

Supplemental FCA Report

Individual Building Summaries

WINNEBAGO COUNTY, WI

SEPTEMBER 2023 (VERSION 1.0)

Together, Building a Thriving Planet



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Section
1

Administration Buildings



Facility Category: Administration

Facility Age (Yrs): 26

Year Built: 1997

Total Square Footage: 2,400

Date(s) of Assessment: 5/8/2023

Coughlin Center Garage

625 E County Road Y, Oshkosh, 54901

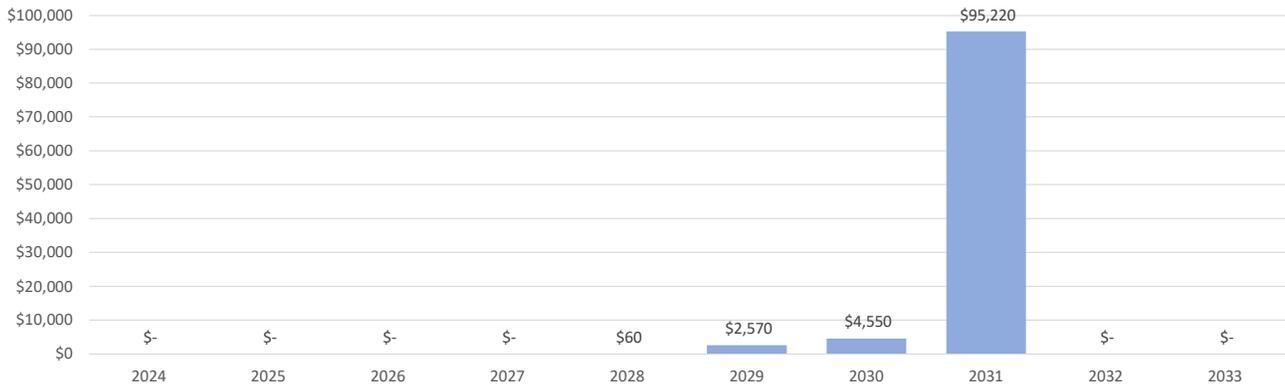
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
14	2.9	11.6	\$102,400	\$187,200	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$2,650
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$4,530
D40 - Fire Protection	\$0
D50 - Electrical	\$95,220
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$102,400



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Administration

Facility Age (Yrs): 26

Year Built: 1997

Total Square Footage: 23,140

Date(s) of Assessment: 5/8/2023

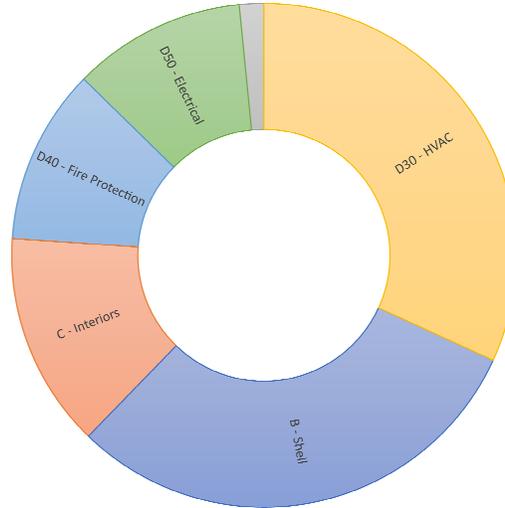
Coughlin Center Main Building

625 E County Road Y, Oshkosh, 54901

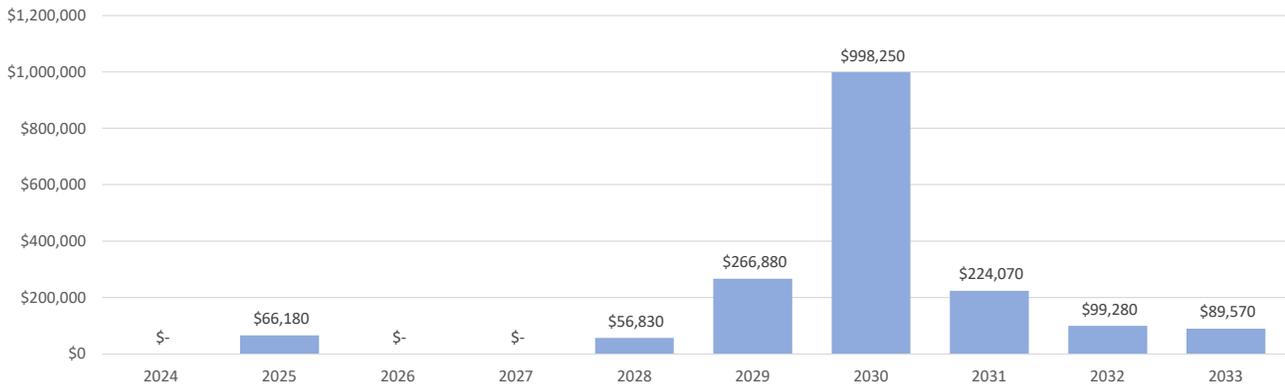
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
104	3.0	8.5	\$1,801,060	\$5,437,900	0.02

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$547,760
C - Interiors	\$248,590
D10 - Conveying	\$0
D20 - Plumbing	\$28,280
D30 - HVAC	\$573,380
D40 - Fire Protection	\$203,120
D50 - Electrical	\$199,930
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$1,801,060



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-00770	Fire Alarm System	D - Services	4	8	\$203,120
FCAID-00806	Lighting	D - Services	4	2	\$66,180

Facility Category: Administration

Facility Age (Yrs): 7

Year Built: 2016

Total Square Footage: 2,700

Date(s) of Assessment: 7/11/2023

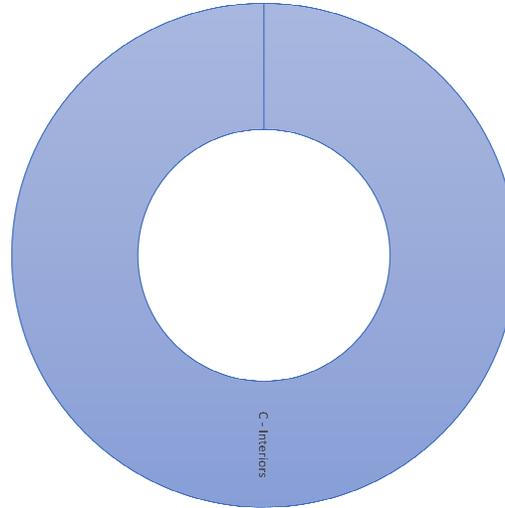
Coughlin Center UW EXT Storage

625 E County Road Y, Oshkosh, 54901

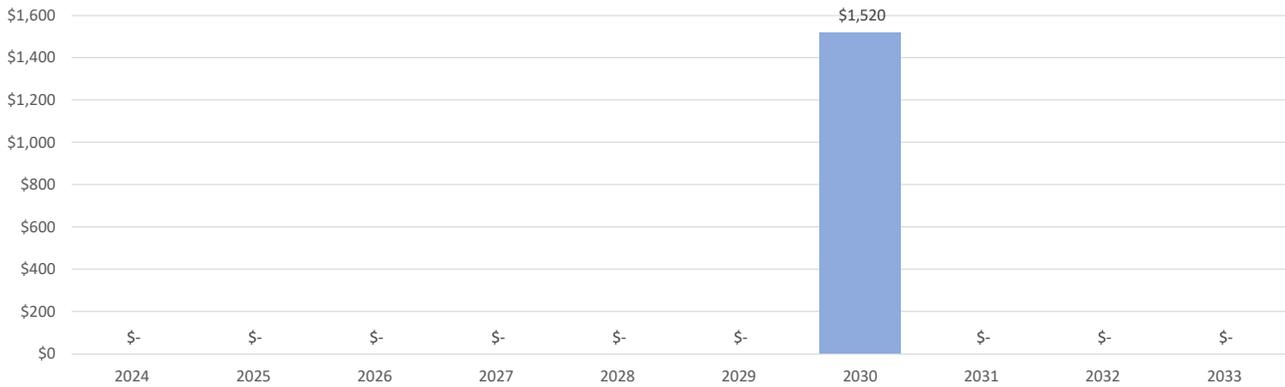
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	2.0	23.3	\$1,520	\$210,600	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$1,520
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$1,520



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Administration

Facility Age (Yrs): 94

Year Built: 1929

Total Square Footage: 81,444

Date(s) of Assessment: 4/18/2023

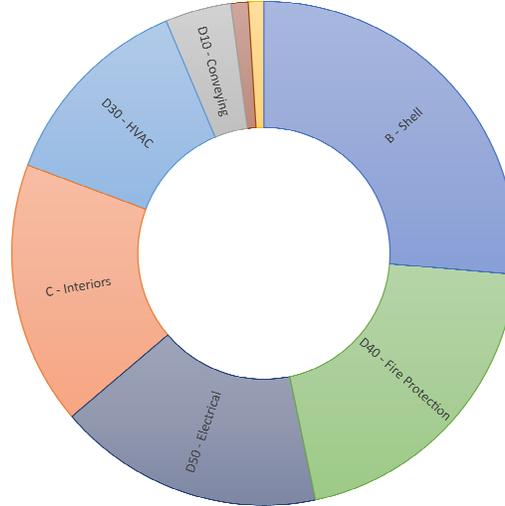
County Administration Building

112 Otter Avenue, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
175	2.9	13.8	\$4,285,320	\$17,347,600	0.12

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$1,128,090
C - Interiors	\$724,360
D10 - Conveying	\$181,180
D20 - Plumbing	\$42,890
D30 - HVAC	\$556,380
D40 - Fire Protection	\$874,000
D50 - Electrical	\$731,060
E - Equipment	\$0
G - Sitework	\$47,360
TOTAL:	\$4,285,320



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-00170	Roofing	B - Shell	5	1	\$293,870
FCAID-00172	Roofing	B - Shell	5	1	\$178,710
FCAID-00154	Floor Finish	C - Interiors	5	1	\$55,910
FCAID-00171	Roofing	B - Shell	5	1	\$40,010
FCAID-00164	Exterior Wall	B - Shell	5	1	\$15,270
FCAID-00153	Floor Finish	C - Interiors	5	1	\$12,660
FCAID-00167	Window	B - Shell	4	4	\$581,150
FCAID-00131	Lighting	D - Services	4	3	\$197,910
FCAID-00159	Floor Finish	C - Interiors	4	5	\$54,560
FCAID-00026	Air Handling Unit	D - Services	4	4	\$45,620

Facility Category: Administration

Facility Age (Yrs): 5

Year Built: 2018

Total Square Footage: 10,000

Date(s) of Assessment: 5/11/2023

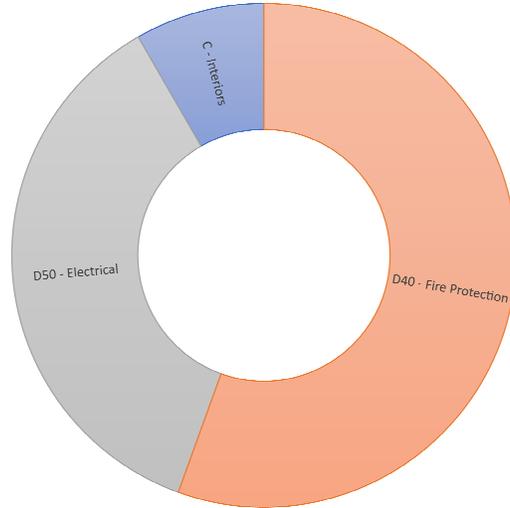
County Storage - 600 Butler

600 Butler Avenue, Oshkosh, 54985

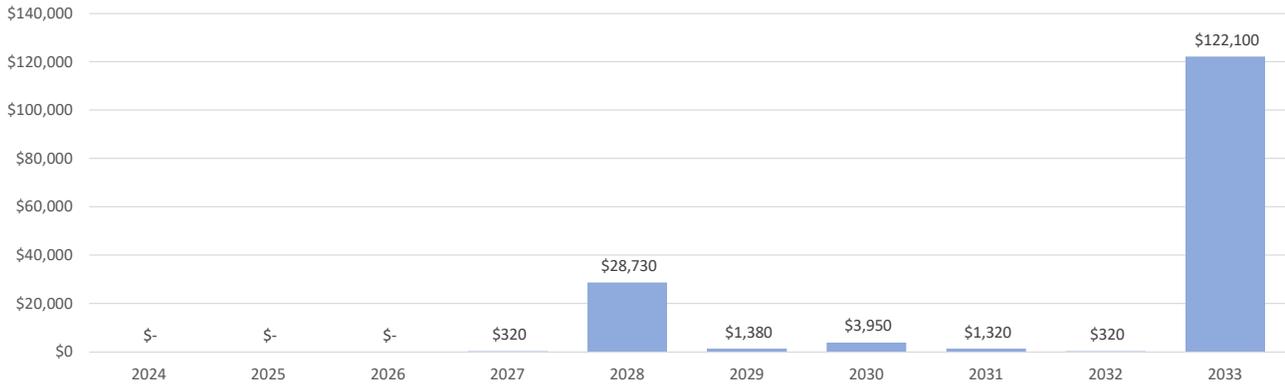
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
18	2.3	18.5	\$158,120	\$780,000	0.04

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$13,140
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$87,780
D50 - Electrical	\$57,200
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$158,120



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03310	Lighting	D - Services	4	5	\$22,880
FCAID-03311	Interior Wall Finish	C - Interiors	4	4	\$320

Section
2

Facilities Buildings



Facility Category: Facilities

Facility Age (Yrs): 54

Year Built: 1969

Total Square Footage: 11,820

Date(s) of Assessment: 5/25/2023

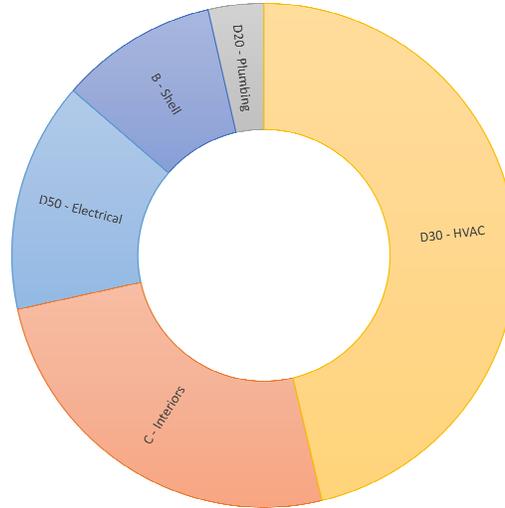
Facilities Bldg #1 (Includes Office)

1221 Knapp Street, Oshkosh, 54903

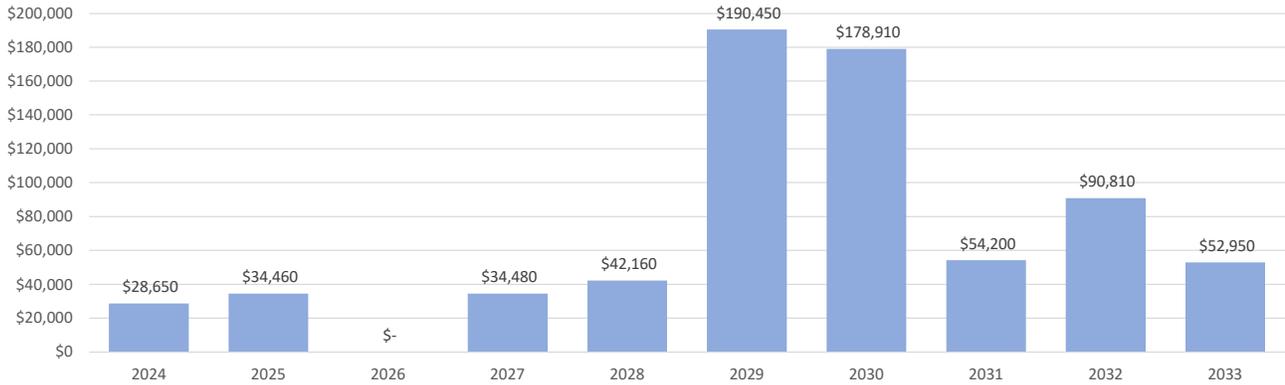
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
95	3.0	8.6	\$707,070	\$2,281,300	0.06

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$71,430
C - Interiors	\$178,550
D10 - Conveying	\$0
D20 - Plumbing	\$25,180
D30 - HVAC	\$327,400
D40 - Fire Protection	\$0
D50 - Electrical	\$104,510
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$707,070



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02579	Interior Door	C - Interiors	4	9	\$43,630
FCAID-02566	Lighting	D - Services	4	2	\$33,750
FCAID-02596	Exterior Wall	B - Shell	4	1	\$17,960
FCAID-02592	Floor Finish	C - Interiors	4	1	\$7,540
FCAID-02551	Panelboard	D - Services	4	4	\$5,340
FCAID-02559	Panelboard	D - Services	4	4	\$3,680
FCAID-02558	Panelboard	D - Services	4	4	\$3,680
FCAID-02556	Panelboard	D - Services	4	4	\$3,680
FCAID-02555	Panelboard	D - Services	4	4	\$3,680
FCAID-02554	Panelboard	D - Services	4	4	\$3,680

Facility Category: Facilities

Facility Age (Yrs): 71

Year Built: 1952

Total Square Footage: 7,200

Date(s) of Assessment: 5/25/2023

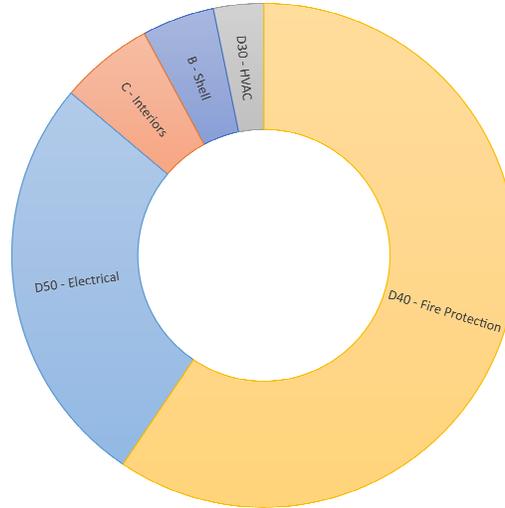
Facilities Bldg #2

1221 Knapp Street, Oshkosh, 54903

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
16	3.0	10.3	\$106,330	\$1,116,000	0.03

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$4,940
C - Interiors	\$6,370
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$3,430
D40 - Fire Protection	\$63,200
D50 - Electrical	\$28,390
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$106,330



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02500	Lighting	D - Services	4	2	\$18,530
FCAID-02498	Panelboard	D - Services	4	4	\$3,680

Facility Category: Facilities

Facility Age (Yrs): 63

Year Built: 1960

Total Square Footage: 11,200

Date(s) of Assessment: 5/25/2023

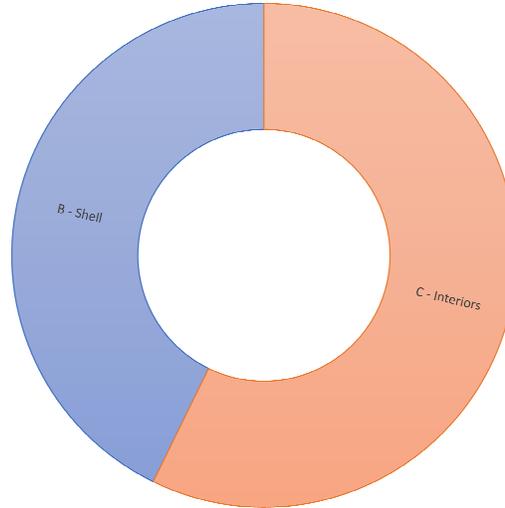
Facilities Bldg #3

1221 Knapp Street, Oshkosh, 54903

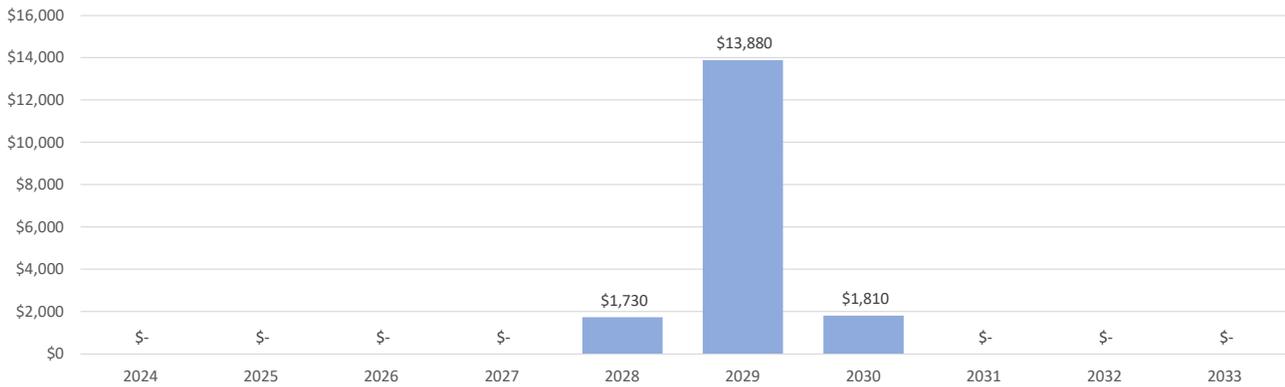
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
16	2.6	15.3	\$17,420	\$1,736,000	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$7,450
C - Interiors	\$9,970
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$17,420



