swinging Doors - 3 x 7 Wd - 1934 Renewal: $176,398
- Solid Brick Walls - 1934 Renewal: $128,823
- Paint Masonry/Epoxy Finish - 1980 Renewal: $98,890
- Wood Flooring - Average - Stage - 1980 Renewal: $51,046
- Sanitary Waste - Gravity Disch - 1934 Renewal: $36,269
- Restroom Fixtures - 1990 Renewal: $35,183
- Toilet Partitions - 1934 Renewal: $32,742
- D5039 - LAN System - 2000 Renewal: $14,882
- Restroom Accessories - 1990 Renewal: $12,523
- Stone Veneer Walls - - 1934 Renewal: $11,858
- Raised Wood Paneling - 1985 Renewal: $10,437
- Door Assembly - 3 x 7 HM - 1980 Renewal: $10,196
- Telephone System - 2000 Renewal: $9,381
- Kitchenette - Cabinet, Counter and Sink - 1990 Renewal: $8,520
- Custodial/Utility Sinks - 1990 Renewal: $5,504
- Water Coolers - 1990 Renewal: $5,052
- Door Assembly - 6 x 7 HM - 1980 Renewal: $4,803
- Fixed Casework - 1980 Renewal: $1,346
AUDITORIUM
CURRENT REALITY // Willmar, MN

DEFICIENCIES IN RI
(FCI + OTHER OPPORTUNITIES)
RI Deficiency Total: $4,270,205 (53%)
Replacement Cost: $8,030,086

- ANSI 117.1 - Elevator Required: $243,135
- ANSI 117.1: Noncompliant Restrooms: $46,933
- ANSI 117.1 Noncompliant Handrail: $24,428
- ANSI 117.1: Noncompliant Door Hardware: $24,149
- ANSI 117.1 - Noncompliant Drinking Fountain: $1,849
- Mechanical Systems Aged and Insufficient - Replace: $1,935,534
- Superstructure: Interior Finishes Lacking: $151,080
- Superstructure: Reuse Space Needs Study: $30,000
CITY OF WILLMAR

- 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

- **BORROWED TIME**
  - ON
  - FAIR
  - POOR
  - GOOD

- **FCI:** 0.13
- **RI:** 0.27
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
**SAND STORAGE**

**CURRENT REALITY // Willmar, MN**

**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
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?
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?