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02491	Ceiling Finish	C - Interiors	4	2	\$0

Facility Category: Facilities

Facility Age (Yrs): 51

Year Built: 1972

Total Square Footage: 3,200

Date(s) of Assessment: 5/25/2023

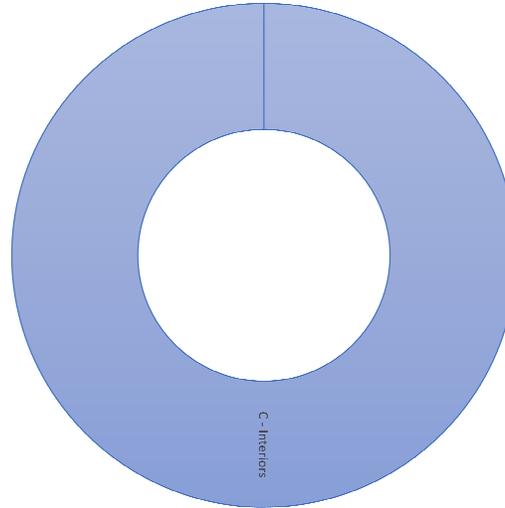
Facilities Bldg #4 (Cold Storage)

1221 Knapp Street, Oshkosh, 54903

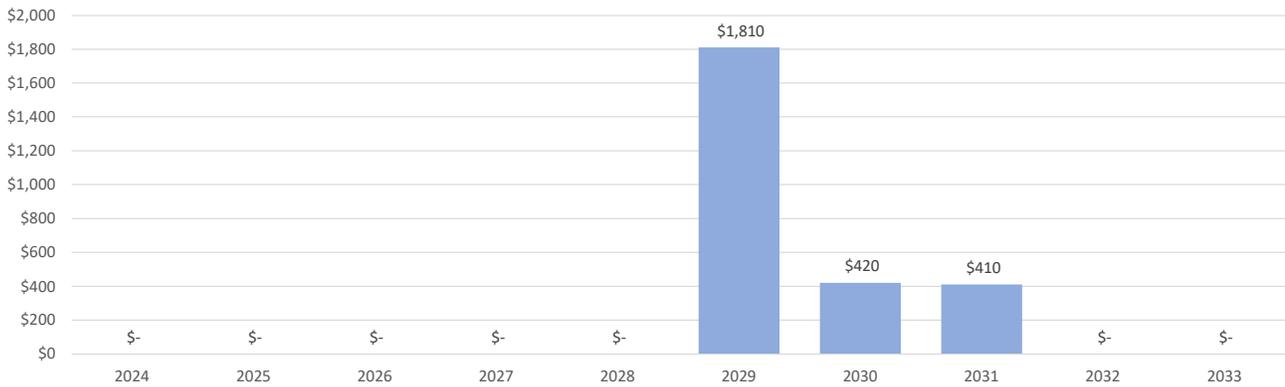
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
7	2.0	23.9	\$2,640	\$249,600	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$2,640
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$2,640



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Facilities

Facility Age (Yrs): 26

Year Built: 1997

Total Square Footage: 720

Date(s) of Assessment: 7/13/2023

Park View Carpenter Shop

725 Butler Ave, Oshkosh, 54901

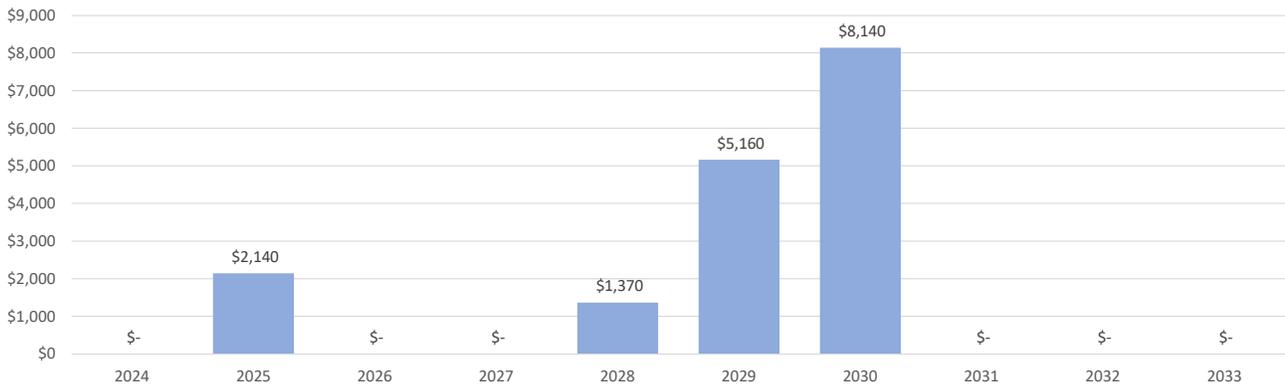
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
12	2.8	12.3	\$16,810	\$56,200	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$6,530
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$8,140
D40 - Fire Protection	\$0
D50 - Electrical	\$2,140
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$16,810



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03396	Lighting	D - Services	4	2	\$2,140

Facility Category: Facilities

Facility Age (Yrs): 26

Year Built: 1997

Total Square Footage: 2,580

Date(s) of Assessment: 7/13/2023

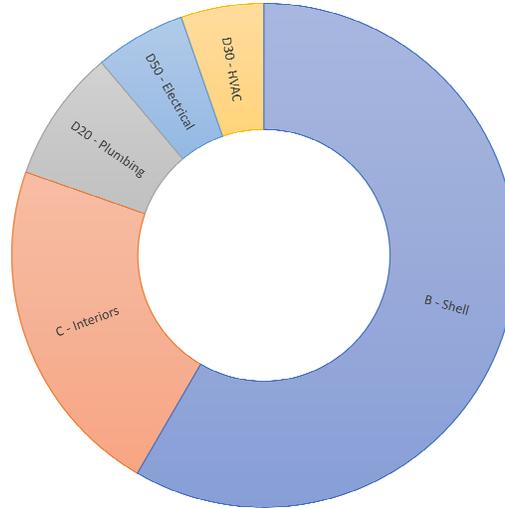
Park View Maintenance Shop

725 Butler Ave, Oshkosh, 54985

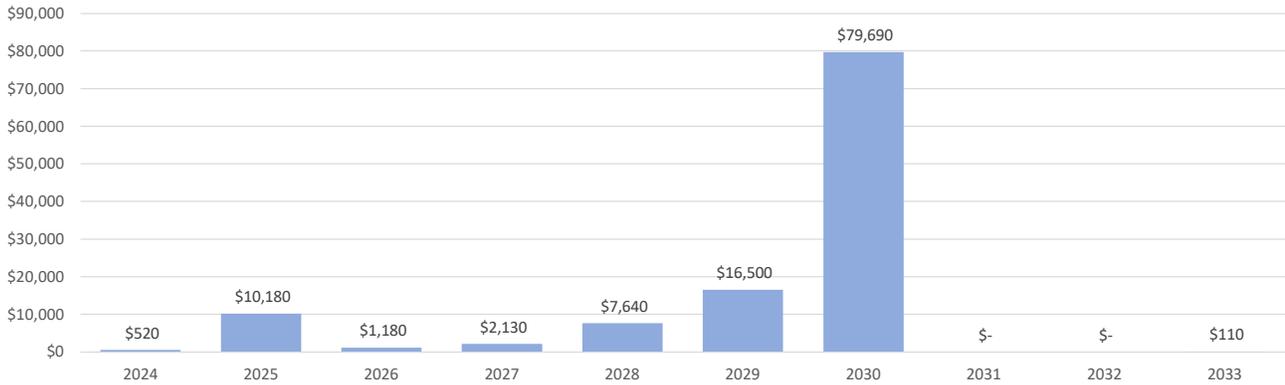
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
22	3.0	6.7	\$117,950	\$201,200	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$68,840
C - Interiors	\$25,930
D10 - Conveying	\$0
D20 - Plumbing	\$10,040
D30 - HVAC	\$6,280
D40 - Fire Protection	\$0
D50 - Electrical	\$6,860
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$117,950



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03416	Floor Finish	C - Interiors	5	1	\$520
FCAID-03411	Lighting	D - Services	4	2	\$6,860
FCAID-03799	Drinking Fountain	D - Services	4	2	\$2,160
FCAID-03419	Sink	D - Services	4	4	\$2,130
FCAID-03408	Air Conditioning Unit	D - Services	4	3	\$1,180
FCAID-03414	Floor Finish	C - Interiors	4	2	\$1,160

Section
3

Highway Department
Buildings



Facility Category: Highway Department

Facility Age (Yrs): 28

Year Built: 1995

Total Square Footage: 24,300

Date(s) of Assessment: 5/24/2023

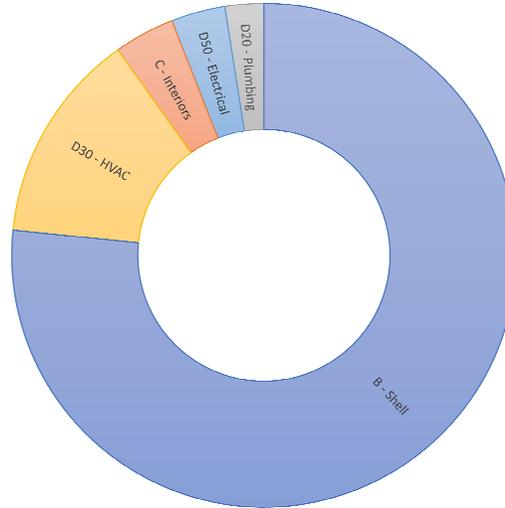
Cold Storage Building

901 W County Road Y, Oshkosh, 54914

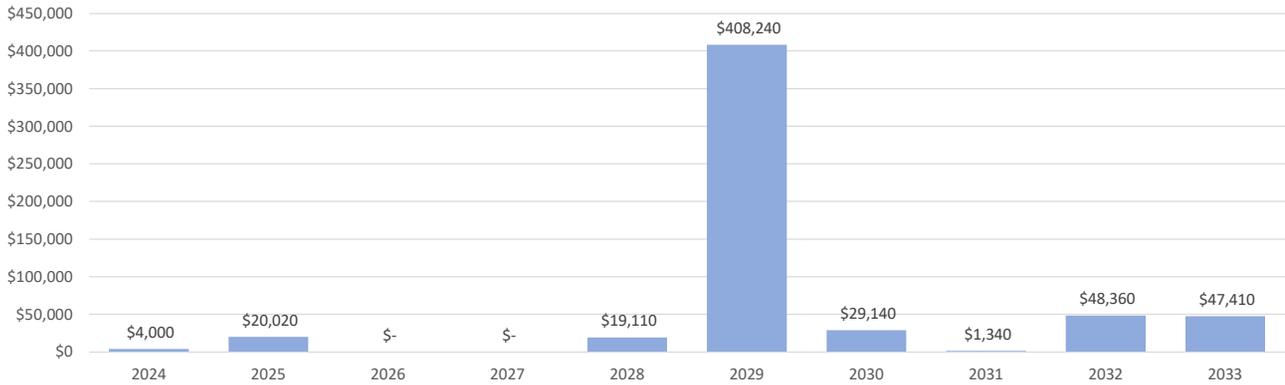
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
31	3.2	9.4	\$577,620	\$3,766,500	0.01

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$442,390
C - Interiors	\$22,450
D10 - Conveying	\$0
D20 - Plumbing	\$14,340
D30 - HVAC	\$78,420
D40 - Fire Protection	\$0
D50 - Electrical	\$20,020
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$577,620



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02360	Building Automation System	D - Services	5	1	\$4,000
FCAID-02367	Lighting	D - Services	4	2	\$20,020
FCAID-02365	Panelboard	D - Services	4	12	\$3,680
FCAID-02364	Panelboard	D - Services	4	12	\$3,380

Facility Category: Highway Department

Facility Age (Yrs): 28

Year Built: 1995

Total Square Footage: 101,280

Date(s) of Assessment: 5/24/2023

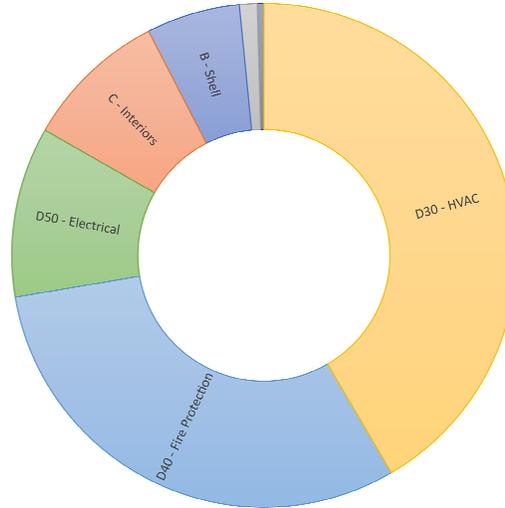
Highway Dept Garage/Office

901 W County Road Y, Oshkosh, 54914

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
134	3.3	7.4	\$3,531,460	\$15,698,400	0.18

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$211,850
C - Interiors	\$323,770
D10 - Conveying	\$0
D20 - Plumbing	\$40,190
D30 - HVAC	\$1,467,860
D40 - Fire Protection	\$1,086,870
D50 - Electrical	\$385,920
E - Equipment	\$15,000
G - Sitework	\$0
TOTAL:	\$3,531,460



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02345	Exterior Wall	B - Shell	5	1	\$49,390
FCAID-02321	Heated Pressure Washer	E - Eq. & Furnishings	5	1	\$15,000
FCAID-02323	Building Automation System	D - Services	5	2	\$8,000
FCAID-02324	Fire Alarm System	D - Services	4	2	\$889,020
FCAID-02271	Building Automation System	D - Services	4	3	\$516,410
FCAID-02322	Lighting	D - Services	4	2	\$231,770
FCAID-02265	Make Up Air Unit	D - Services	4	3	\$145,000
FCAID-02267	Make Up Air Unit	D - Services	4	2	\$108,740
FCAID-02266	Make Up Air Unit	D - Services	4	2	\$108,740
FCAID-02229	Air Handling Unit	D - Services	4	4	\$50,110

Facility Category: Highway Department

Facility Age (Yrs): 5

Year Built: 2018

Total Square Footage: 7,200

Date(s) of Assessment: 7/11/2023

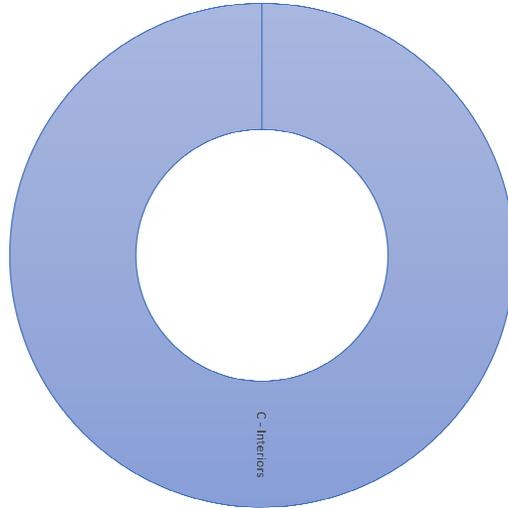
Salt Shed - Menasha

685 Midway Road, Menasha, 54956

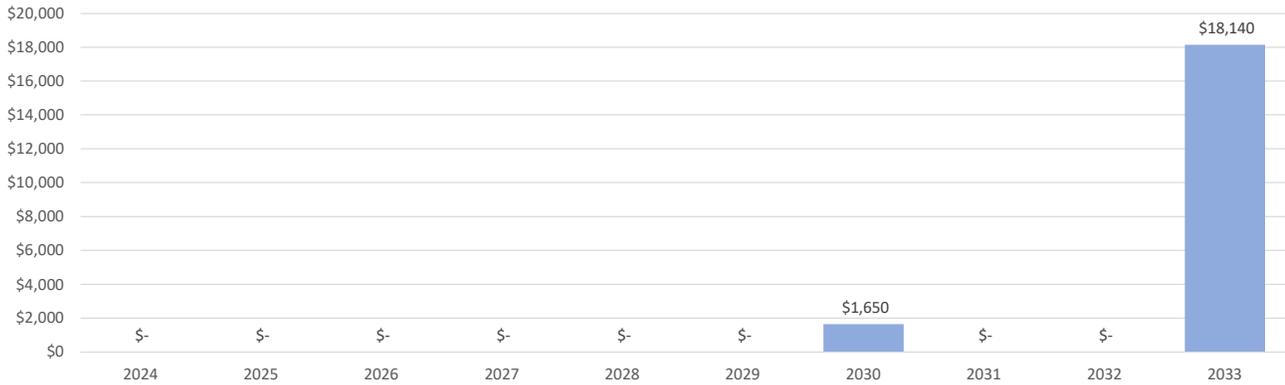
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
12	2.0	22.3	\$19,790	\$561,600	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$19,790
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$19,790



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Highway Department

Facility Age (Yrs): 11

Year Built: 2012

Total Square Footage: 7,400

Date(s) of Assessment: 7/11/2023

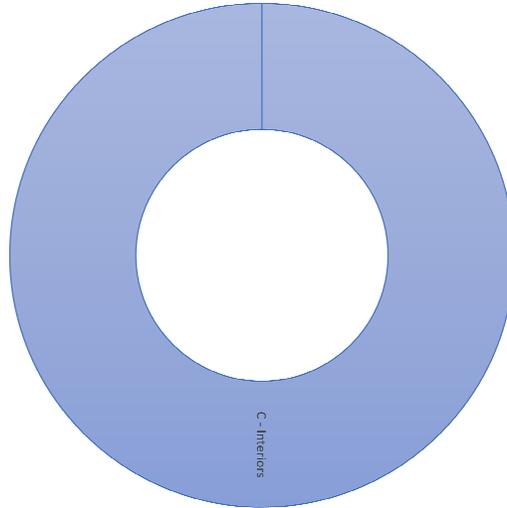
Salt Shed - Hwy 26

1409 County Hwy 26, Oshkosh, 54904

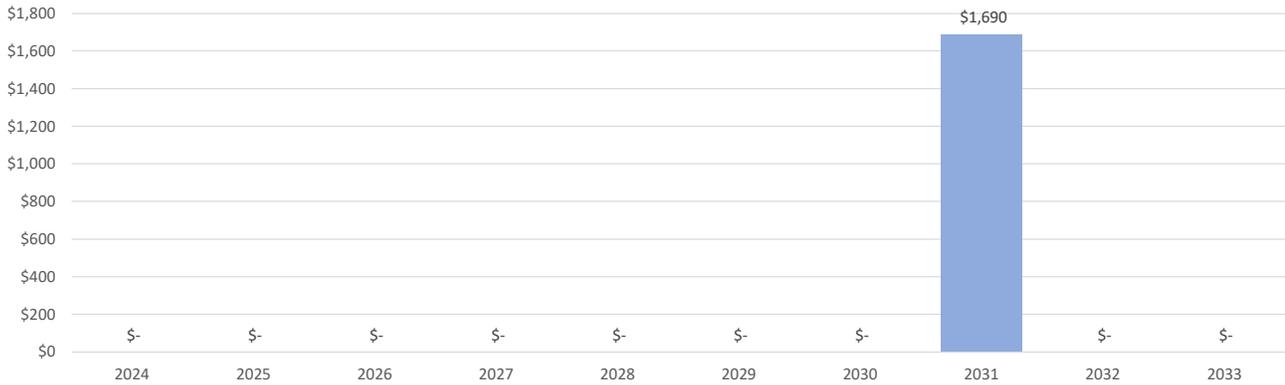
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	2.7	20.8	\$1,690	\$577,200	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$1,690
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$1,690



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Highway Department

Facility Age (Yrs): 28

Year Built: 1995

Total Square Footage: 16,240

Date(s) of Assessment: 5/24/2023

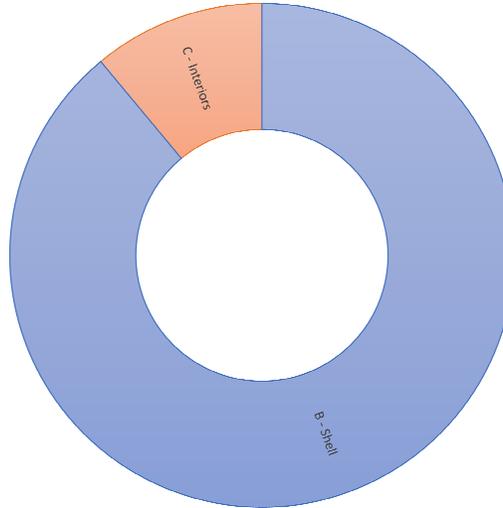
Salt Shed - Oshkosh

901 W County Road Y, Oshkosh, 54914

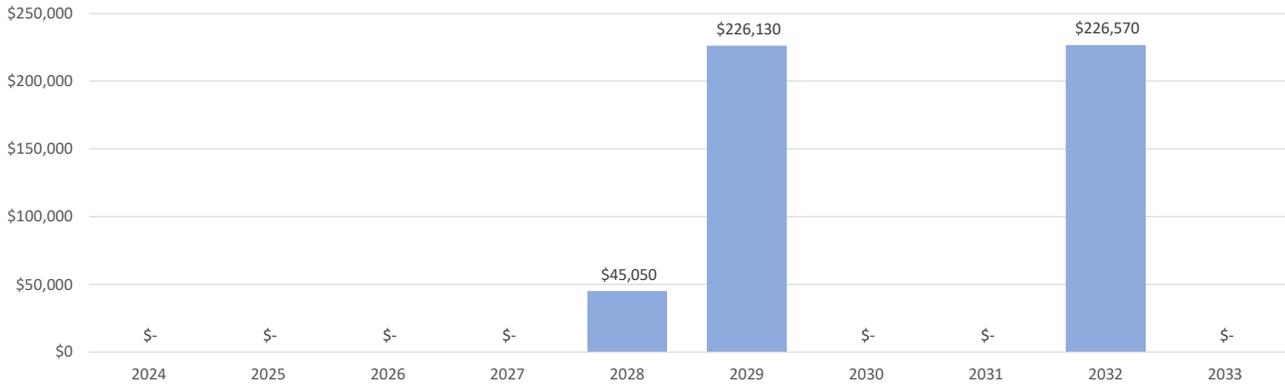
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	2.8	8.9	\$497,750	\$1,266,700	0.04

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$442,810
C - Interiors	\$54,940
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$497,750



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Highway Department

Facility Age (Yrs): 18

Year Built: 2005

Total Square Footage: 5,100

Date(s) of Assessment: 7/11/2023

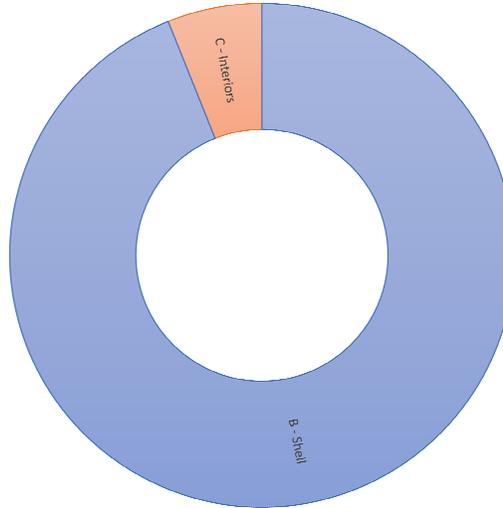
Salt Shed - Winchester

8485 North Hansen Road, Larsen, 54947

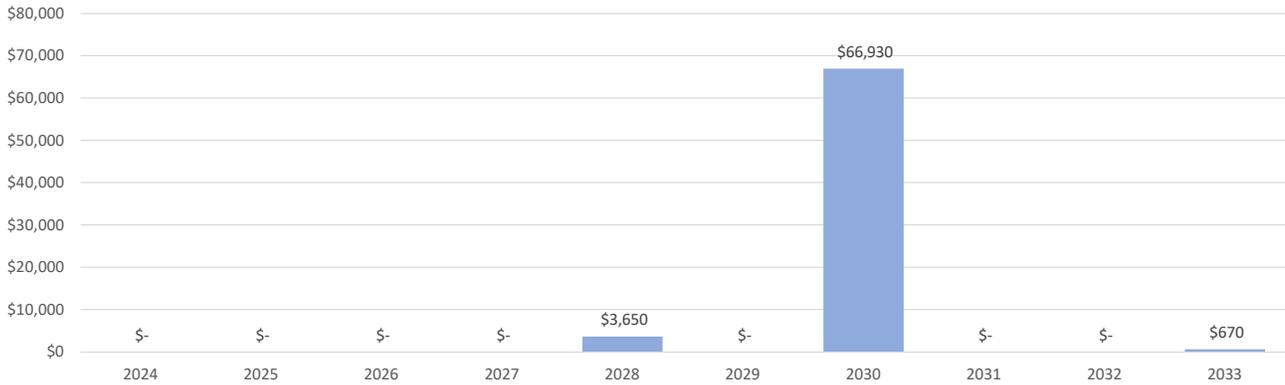
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	2.8	12.1	\$71,250	\$397,800	0.01

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$66,930
C - Interiors	\$4,320
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$71,250



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Highway Department

Facility Age (Yrs): 11

Year Built: 2012

Total Square Footage: 5,600

Date(s) of Assessment: 7/11/2023

Winchester Garage/Office

8485 North Hansen Road, Larsen, 54947

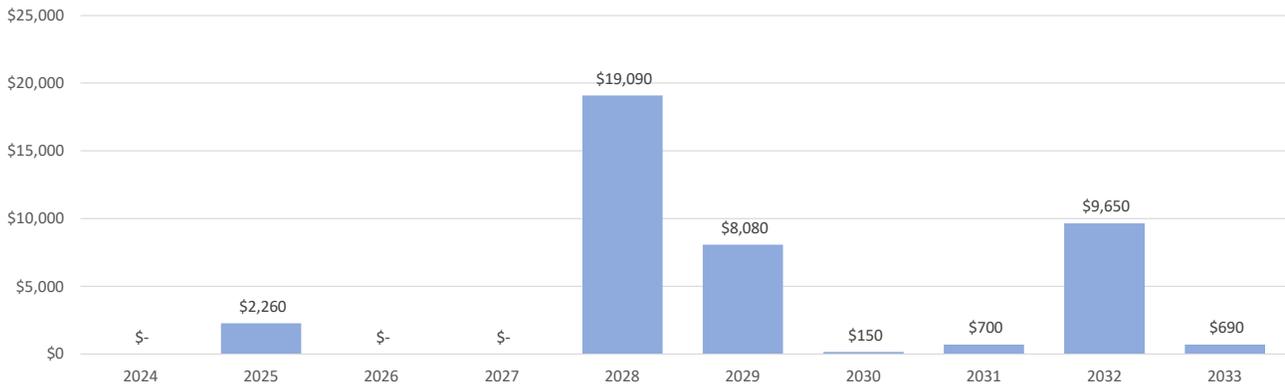
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
32	3.0	12.9	\$40,620	\$436,800	0.05

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$100
C - Interiors	\$5,470
D10 - Conveying	\$0
D20 - Plumbing	\$5,690
D30 - HVAC	\$11,180
D40 - Fire Protection	\$0
D50 - Electrical	\$8,580
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$31,020



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03624	Unit Heater	D - Services	5	2	\$2,260
FCAID-03626	Lighting	D - Services	4	5	\$8,580

Section
4

Human Services Buildings



Facility Category: Human Services

Facility Age (Yrs): 3

Year Built: 2020

Total Square Footage: 14,000

Date(s) of Assessment: 5/9/2023

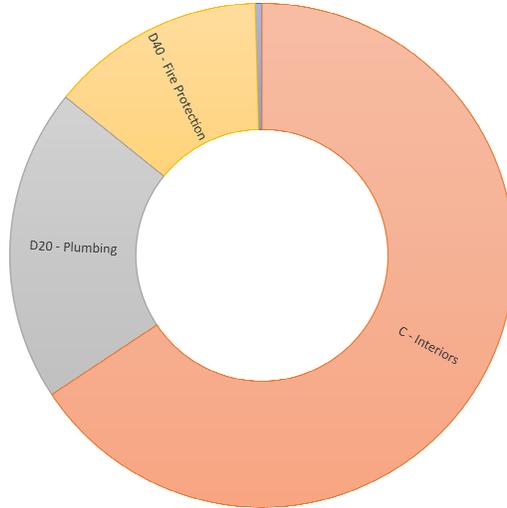
Crisis Center (CBRF)

684 Butler Ave, Oshkosh, 54901

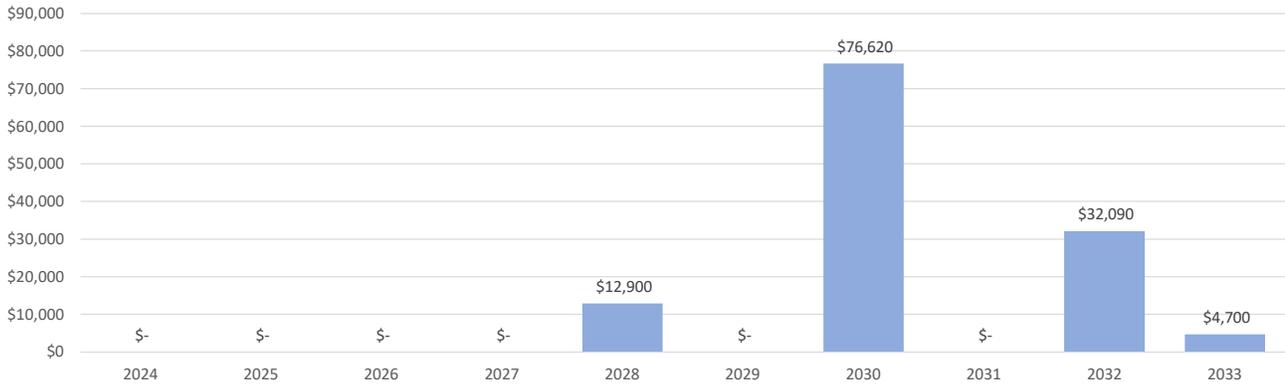
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
128	1.0	16.8	\$126,310	\$3,388,000	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$540
C - Interiors	\$82,950
D10 - Conveying	\$0
D20 - Plumbing	\$25,420
D30 - HVAC	\$0
D40 - Fire Protection	\$17,400
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$126,310



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Human Services

Facility Age (Yrs): 29

Year Built: 1994

Total Square Footage: 41,100

Date(s) of Assessment: 5/25/2023

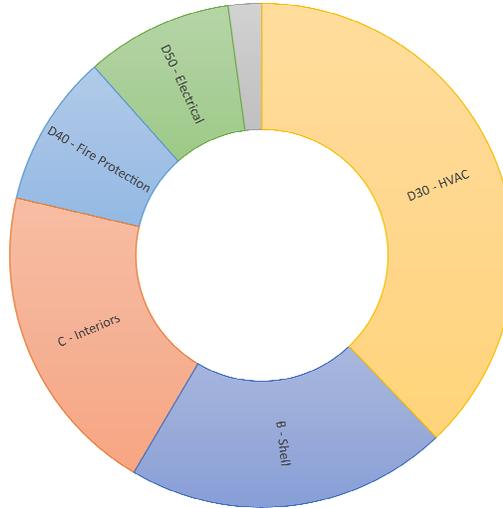
Human Services Center - Neenah

211 N Commercial, Neenah, 54956

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
93	3.1	8.5	\$4,213,180	\$8,754,300	0.18

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$868,870
C - Interiors	\$850,350
D10 - Conveying	\$0
D20 - Plumbing	\$90,720
D30 - HVAC	\$1,594,630
D40 - Fire Protection	\$411,840
D50 - Electrical	\$396,770
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$4,213,180



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02460	Roofing	B - Shell	5	1	\$573,850
FCAID-02430	Fire Alarm System	D - Services	4	6	\$360,770
FCAID-02399	Chiller Air Cooled	D - Services	4	3	\$200,640
FCAID-02444	Lighting	D - Services	4	2	\$117,540
FCAID-02432	Backup Generator	D - Services	4	6	\$95,220
FCAID-02398	Fuel Fired Boiler	D - Services	4	6	\$48,910
FCAID-02396	Fuel Fired Boiler	D - Services	4	6	\$48,910
FCAID-02471	Floor Finish	C - Interiors	4	2	\$44,720
FCAID-03781	Drinking Fountain	D - Services	4	2	\$17,310
FCAID-02458	Interior Wall Finish	C - Interiors	4	1	\$16,740

Facility Category: Human Services

Facility Age (Yrs): 63

Year Built: 1960

Total Square Footage: 63,612

Date(s) of Assessment: 4/21/2023

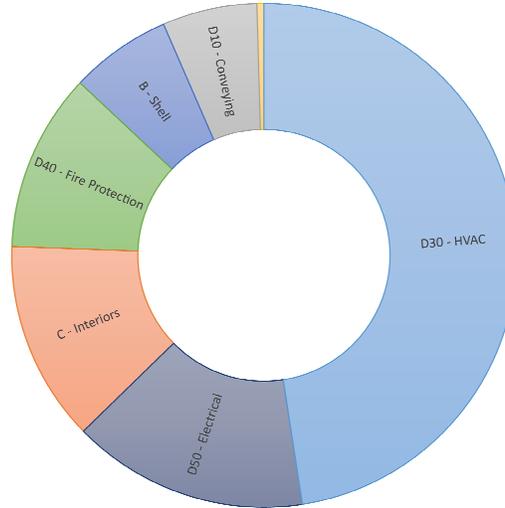
Human Services Center - Oshkosh

220 Washington Avenue, Oshkosh, 54901

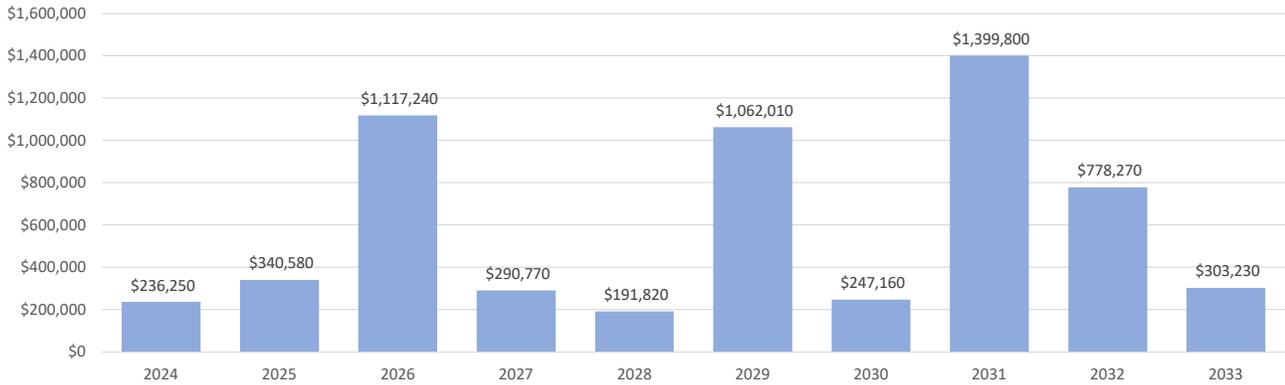
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
123	3.1	8.8	\$5,967,130	\$13,549,400	0.16

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$387,250
C - Interiors	\$766,820
D10 - Conveying	\$362,350
D20 - Plumbing	\$26,770
D30 - HVAC	\$2,837,840
D40 - Fire Protection	\$682,640
D50 - Electrical	\$903,460
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$5,967,130



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-00175	Elevator	D - Services	5	1	\$135,880
FCAID-00285	Floor Finish	C - Interiors	5	1	\$61,190
FCAID-00267	Fire Alarm System	D - Services	4	3	\$558,370
FCAID-00286	Floor Finish	C - Interiors	4	2	\$321,770
FCAID-00176	Elevator	D - Services	4	4	\$226,470
FCAID-00266	Lighting	D - Services	4	3	\$181,890
FCAID-00265	VAV Terminal Unit	D - Services	4	3	\$172,550
FCAID-00262	VAV Terminal Unit	D - Services	4	3	\$60,940
FCAID-00264	VAV Terminal Unit	D - Services	4	3	\$55,130
FCAID-00283	Ceiling Finish	C - Interiors	4	1	\$39,180

Facility Category: Human Services

Facility Age (Yrs): 56

Year Built: 1967

Total Square Footage: 5,760

Date(s) of Assessment: 4/18/2023

Second Chance Building

215 Waugoo Avenue, Oshkosh, 54901

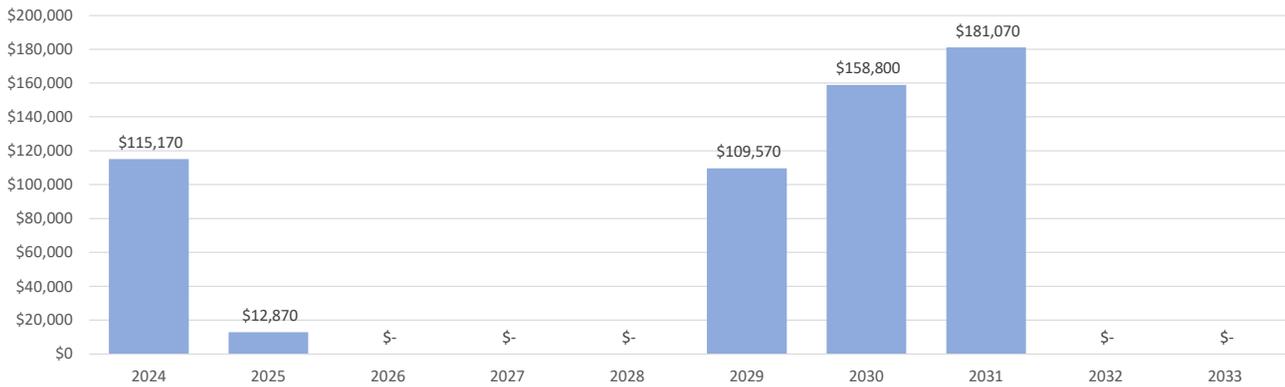
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
36	3.1	6.3	\$577,480	\$1,353,600	0.09

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$127,500
C - Interiors	\$138,430
D10 - Conveying	\$0
D20 - Plumbing	\$19,280
D30 - HVAC	\$185,520
D40 - Fire Protection	\$61,810
D50 - Electrical	\$44,940
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$577,480



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03514	Roofing	B - Shell	5	1	\$115,170
FCAID-03492	Lighting	D - Services	4	2	\$12,870
FCAID-03511	Exterior Door	B - Shell	4	6	\$5,920
FCAID-03512	Exterior Wall	B - Shell	4	7	\$4,310

Facility Category: Human Services

Facility Age (Yrs): 136

Year Built: 1887

Total Square Footage: 8,978

Date(s) of Assessment: 4/18/2023

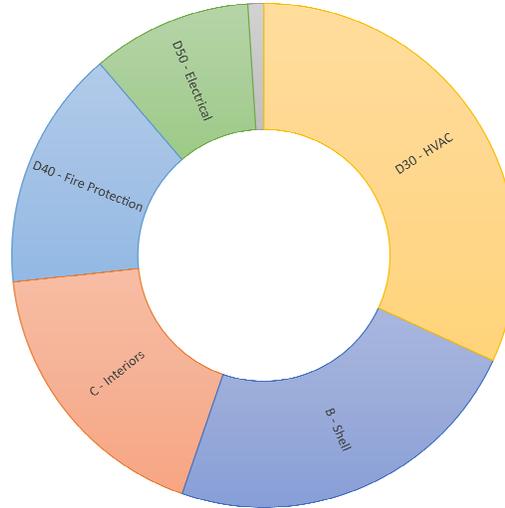
State Street Building

206 State Street, Oshkosh, 54901

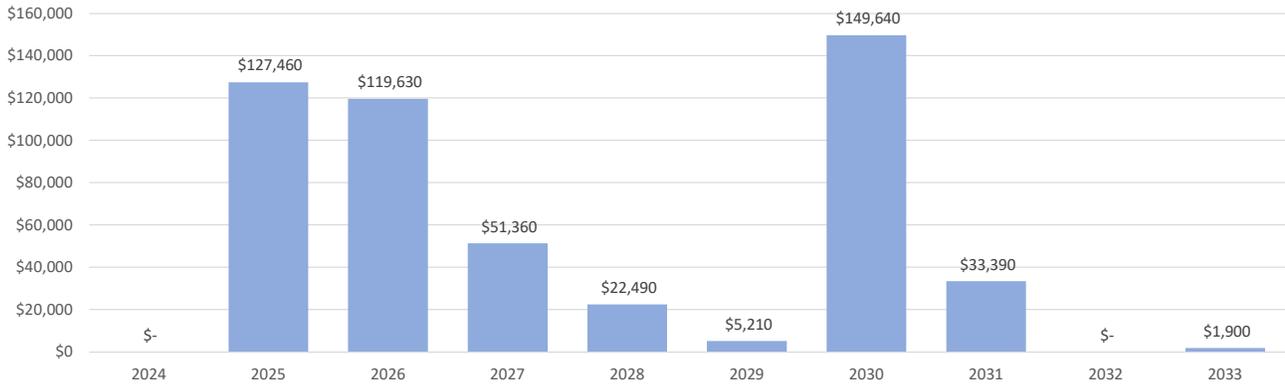
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
54	3.2	8.9	\$511,080	\$2,109,800	0.15

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$119,560
C - Interiors	\$92,300
D10 - Conveying	\$0
D20 - Plumbing	\$5,240
D30 - HVAC	\$162,830
D40 - Fire Protection	\$78,810
D50 - Electrical	\$52,340
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$511,080



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03479	Roofing	B - Shell	5	2	\$87,370
FCAID-03470	Floor Finish	C - Interiors	4	2	\$40,090
FCAID-03432	Condensing Unit	D - Services	4	3	\$28,310
FCAID-03430	Condensing Unit	D - Services	4	3	\$28,310
FCAID-03433	Condensing Unit	D - Services	4	3	\$22,650
FCAID-03427	Air Handling Unit	D - Services	4	4	\$16,920
FCAID-03429	Fan Coil Unit	D - Services	4	3	\$12,500
FCAID-03431	Condensing Unit	D - Services	4	3	\$11,320
FCAID-03434	Condensing Unit	D - Services	4	3	\$5,660
FCAID-03446	Furnace	D - Services	4	3	\$5,440

Section
5

Judicial Buildings



Facility Category: Judicial

Facility Age (Yrs): 86

Year Built: 1937

Total Square Footage: 91,975

Date(s) of Assessment: 5/11/2023

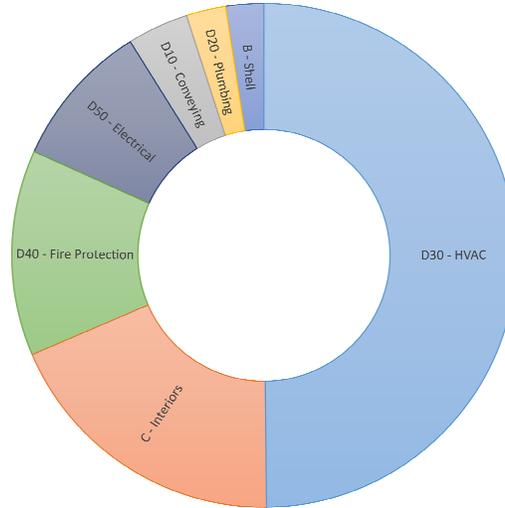
Courthouse

415 W Jackson, Oshkosh, 54903

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
227	2.6	12.7	\$6,931,320	\$23,453,600	0.11

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$168,480
C - Interiors	\$1,297,170
D10 - Conveying	\$271,770
D20 - Plumbing	\$176,150
D30 - HVAC	\$3,454,070
D40 - Fire Protection	\$915,140
D50 - Electrical	\$648,540
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$6,931,320



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01629	Lighting	D - Services	5	1	\$43,850
FCAID-01510	Exhaust Fan	D - Services	5	1	\$3,040
FCAID-01466	Air Handling Unit	D - Services	4	4	\$263,190
FCAID-01562	Fuel Fired Boiler	D - Services	4	1	\$214,020
FCAID-01561	Fuel Fired Boiler	D - Services	4	1	\$214,020
FCAID-01563	Fuel Fired Boiler	D - Services	4	1	\$105,850
FCAID-01628	Lighting	D - Services	4	2	\$105,240
FCAID-01554	Radiator	D - Services	4	4	\$70,930
FCAID-01658	Exterior Door	B - Shell	4	11	\$65,090
FCAID-01556	Radiator	D - Services	4	4	\$44,840

Facility Category: Judicial

Facility Age (Yrs): 56

Year Built: 1967

Total Square Footage: 31,873

Date(s) of Assessment: 5/10/2023

Orrin King Building

448 Algoma Blvd, Oshkosh, 54903

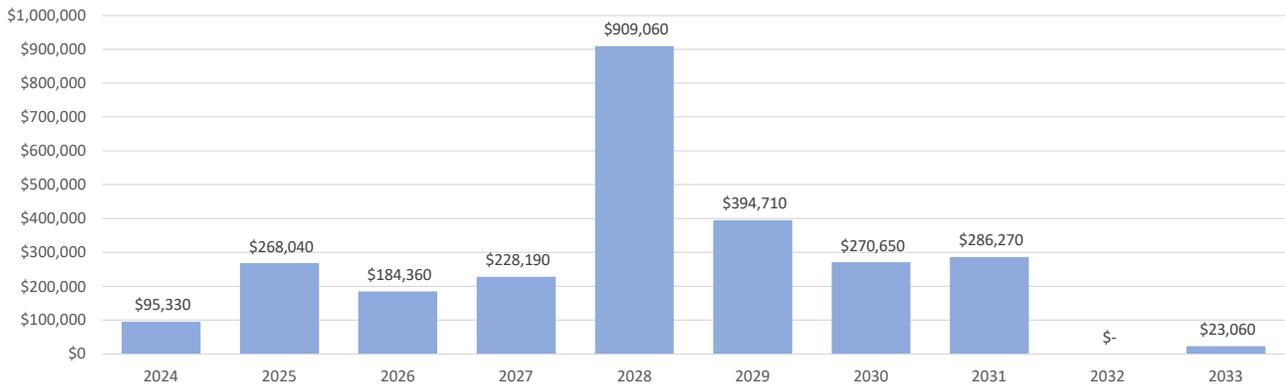
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
88	3.1	6.4	\$2,659,670	\$6,788,900	0.25

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$82,670
C - Interiors	\$594,940
D10 - Conveying	\$0
D20 - Plumbing	\$70,200
D30 - HVAC	\$1,215,640
D40 - Fire Protection	\$279,780
D50 - Electrical	\$416,440
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$2,659,670



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01437	Exterior Wall	B - Shell	5	1	\$9,430
FCAID-01439	Roofing	B - Shell	4	11	\$247,990
FCAID-01430	Floor Finish	C - Interiors	4	5	\$181,460
FCAID-01398	Building Automation System	D - Services	4	2	\$162,510
FCAID-01413	Switchboard	D - Services	4	4	\$135,770
FCAID-01391	Cooling Tower	D - Services	4	3	\$131,220
FCAID-01415	Lighting	D - Services	4	2	\$91,150
FCAID-01438	Window	B - Shell	4	1	\$73,240
FCAID-01360	Air Handling Unit	D - Services	4	4	\$49,070
FCAID-01406	Backup Generator	D - Services	4	3	\$25,230

Section
6

Park View Complex
Buildings



Facility Category: Park View Complex

Facility Age (Yrs): 16

Year Built: 2007

Total Square Footage: 138,000

Date(s) of Assessment: 5/9/2023

Park View Health Center

725 Butler Ave, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
298	3.0	13.9	\$12,540,400	\$39,606,000	0.03

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$1,983,070
C - Interiors	\$2,436,190
D10 - Conveying	\$0
D20 - Plumbing	\$749,470
D30 - HVAC	\$3,037,960
D40 - Fire Protection	\$1,471,120
D50 - Electrical	\$2,243,850
E - Equipment	\$618,740
G - Sitework	\$0
TOTAL:	\$12,540,400



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01290	Lighting	D - Services	4	2	\$394,670
FCAID-01325	Exterior Wall	B - Shell	4	2	\$35,720
FCAID-01101	Condensing Unit	D - Services	4	3	\$11,320
FCAID-01035	Pump	D - Services	4	4	\$8,500
FCAID-01116	Exhaust Fan	D - Services	4	4	\$3,040
FCAID-01107	Exhaust Fan	D - Services	4	4	\$2,460

Facility Category: Park View Complex

Facility Age (Yrs): 10

Year Built: 2013

Total Square Footage: 3,200

Date(s) of Assessment: 5/9/2023

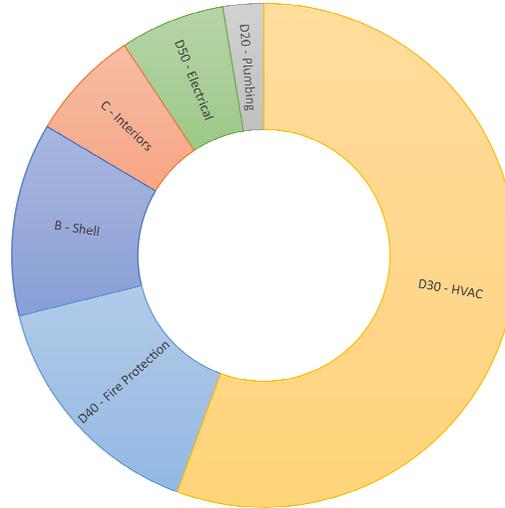
Park View Therapy And Storage

725 Butler Ave, Oshkosh, 54901

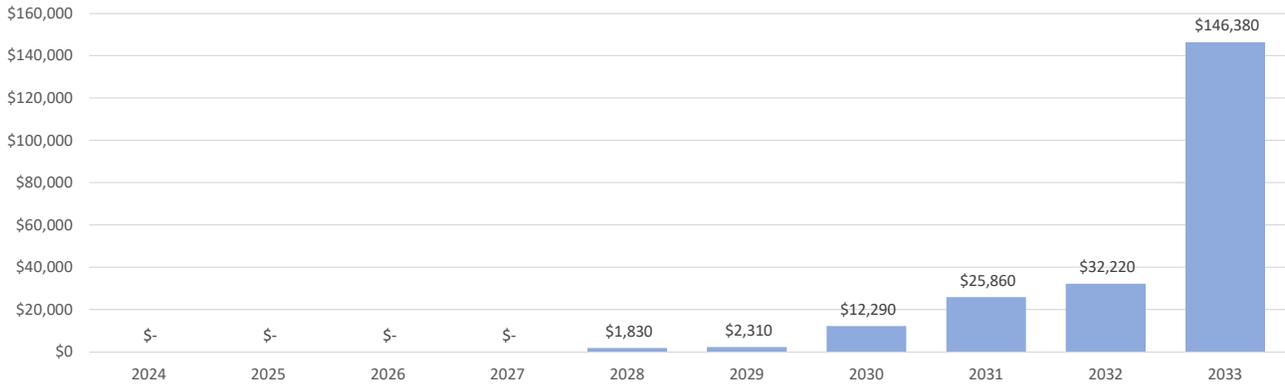
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
51	3.0	13.0	\$220,890	\$918,400	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$27,390
C - Interiors	\$15,760
D10 - Conveying	\$0
D20 - Plumbing	\$5,780
D30 - HVAC	\$122,780
D40 - Fire Protection	\$34,340
D50 - Electrical	\$14,840
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$220,890



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Park View Complex

Facility Age (Yrs): 1

Year Built: 2022

Total Square Footage: 2,800

Date(s) of Assessment: 5/9/2023

Park View Training Center

725 Butler Ave, Oshkosh, 54901

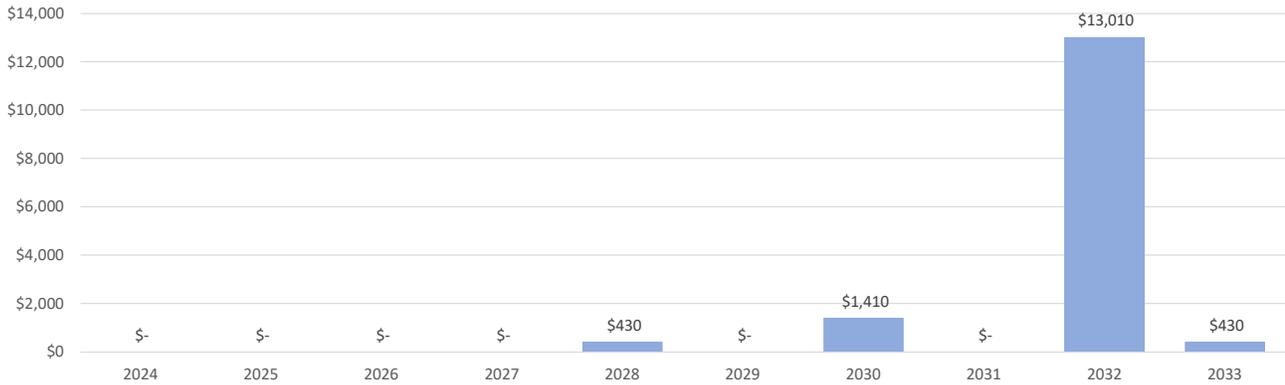
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
35	1.1	20.9	\$15,280	\$658,000	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$2,870
C - Interiors	\$3,090
D10 - Conveying	\$0
D20 - Plumbing	\$5,240
D30 - HVAC	\$4,080
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$15,280



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Section
7

Parks Buildings



Facility Category: Parks

Facility Age (Yrs): 19

Year Built: 2004

Total Square Footage: 48

Date(s) of Assessment: 7/11/2023

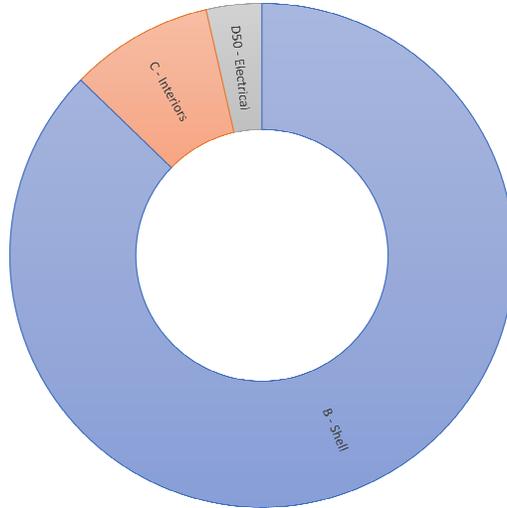
Black Wolf Pump House

6850 Fond Du Lac Road, Oshkosh, 54901

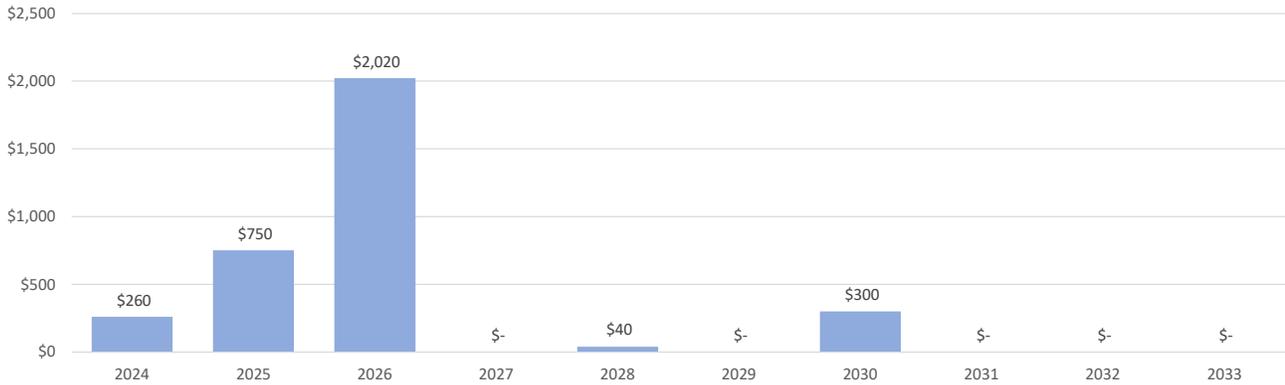
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
6	4.7	2.8	\$3,370	n/a	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$2,940
C - Interiors	\$310
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$120
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$3,370



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03300	Exterior Door	B - Shell	5	3	\$1,970
FCAID-03302	Roofing	B - Shell	5	2	\$750
FCAID-03301	Exterior Wall	B - Shell	5	1	\$220
FCAID-03297	Lighting	D - Services	5	1	\$40
FCAID-03299	Ceiling Finish	C - Interiors	4	7	\$300
FCAID-03298	Interior Wall Finish	C - Interiors	4	3	\$10

Facility Category: Parks

Facility Age (Yrs): 18

Year Built: 2005

Total Square Footage: 300

Date(s) of Assessment: 7/11/2023

Black Wolf Toilet Building

6850 Fond Du Lac Road, Oshkosh, 54901

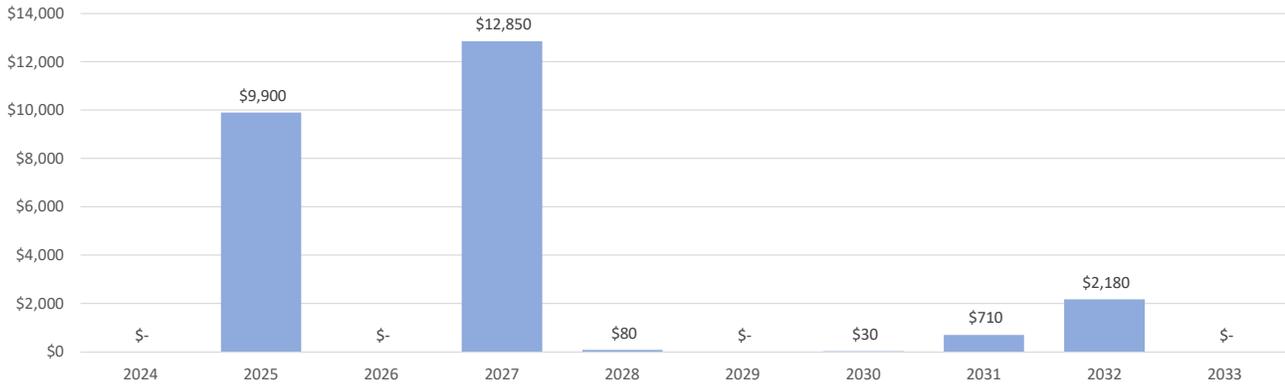
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
15	3.3	8.7	\$25,750	\$45,600	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$8,470
C - Interiors	\$4,730
D10 - Conveying	\$0
D20 - Plumbing	\$12,550
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$25,750



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03283	Water Heater	D - Services	4	2	\$9,660
FCAID-03296	Roofing	B - Shell	4	4	\$8,390
FCAID-03289	Restroom/Toilet Partitions	C - Interiors	4	4	\$4,460
FCAID-03292	Floor Finish	C - Interiors	4	2	\$190
FCAID-03290	Interior Wall Finish	C - Interiors	4	2	\$50

Facility Category: Parks

Facility Age (Yrs): 55

Year Built: 1968

Total Square Footage: 5,224

Date(s) of Assessment: 7/11/2023

Community Park Bath House

501 E County Road Y, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
24	3.8	4.5	\$238,390	\$794,000	0.23

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$70,760
C - Interiors	\$28,710
D10 - Conveying	\$0
D20 - Plumbing	\$71,780
D30 - HVAC	\$36,850
D40 - Fire Protection	\$0
D50 - Electrical	\$30,290
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$238,390



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02822	Restroom/Toilet Partitions	C - Interiors	5	1	\$13,380
FCAID-02817	Toilet	D - Services	5	1	\$10,750
FCAID-02814	Interior Wall Finish	C - Interiors	5	1	\$1,050
FCAID-02808	Air Handling Unit	D - Services	4	4	\$36,850
FCAID-02804	Water Heater	D - Services	4	3	\$20,560
FCAID-02803	Water Heater	D - Services	4	3	\$20,560
FCAID-02813	Lighting	D - Services	4	2	\$14,940
FCAID-02815	Interior Door	C - Interiors	4	3	\$10,890
FCAID-02811	Transformer	D - Services	4	1	\$7,990
FCAID-02819	Urinal	D - Services	4	1	\$6,610

Facility Category: Parks

Facility Age (Yrs): 24

Year Built: 1999

Total Square Footage: 25

Date(s) of Assessment: 7/11/2023

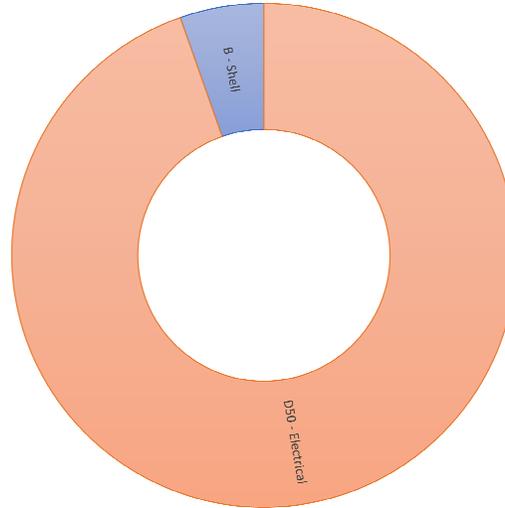
Community Park Electrical Service

501 E County Road Y, Oshkosh, 54901

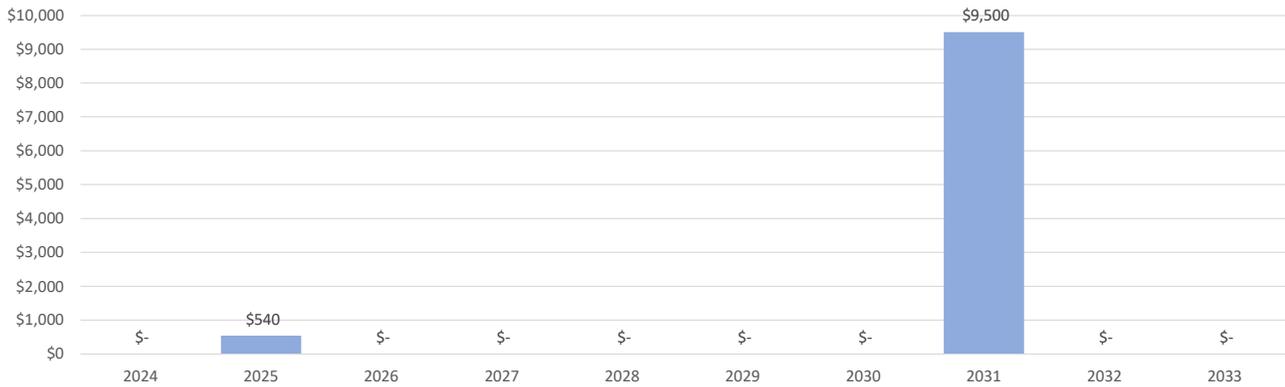
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
5	3.2	11.6	\$10,040	n/a	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$540
C - Interiors	\$0
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$9,500
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$10,040



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02934	Exterior Wall	B - Shell	4	2	\$540

Facility Category: Parks

Facility Age (Yrs): 48

Year Built: 1975

Total Square Footage: 829

Date(s) of Assessment: 7/11/2023

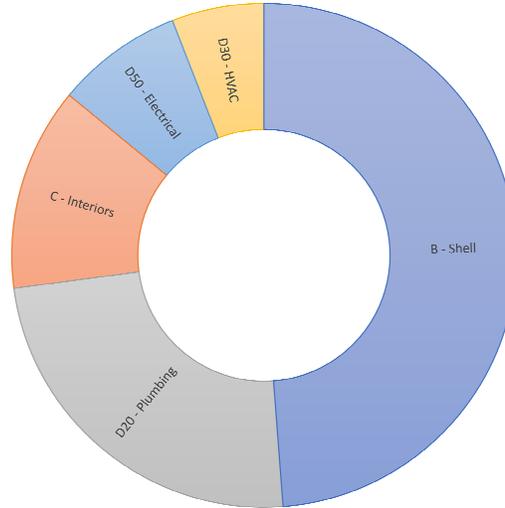
Community Park Octagon Shelter 3

501 E County Road Y, Oshkosh, 54901

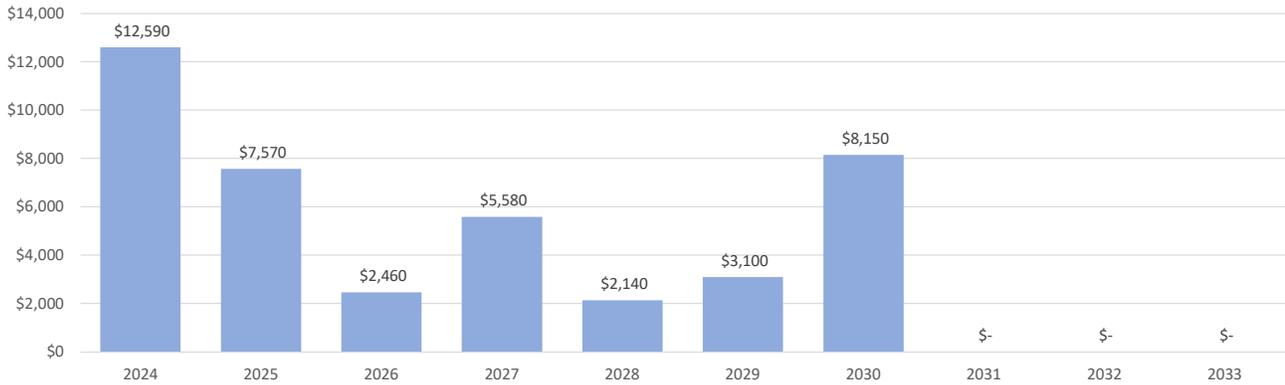
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
15	3.3	7.2	\$41,590	\$64,700	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$20,290
C - Interiors	\$5,430
D10 - Conveying	\$0
D20 - Plumbing	\$10,030
D30 - HVAC	\$2,460
D40 - Fire Protection	\$0
D50 - Electrical	\$3,380
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$41,590



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02887	Exterior Wall	B - Shell	5	1	\$12,140
FCAID-02885	Floor Finish	C - Interiors	5	1	\$450
FCAID-02884	Ceiling Finish	C - Interiors	4	2	\$4,840
FCAID-02877	Panelboard	D - Services	4	4	\$3,380
FCAID-02875	Well Tank	D - Services	4	2	\$2,730
FCAID-02876	Exhaust Fan	D - Services	4	3	\$2,460
FCAID-02881	Urinal	D - Services	4	4	\$2,200

Facility Category: Parks

Facility Age (Yrs): 46

Year Built: 1977

Total Square Footage: 829

Date(s) of Assessment: 7/11/2023

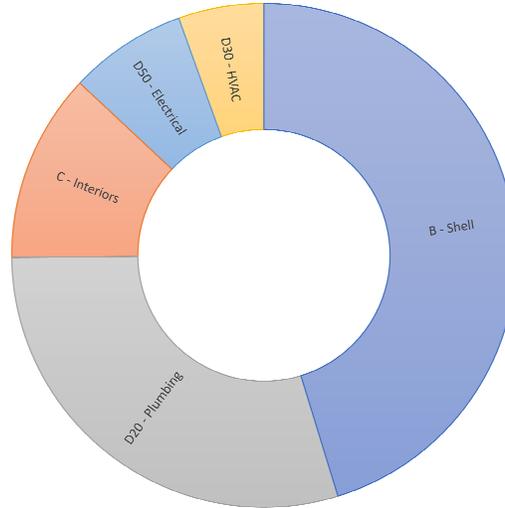
Community Park Octagon Shelter 4

501 E County Road Y, Oshkosh, 54901

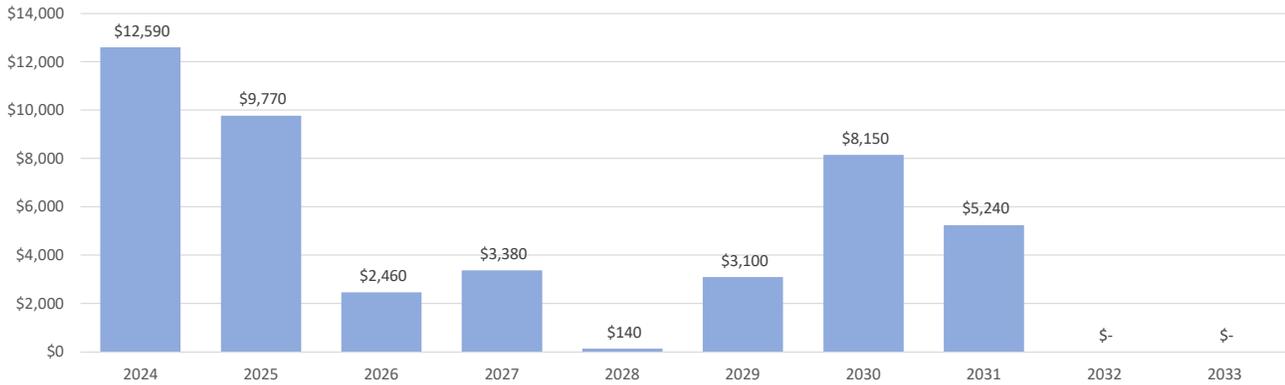
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
15	3.2	7.3	\$44,830	\$64,700	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$20,290
C - Interiors	\$5,430
D10 - Conveying	\$0
D20 - Plumbing	\$13,270
D30 - HVAC	\$2,460
D40 - Fire Protection	\$0
D50 - Electrical	\$3,380
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$44,830



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02902	Exterior Wall	B - Shell	5	1	\$12,140
FCAID-02900	Floor Finish	C - Interiors	5	1	\$450
FCAID-02899	Ceiling Finish	C - Interiors	4	2	\$4,840
FCAID-02892	Panelboard	D - Services	4	4	\$3,380
FCAID-02890	Well Tank	D - Services	4	2	\$2,730
FCAID-02891	Exhaust Fan	D - Services	4	3	\$2,460
FCAID-02896	Urinal	D - Services	4	2	\$2,200

Facility Category: Parks

Facility Age (Yrs): 55

Year Built: 1968

Total Square Footage: 10

Date(s) of Assessment: 7/11/2023

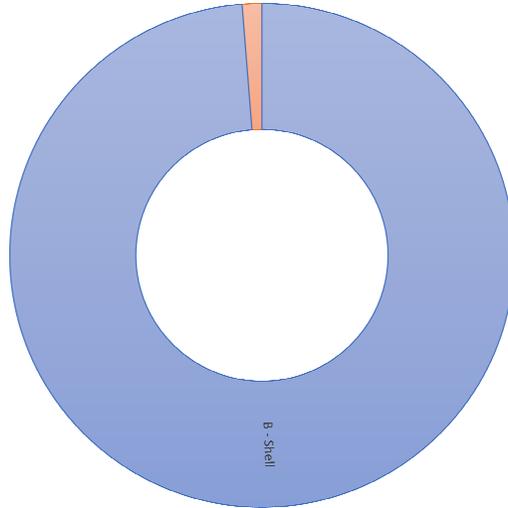
Community Park Pumphouse (Beach)

501 E County Road Y, Oshkosh, 54901

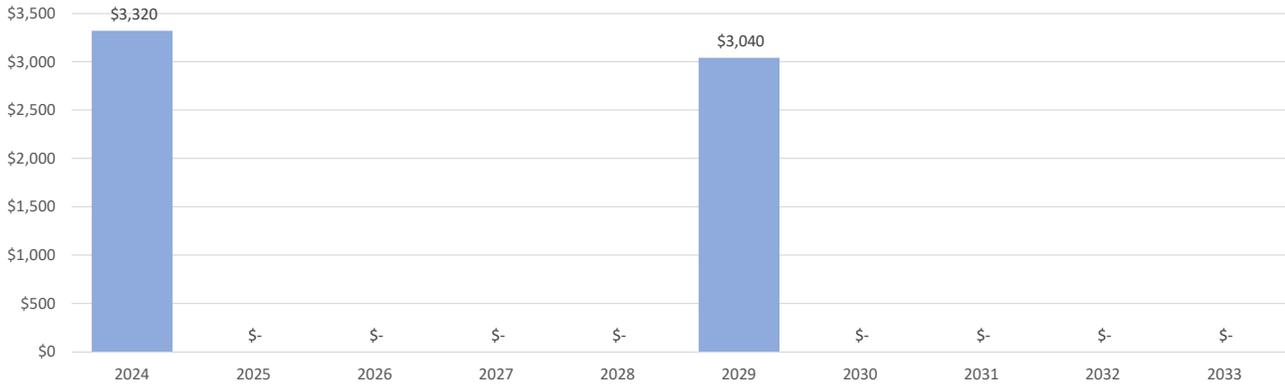
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
6	3.8	3.3	\$6,360	n/a	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$6,280
C - Interiors	\$80
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$6,360



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02872	Exterior Wall	B - Shell	5	1	\$3,240
FCAID-02870	Ceiling Finish	C - Interiors	4	1	\$60
FCAID-02869	Interior Wall Finish	C - Interiors	4	1	\$20
FCAID-02868	Floor Finish	C - Interiors	4	5	\$0

Facility Category: Parks

Facility Age (Yrs): 55

Year Built: 1968

Total Square Footage: 740

Date(s) of Assessment: 7/11/2023

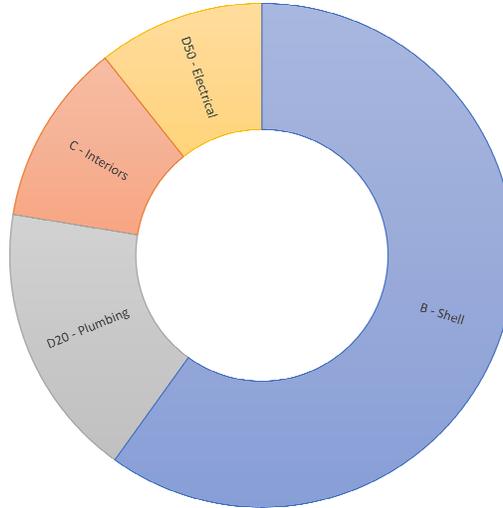
Community Park Restroom/Shelter 1

501 E County Road Y, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
21	3.5	5.9	\$74,210	\$112,500	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$44,460
C - Interiors	\$8,700
D10 - Conveying	\$0
D20 - Plumbing	\$13,120
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$7,930
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$74,210



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02831	Transformer	D - Services	5	1	\$4,550
FCAID-02839	Ceiling Finish	C - Interiors	5	1	\$400
FCAID-02841	Floor Finish	C - Interiors	5	1	\$270
FCAID-02837	Interior Wall Finish	C - Interiors	5	1	\$120
FCAID-02847	Roofing	B - Shell	4	3	\$37,820
FCAID-02843	Exterior Door	B - Shell	4	4	\$5,920
FCAID-02827	Water Heater	D - Services	4	3	\$4,960
FCAID-02834	Toilet	D - Services	4	1	\$3,580
FCAID-02830	Panelboard	D - Services	4	1	\$3,380
FCAID-02833	Sink	D - Services	4	1	\$1,180

Facility Category: Parks

Facility Age (Yrs): 55

Year Built: 1968

Total Square Footage: 740

Date(s) of Assessment: 7/11/2023

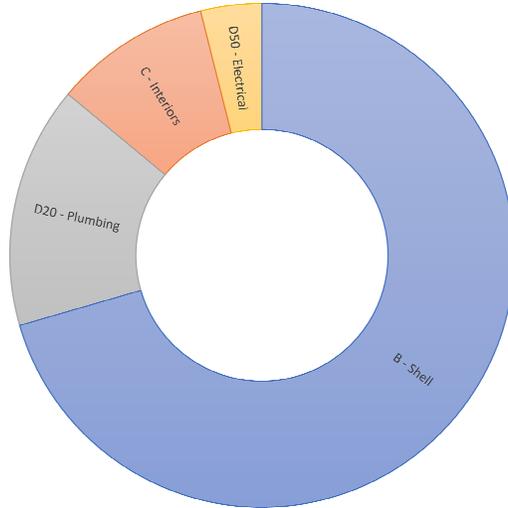
Community Park Restroom/Shelter 2

501 E County Road Y, Oshkosh, 54901

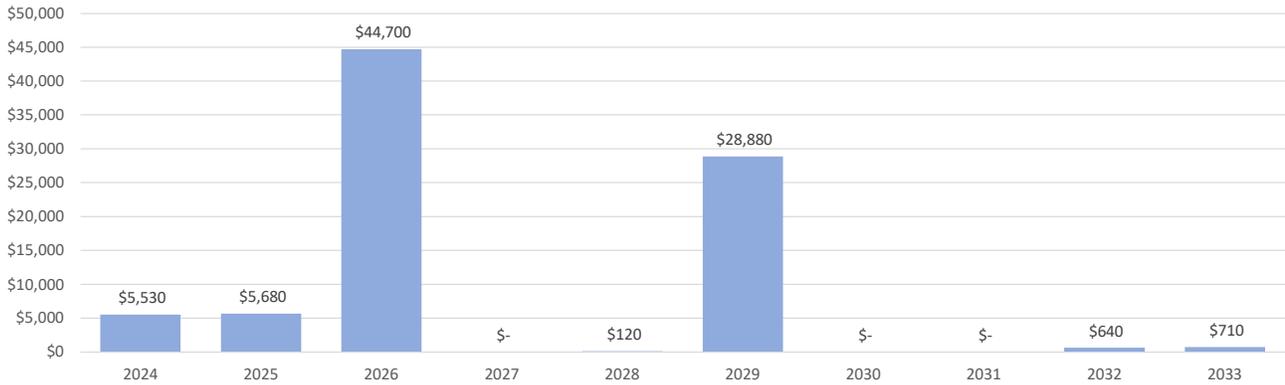
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
20	3.0	6.6	\$86,260	\$112,500	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$60,820
C - Interiors	\$8,660
D10 - Conveying	\$0
D20 - Plumbing	\$13,400
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$3,380
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$86,260



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02859	Ceiling Finish	C - Interiors	5	1	\$320
FCAID-02867	Roofing	B - Shell	4	3	\$44,700
FCAID-02854	Toilet	D - Services	4	1	\$3,580
FCAID-02853	Sink	D - Services	4	1	\$1,180
FCAID-02862	Floor Finish	C - Interiors	4	2	\$440
FCAID-02861	Floor Finish	C - Interiors	4	1	\$320
FCAID-02860	Ceiling Finish	C - Interiors	4	1	\$130

Facility Category: Parks

Facility Age (Yrs): 28

Year Built: 1995

Total Square Footage: 288

Date(s) of Assessment: 7/11/2023

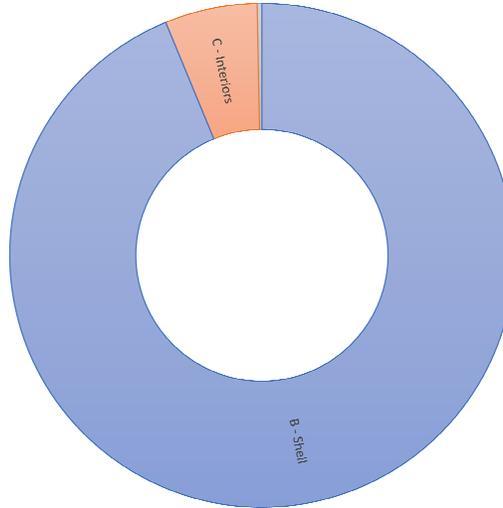
Community Park Scoring Tower #1

501 E County Road Y, Oshkosh, 54901

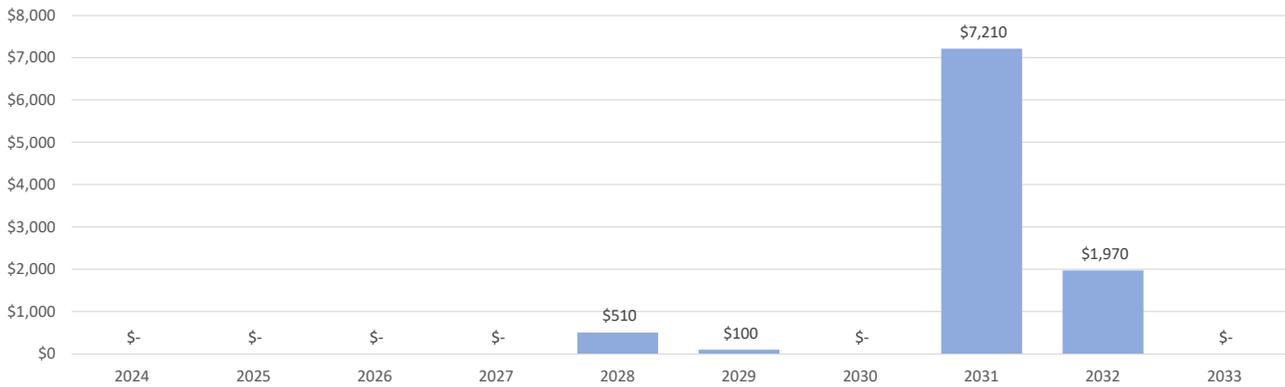
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	2.9	8.8	\$9,790	\$22,500	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$9,180
C - Interiors	\$580
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$30
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$9,790



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Parks

Facility Age (Yrs): 28

Year Built: 1995

Total Square Footage: 288

Date(s) of Assessment: 7/11/2023

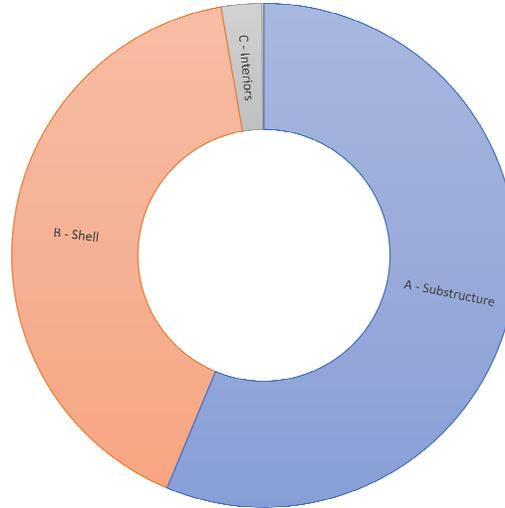
Community Park Scoring Tower #2

501 E County Road Y, Oshkosh, 54901

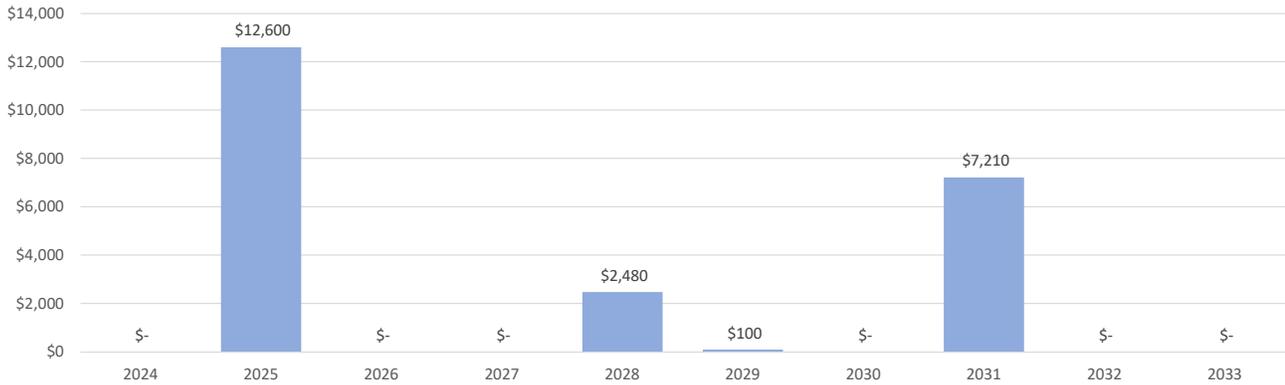
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	3.2	7.6	\$22,390	\$22,500	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$12,600
B - Shell	\$9,180
C - Interiors	\$580
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$30
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$22,390



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02950	Foundations	A - Substructure	5	2	\$12,600
FCAID-02948	Exterior Door	B - Shell	4	5	\$1,970

Facility Category: Parks

Facility Age (Yrs): 11

Year Built: 2012

Total Square Footage: 1,400

Date(s) of Assessment: 7/11/2023

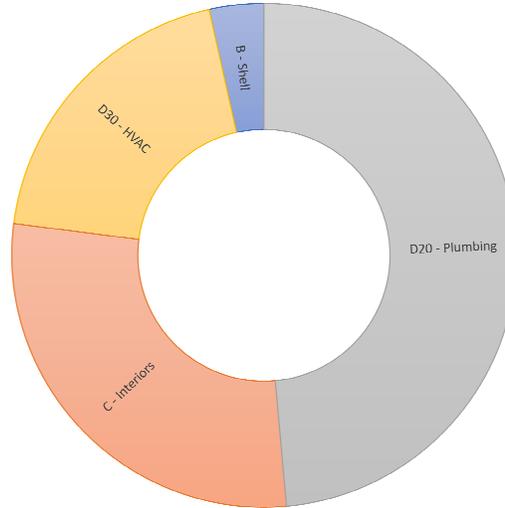
Community Park Soccer Shelter

501 E County Road Y, Oshkosh, 54901

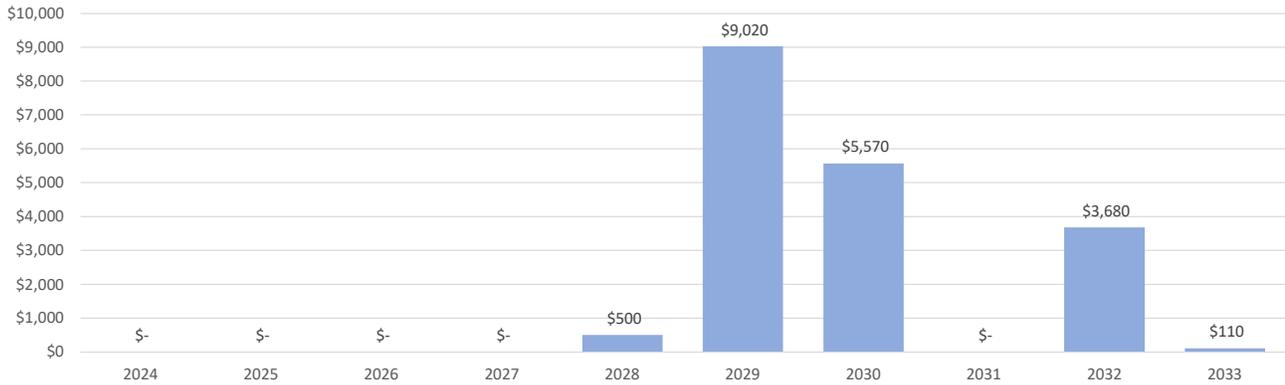
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
27	3.0	13.4	\$18,880	\$212,800	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$660
C - Interiors	\$5,370
D10 - Conveying	\$0
D20 - Plumbing	\$9,170
D30 - HVAC	\$3,680
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$18,880



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified.)

Facility Category: Parks

Facility Age (Yrs): 33

Year Built: 1990

Total Square Footage: 24,780

Date(s) of Assessment: 7/10/2023

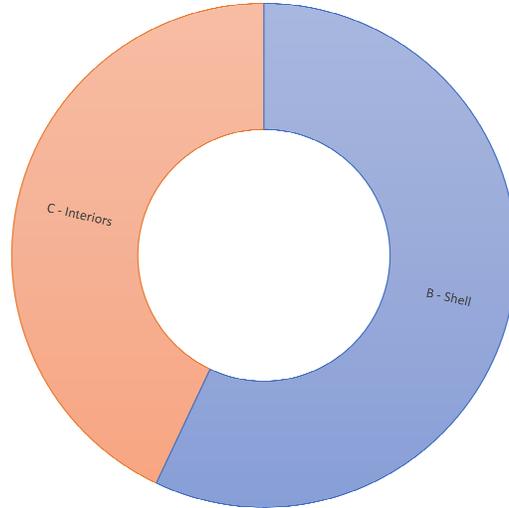
Expo Site Barn A

500 E County Road Y, Oshkosh, 54901

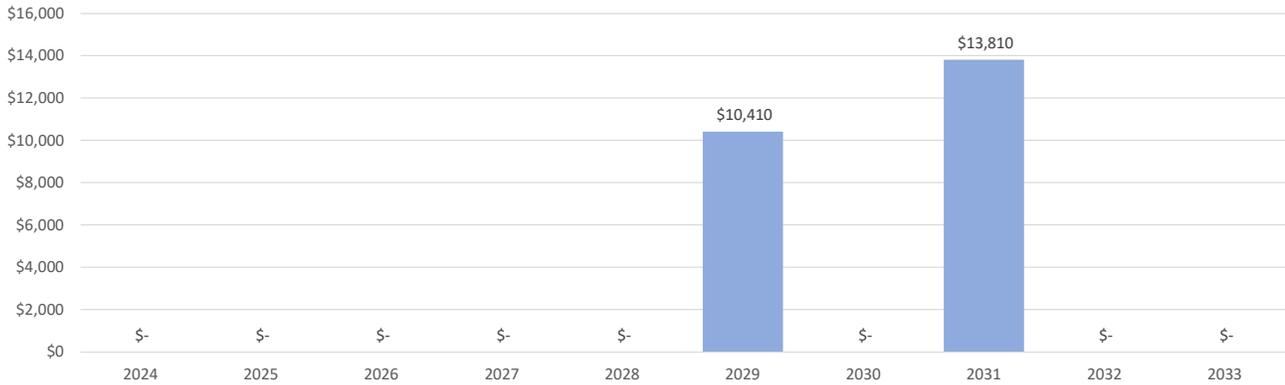
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	2.8	12.6	\$24,220	\$1,932,800	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$13,810
C - Interiors	\$10,410
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$24,220



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Parks

Facility Age (Yrs): 28

Year Built: 1995

Total Square Footage: 7,000

Date(s) of Assessment: 7/11/2023

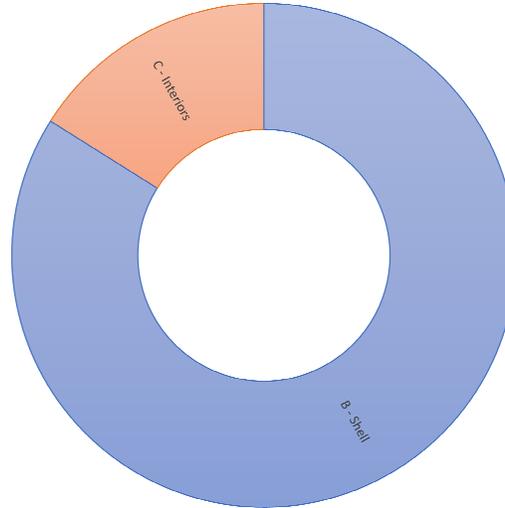
Expo Site Barn A+

500 E County Road Y, Oshkosh, 54901

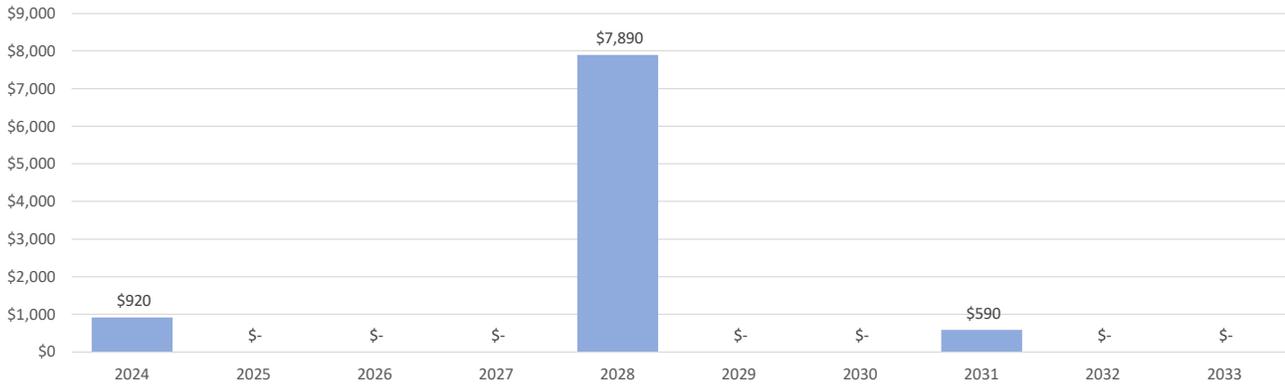
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	2.6	12.1	\$9,400	\$546,000	0.02

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$7,890
C - Interiors	\$1,510
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$9,400



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03131	Ceiling Finish	C - Interiors	4	1	\$920

Facility Category: Parks

Facility Age (Yrs): 33

Year Built: 1990

Total Square Footage: 9,600

Date(s) of Assessment: 7/10/2023

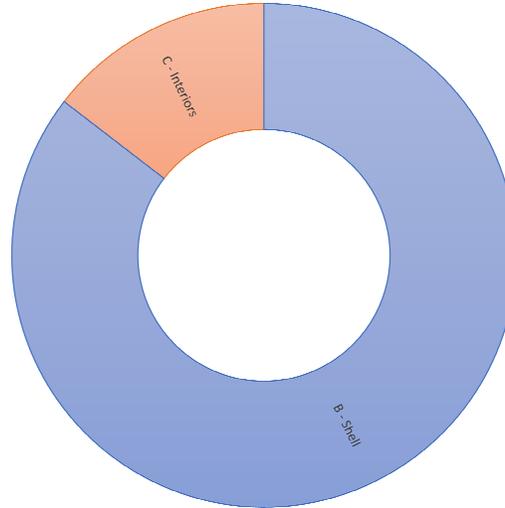
Expo Site Barn B

500 E County Road Y, Oshkosh, 54901

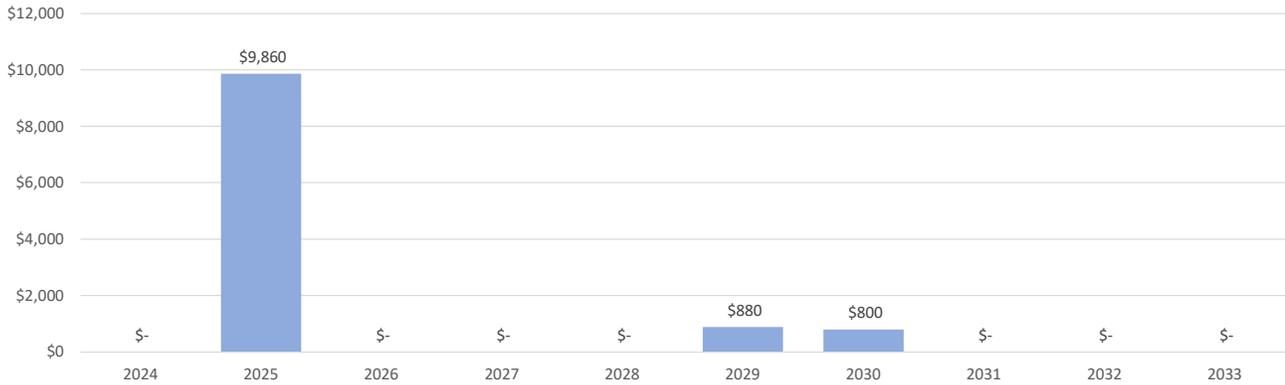
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	2.7	11.3	\$11,540	\$748,800	0.01

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$9,860
C - Interiors	\$1,680
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$11,540



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified.)

Facility Category: Parks

Facility Age (Yrs): 33

Year Built: 1990

Total Square Footage: 11,040

Date(s) of Assessment: 7/10/2023

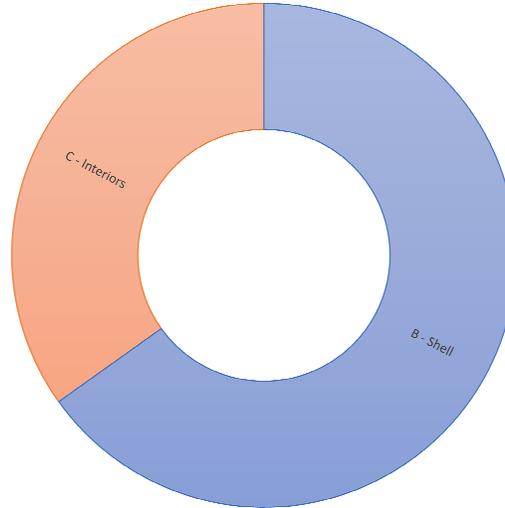
Expo Site Barn C

500 E County Road Y, Oshkosh, 54901

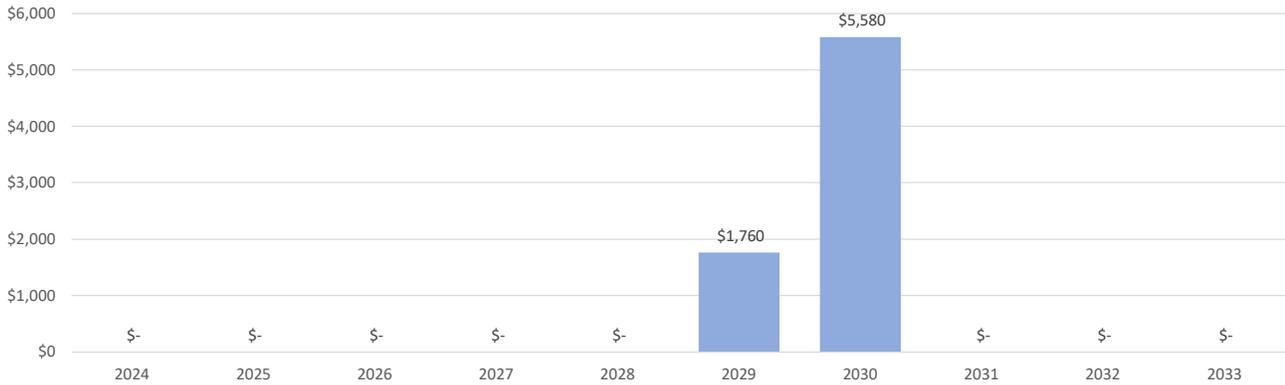
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	2.7	11.0	\$7,340	\$861,100	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$4,780
C - Interiors	\$2,560
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$7,340



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Parks

Facility Age (Yrs): 33

Year Built: 1990

Total Square Footage: 11,040

Date(s) of Assessment: 7/10/2023

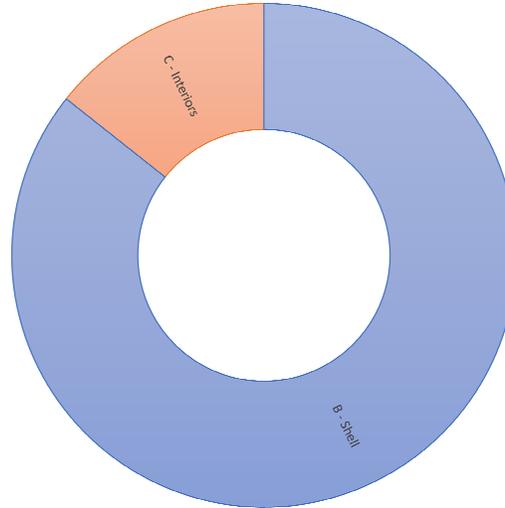
Expo Site Barn D

500 E County Road Y, Oshkosh, 54901

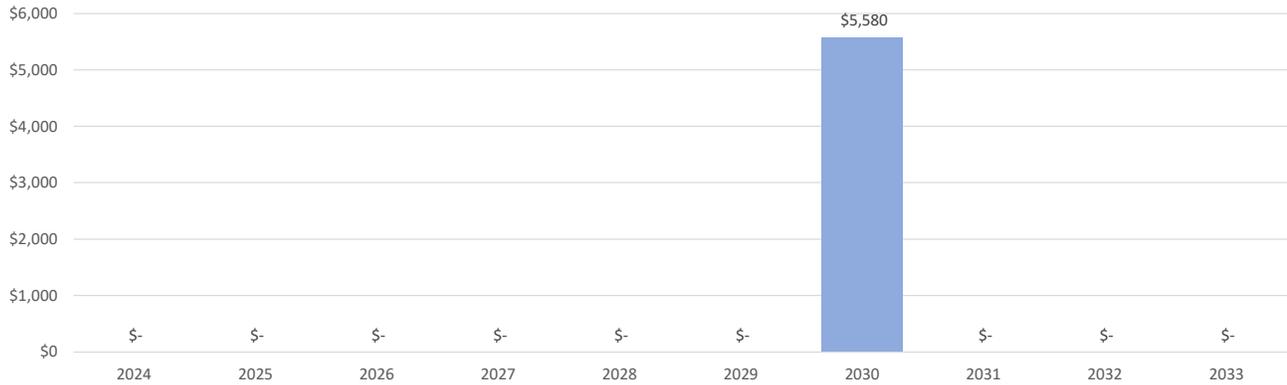
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
7	2.6	12.4	\$5,580	\$861,100	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$4,780
C - Interiors	\$800
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$5,580



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Parks

Facility Age (Yrs): 32

Year Built: 1991

Total Square Footage: 8,160

Date(s) of Assessment: 7/10/2023

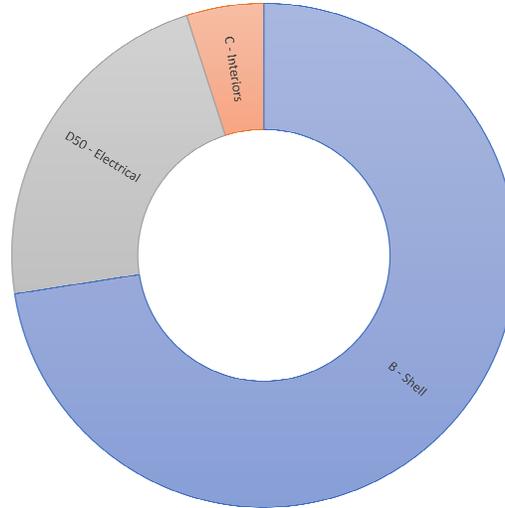
Expo Site Barn E

500 E County Road Y, Oshkosh, 54901

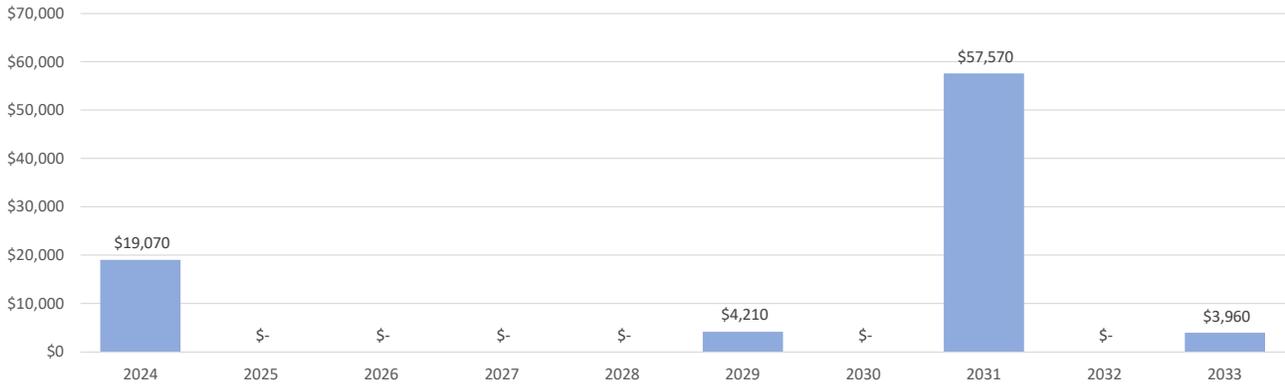
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
10	3.1	9.9	\$84,810	\$636,500	0.03

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$61,530
C - Interiors	\$4,210
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$19,070
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$84,810



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03086	Lighting	D - Services	5	1	\$19,070

Facility Category: Parks

Facility Age (Yrs): 32

Year Built: 1991

Total Square Footage: 3,200

Date(s) of Assessment: 7/10/2023

Expo Site BMX Clubhouse

500 E County Road Y, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
24	3.0	7.0	\$91,940	\$249,600	0.20

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$4,000
B - Shell	\$23,620
C - Interiors	\$31,640
D10 - Conveying	\$0
D20 - Plumbing	\$14,480
D30 - HVAC	\$2,840
D40 - Fire Protection	\$0
D50 - Electrical	\$2,860
E - Equipment	\$12,500
G - Sitework	\$0
TOTAL:	\$91,940



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02989	Floor Finish	C - Interiors	4	1	\$12,600
FCAID-02993	Foundations	A - Substructure	4	4	\$4,000
FCAID-02977	Lighting	D - Services	4	2	\$2,860

Facility Category: Parks

Facility Age (Yrs): 32

Year Built: 1991

Total Square Footage: 4,800

Date(s) of Assessment: 7/11/2023

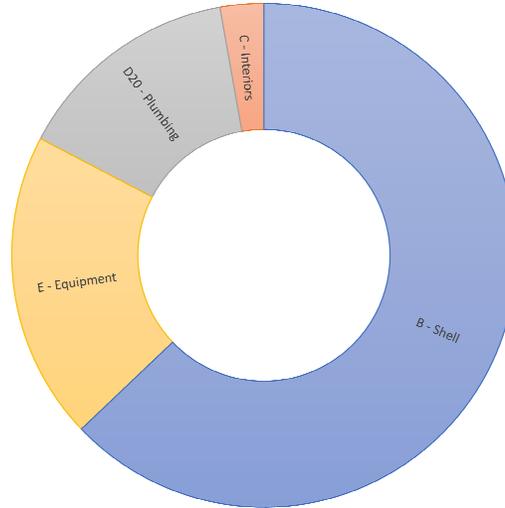
Expo Site Food Court

500 E County Road Y, Oshkosh, 54901

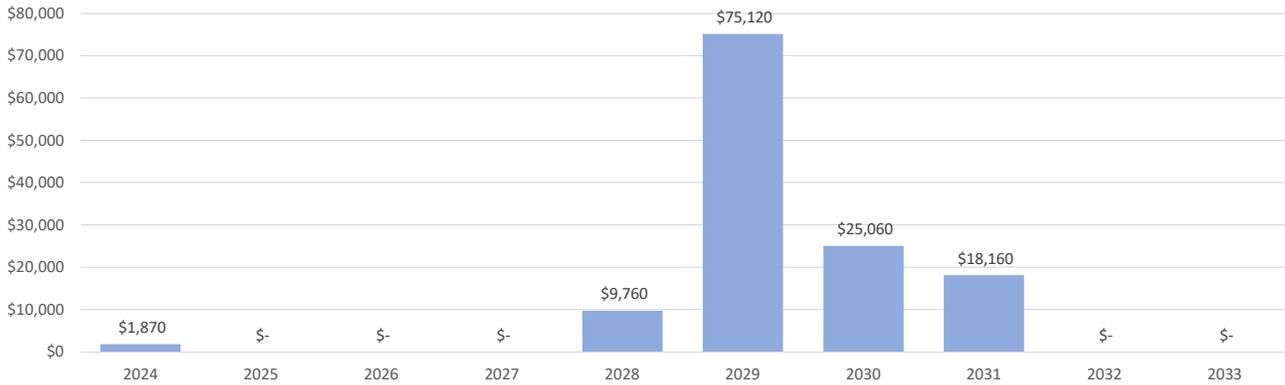
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
20	2.9	8.4	\$129,970	\$374,400	0.03

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$81,730
C - Interiors	\$3,640
D10 - Conveying	\$0
D20 - Plumbing	\$18,900
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$25,700
G - Sitework	\$0
TOTAL:	\$129,970



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03111	Roofing	B - Shell	4	33	\$67,730
FCAID-03107	Floor Finish	C - Interiors	4	1	\$1,870

Facility Category: Parks

Facility Age (Yrs): 32

Year Built: 1991

Total Square Footage: 864

Date(s) of Assessment: 7/10/2023

Expo Site Milk House

500 E County Road Y, Oshkosh, 54901

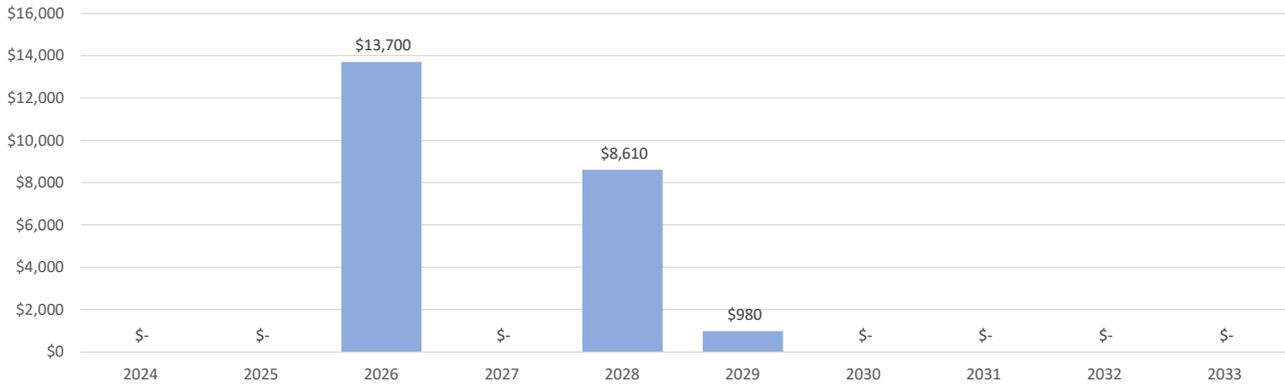
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
10	3.2	9.6	\$23,290	\$67,400	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$3,940
C - Interiors	\$1,380
D10 - Conveying	\$0
D20 - Plumbing	\$15,500
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$2,470
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$23,290



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03113	Water Heater	D - Services	4	3	\$11,230
FCAID-03114	Lighting	D - Services	4	3	\$2,470

Facility Category: Parks

Facility Age (Yrs): 32

Year Built: 1991

Total Square Footage: 1,440

Date(s) of Assessment: 7/11/2023

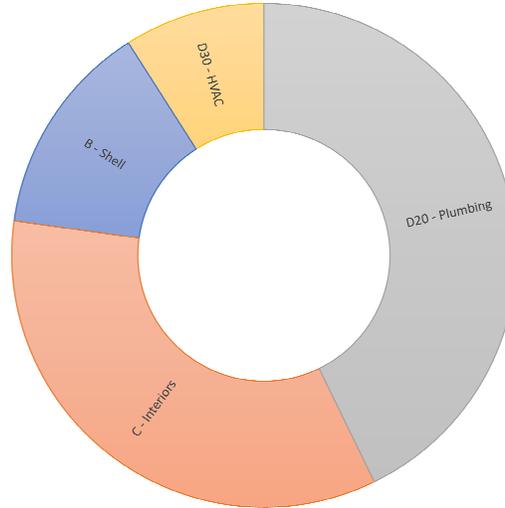
Expo Site Toilet Building

500 E County Road Y, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
28	2.9	8.1	\$137,680	\$218,900	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$18,980
C - Interiors	\$47,350
D10 - Conveying	\$0
D20 - Plumbing	\$58,910
D30 - HVAC	\$12,440
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$137,680



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03163	Furnace	D - Services	4	3	\$5,440
FCAID-03175	Interior Wall Finish	C - Interiors	4	1	\$230
FCAID-03184	Floor Finish	C - Interiors	4	2	\$60

Facility Category: Parks

Facility Age (Yrs): 32

Year Built: 1991

Total Square Footage: 64,434

Date(s) of Assessment: 7/11/2023

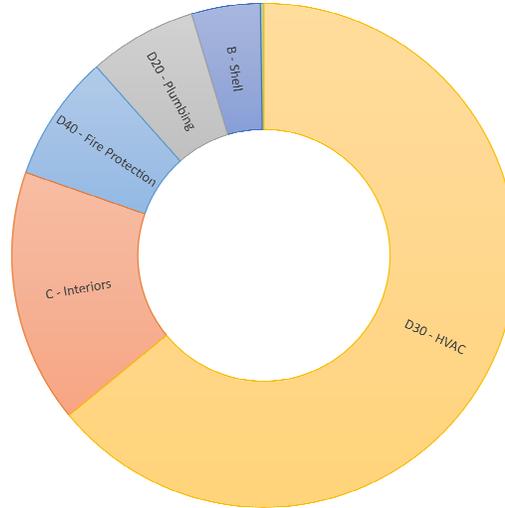
Exposition Center

500 E County Road Y, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
75	2.9	11.1	\$1,550,860	\$12,693,500	0.02

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$68,330
C - Interiors	\$252,380
D10 - Conveying	\$0
D20 - Plumbing	\$107,420
D30 - HVAC	\$993,360
D40 - Fire Protection	\$125,870
D50 - Electrical	\$0
E - Equipment	\$3,500
G - Sitework	\$0
TOTAL:	\$1,550,860



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Parks

Facility Age (Yrs): 24

Year Built: 1999

Total Square Footage: 1,000

Date(s) of Assessment: 7/10/2023

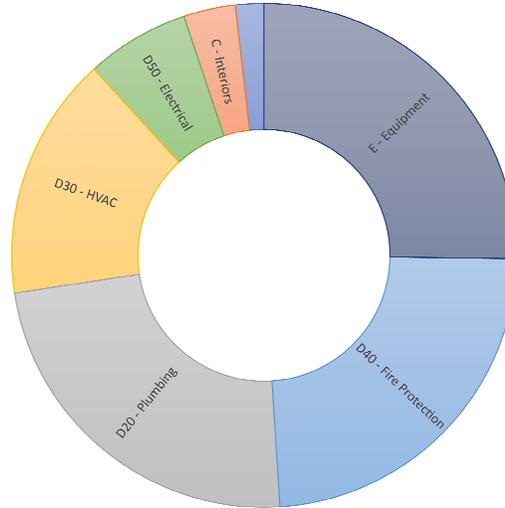
Grandstand Concession

460 E County Road Y, Oshkosh, 54901

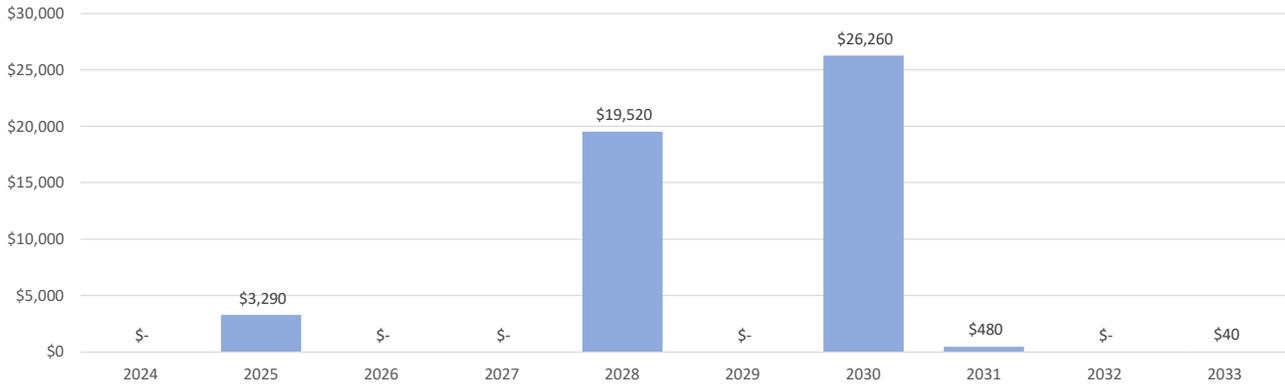
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
19	3.1	9.8	\$49,590	\$152,000	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$900
C - Interiors	\$1,650
D10 - Conveying	\$0
D20 - Plumbing	\$11,710
D30 - HVAC	\$7,750
D40 - Fire Protection	\$11,790
D50 - Electrical	\$3,290
E - Equipment	\$12,500
G - Sitework	\$0
TOTAL:	\$49,590



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03060	Lighting	D - Services	4	2	\$3,290

Facility Category: Parks

Facility Age (Yrs): 24

Year Built: 1999

Total Square Footage: 45,000

Date(s) of Assessment: 7/10/2023

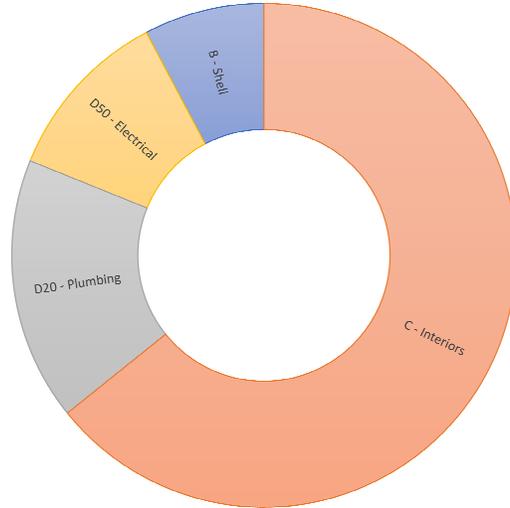
Grandstand Covered Arena

460 E County Road Y, Oshkosh, 54901

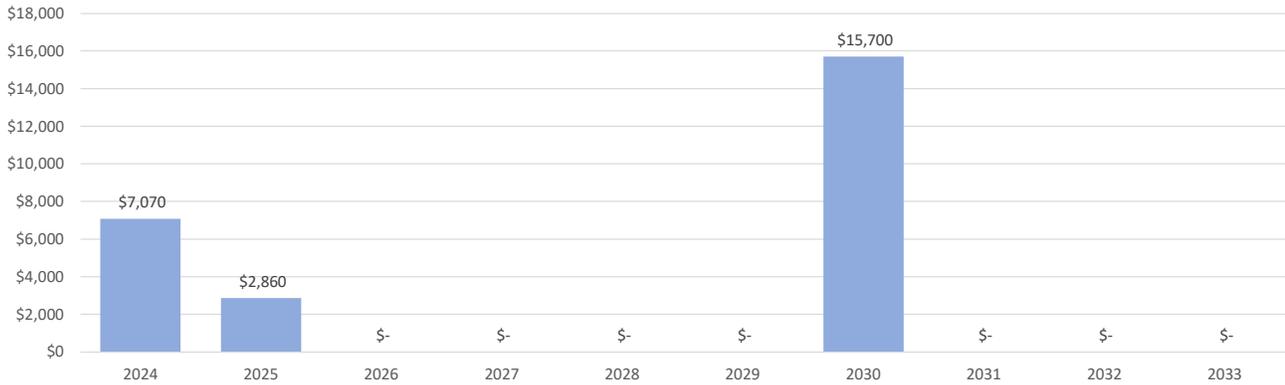
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
17	3.1	12.5	\$25,630	\$3,510,000	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$1,980
C - Interiors	\$16,460
D10 - Conveying	\$0
D20 - Plumbing	\$4,330
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$2,860
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$25,630



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03198	Ceiling Finish	C - Interiors	5	1	\$7,070
FCAID-03192	Lighting	D - Services	4	2	\$2,860

Facility Category: Parks

Facility Age (Yrs): 23

Year Built: 2000

Total Square Footage: 320

Date(s) of Assessment: 7/10/2023

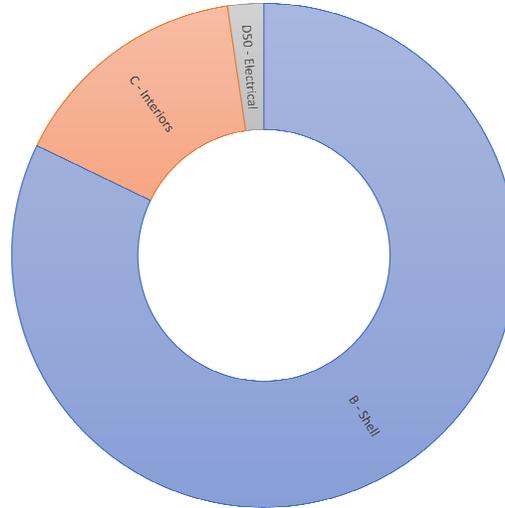
Grandstand Kids Cart Clubhouse

460 E County Road Y, Oshkosh, 54901

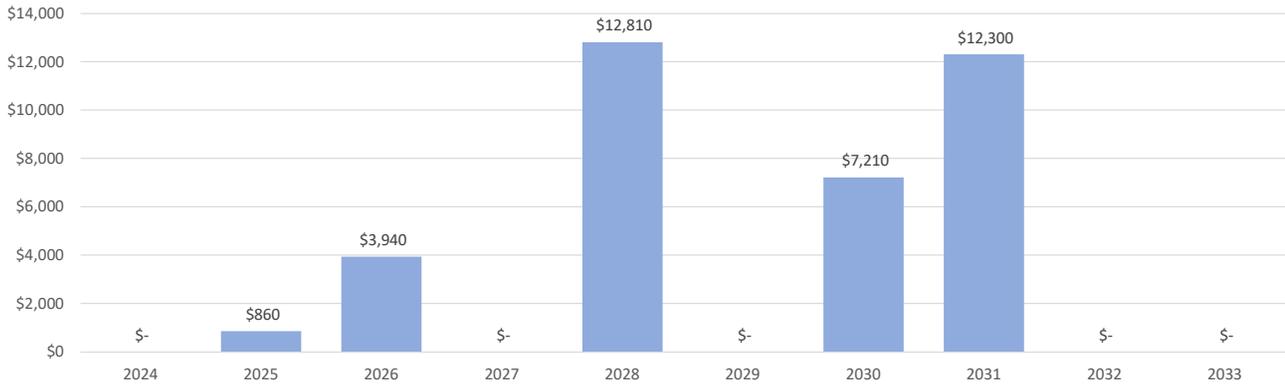
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
19	3.2	8.9	\$37,120	\$25,000	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$30,500
C - Interiors	\$5,760
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$860
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$37,120



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03001	Exterior Door	B - Shell	5	3	\$3,940
FCAID-03002	Exterior Wall	B - Shell	4	5	\$12,810
FCAID-03003	Window	B - Shell	4	7	\$5,730
FCAID-03006	Lighting	D - Services	4	2	\$430
FCAID-02996	Lighting	D - Services	4	2	\$430

Facility Category: Parks

Facility Age (Yrs): 24

Year Built: 1999

Total Square Footage: 2,500

Date(s) of Assessment: 7/10/2023

Grandstand Pit Pole Building

460 E County Road Y, Oshkosh, 54901

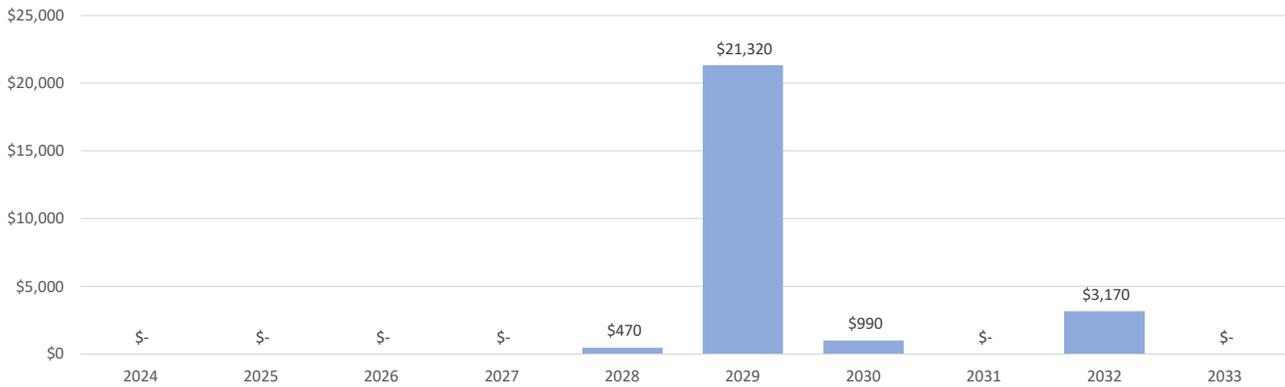
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
16	2.8	11.9	\$25,950	\$195,000	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$20,240
C - Interiors	\$1,460
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$4,250
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$25,950



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Parks

Facility Age (Yrs): 33

Year Built: 1990

Total Square Footage: 984

Date(s) of Assessment: 7/10/2023

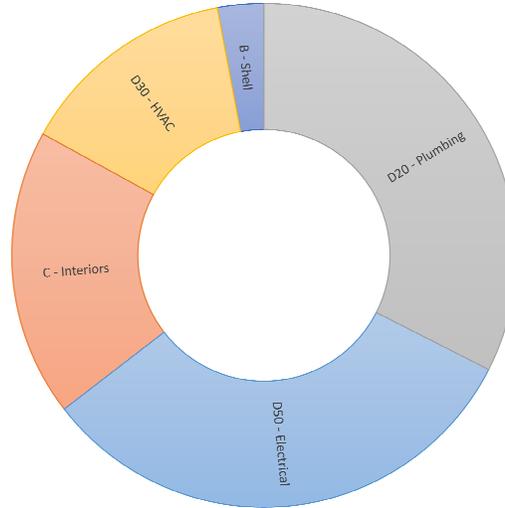
Grandstand Restrooms A

500 E County Road Y, Oshkosh, 54901

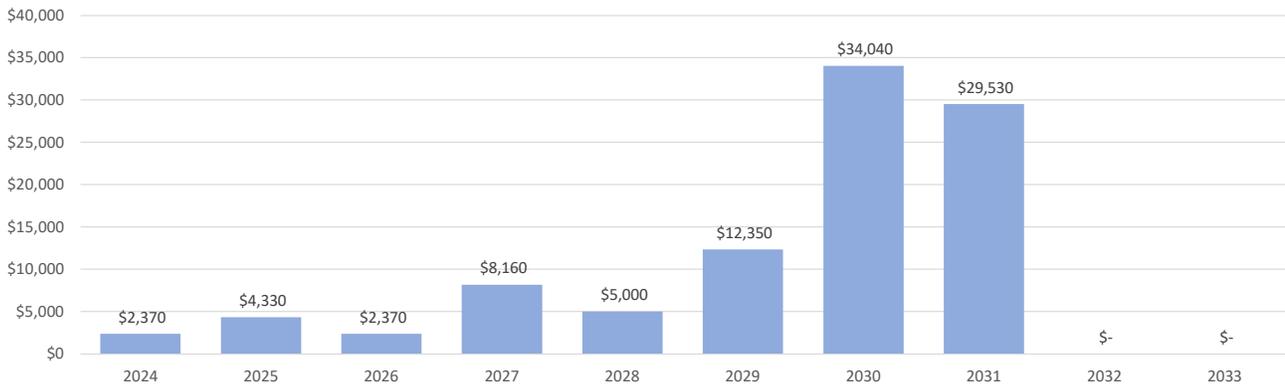
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
24	3.2	9.2	\$98,150	\$149,600	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$2,910
C - Interiors	\$18,110
D10 - Conveying	\$0
D20 - Plumbing	\$31,890
D30 - HVAC	\$13,780
D40 - Fire Protection	\$0
D50 - Electrical	\$31,460
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$98,150



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03041	Lighting	D - Services	5	1	\$2,370
FCAID-03038	Transformer	D - Services	4	4	\$8,160
FCAID-03792	Drinking Fountain	D - Services	4	2	\$4,330

Facility Category: Parks

Facility Age (Yrs): 25

Year Built: 1998

Total Square Footage: 1,000

Date(s) of Assessment: 7/10/2023

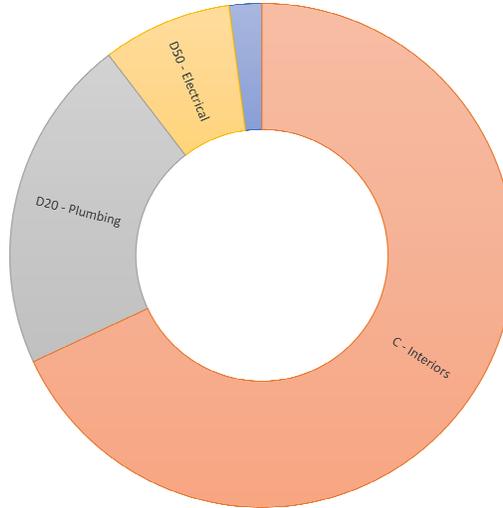
Grandstand Restrooms B

460 E County Road Y, Oshkosh, 54901

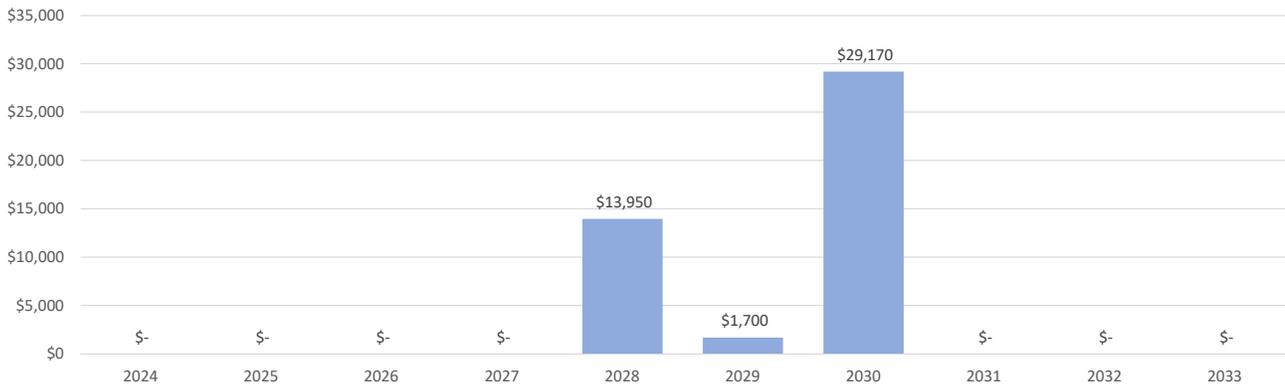
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
13	3.1	11.1	\$44,820	\$152,000	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$940
C - Interiors	\$30,500
D10 - Conveying	\$0
D20 - Plumbing	\$9,660
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$3,720
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$44,820



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03074	Lighting	D - Services	4	5	\$3,720

Facility Category: Parks

Facility Age (Yrs): 88

Year Built: 1935

Total Square Footage: 2,420

Date(s) of Assessment: 5/11/2023

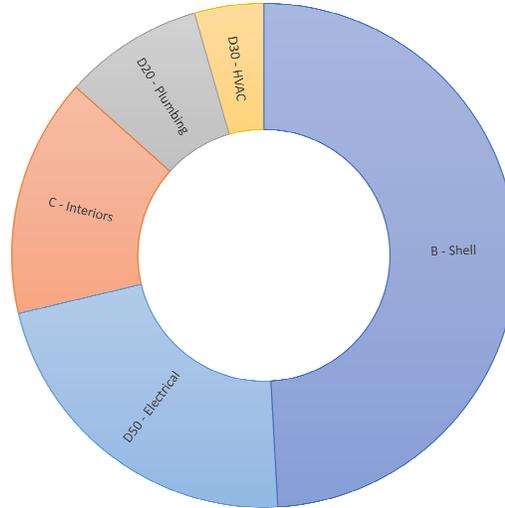
Parks Carpenter Shop

600 Butler Avenue, Oshkosh, 54985

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
25	3.6	5.1	\$97,410	\$367,800	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$47,850
C - Interiors	\$14,930
D10 - Conveying	\$0
D20 - Plumbing	\$8,710
D30 - HVAC	\$4,330
D40 - Fire Protection	\$0
D50 - Electrical	\$21,590
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$97,410



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03331	Water Heater	D - Services	5	1	\$7,010
FCAID-03351	Roofing	B - Shell	5	1	\$3,460
FCAID-03761	Exterior Wall	B - Shell	5	1	\$2,870
FCAID-03347	Floor Finish	C - Interiors	5	1	\$650
FCAID-03762	Window	B - Shell	4	4	\$9,900
FCAID-03344	Interior Door	C - Interiors	4	3	\$8,310
FCAID-03332	Furnace	D - Services	4	1	\$4,330
FCAID-03337	Lighting	D - Services	4	5	\$4,290
FCAID-03345	Interior Door	C - Interiors	4	3	\$1,810
FCAID-03346	Floor Finish	C - Interiors	4	1	\$1,290

Facility Category: Parks

Facility Age (Yrs): 58

Year Built: 1965

Total Square Footage: 3,200

Date(s) of Assessment: 5/11/2023

Parks Implement Shed

600 Butler Avenue, Oshkosh, 54985

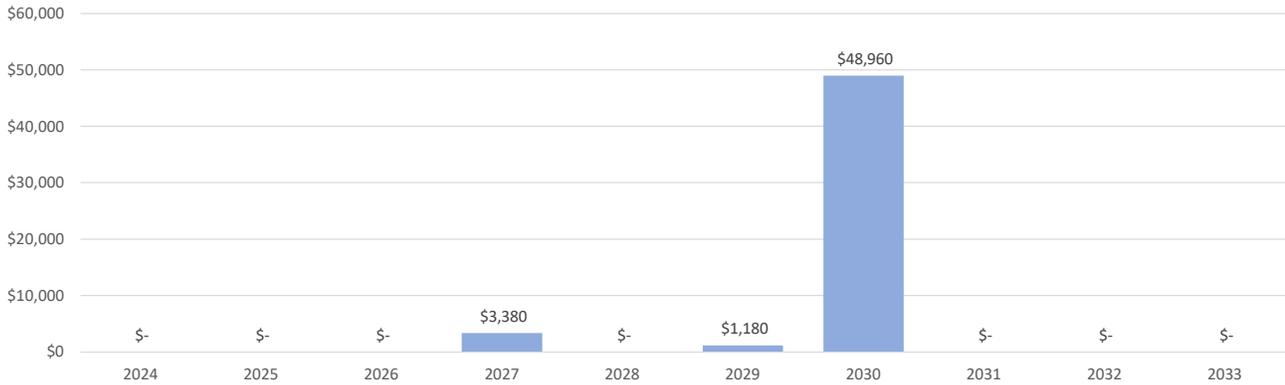
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
10	2.9	9.6	\$53,520	\$249,600	0.01

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$48,960
C - Interiors	\$1,180
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$3,380
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$53,520



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03324	Panelboard	D - Services	4	4	\$3,380

Facility Category: Parks

Facility Age (Yrs): 36

Year Built: 1987

Total Square Footage: 2,880

Date(s) of Assessment: 5/11/2023

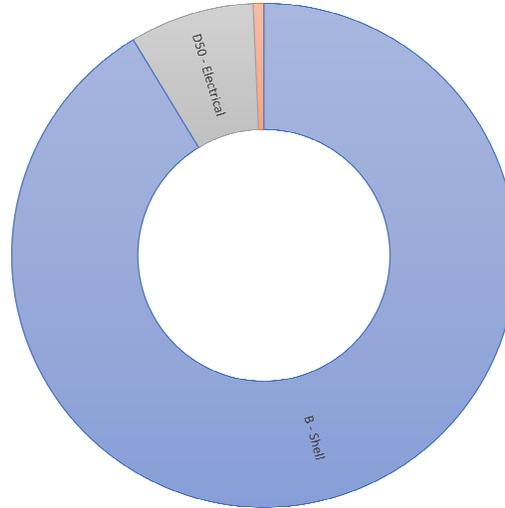
Parks Storage Shed - 600 Butler

600 Butler Avenue, Oshkosh, 54985

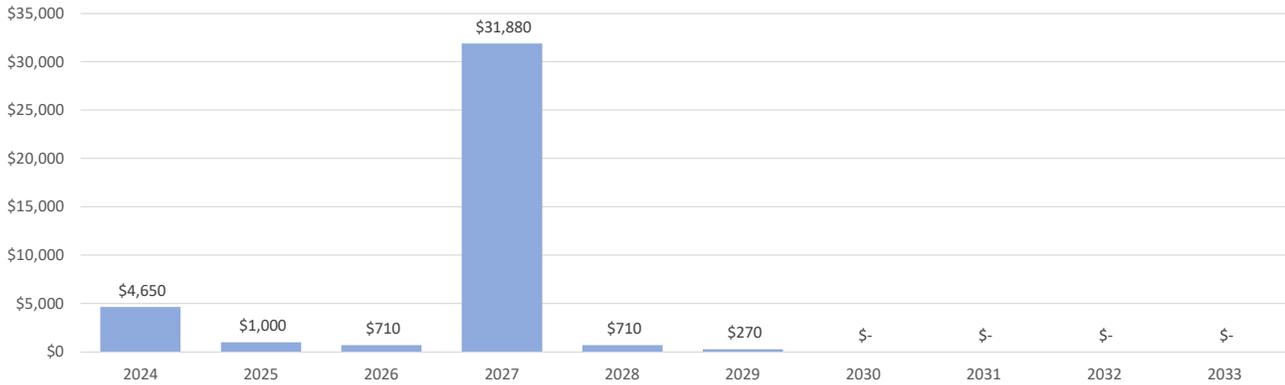
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	3.8	6.6	\$39,220	\$224,600	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$35,820
C - Interiors	\$270
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$3,130
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$39,220



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03318	Panelboard	D - Services	5	2	\$1,000
FCAID-03319	Lighting	D - Services	5	1	\$710
FCAID-03759	Exterior Wall	B - Shell	4	4	\$31,880
FCAID-03760	Exterior Door	B - Shell	4	1	\$3,940

Facility Category: Parks

Facility Age (Yrs): 41

Year Built: 1982

Total Square Footage: 3,307

Date(s) of Assessment: 5/11/2023

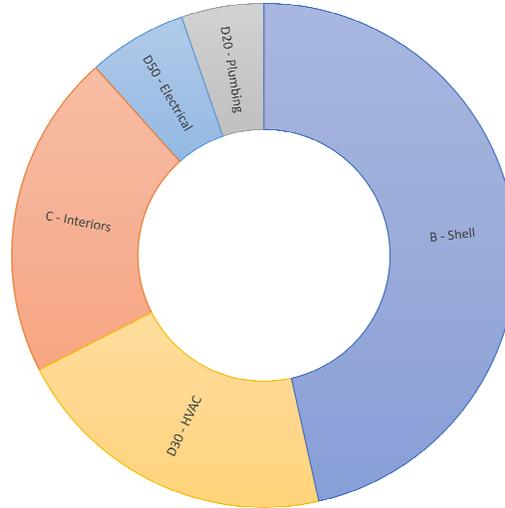
Parks Workshop/Office

600 Butler Avenue, Oshkosh, 54985

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
28	3.1	8.0	\$118,510	\$257,900	0.19

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$55,110
C - Interiors	\$24,740
D10 - Conveying	\$0
D20 - Plumbing	\$6,270
D30 - HVAC	\$24,880
D40 - Fire Protection	\$0
D50 - Electrical	\$7,510
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$118,510



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03375	Exterior Wall	B - Shell	4	6	\$36,660
FCAID-03376	Window	B - Shell	4	4	\$10,560
FCAID-03352	Condensing Unit	D - Services	4	2	\$8,490
FCAID-03374	Exterior Door	B - Shell	4	7	\$7,890
FCAID-03372	Floor Finish	C - Interiors	4	2	\$7,150
FCAID-03353	Exhaust Fan	D - Services	4	3	\$2,460
FCAID-03361	Sink	D - Services	4	2	\$1,770

Facility Category: Parks

Facility Age (Yrs): 123

Year Built: 1900

Total Square Footage: 1,640

Date(s) of Assessment: 7/11/2023

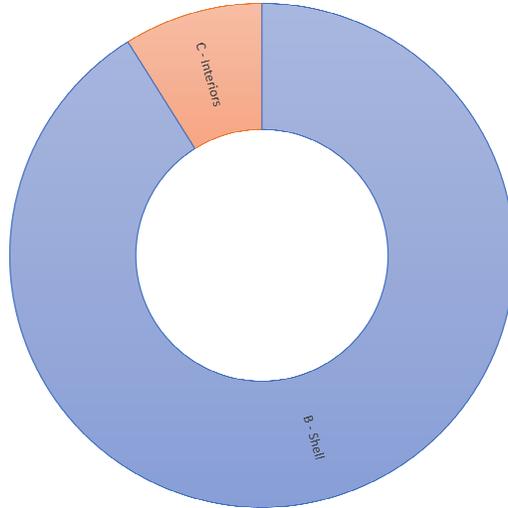
Sunnyview West Garage

500 E Sunnyview Road, Oshkosh, 54901

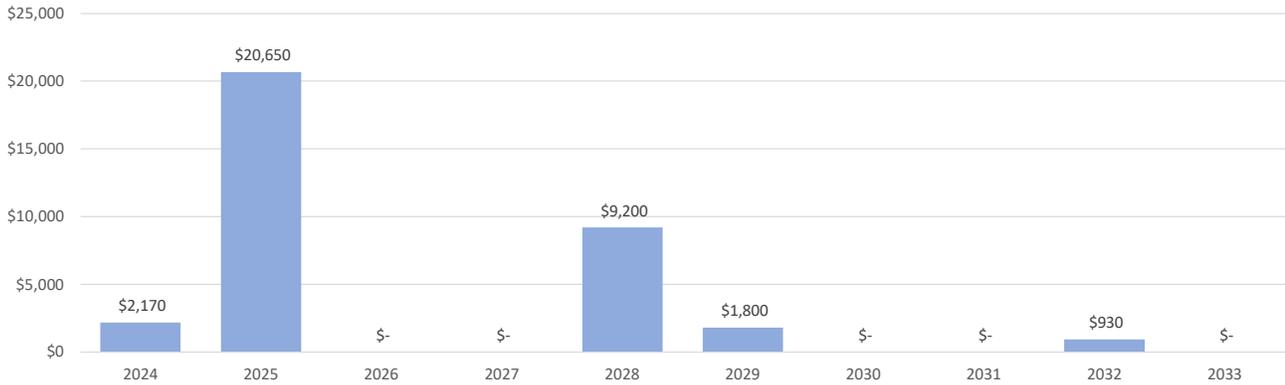
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
10	3.2	7.7	\$34,750	\$249,300	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$31,650
C - Interiors	\$3,100
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$34,750



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02961	Roofing	B - Shell	4	2	\$20,650
FCAID-02956	Floor Finish	C - Interiors	4	1	\$990
FCAID-02955	Ceiling Finish	C - Interiors	4	1	\$930
FCAID-02954	Interior Wall Finish	C - Interiors	4	1	\$250

Facility Category: Parks

Facility Age (Yrs): 28

Year Built: 1995

Total Square Footage: 4,800

Date(s) of Assessment: 5/11/2023

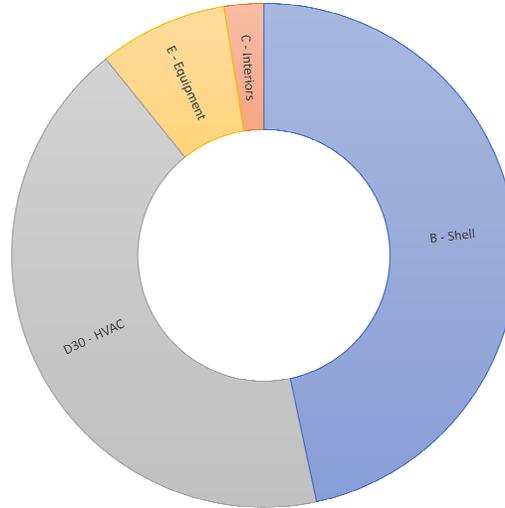
Workshop Storage Building

600 Butler Avenue, Oshkosh, 54985

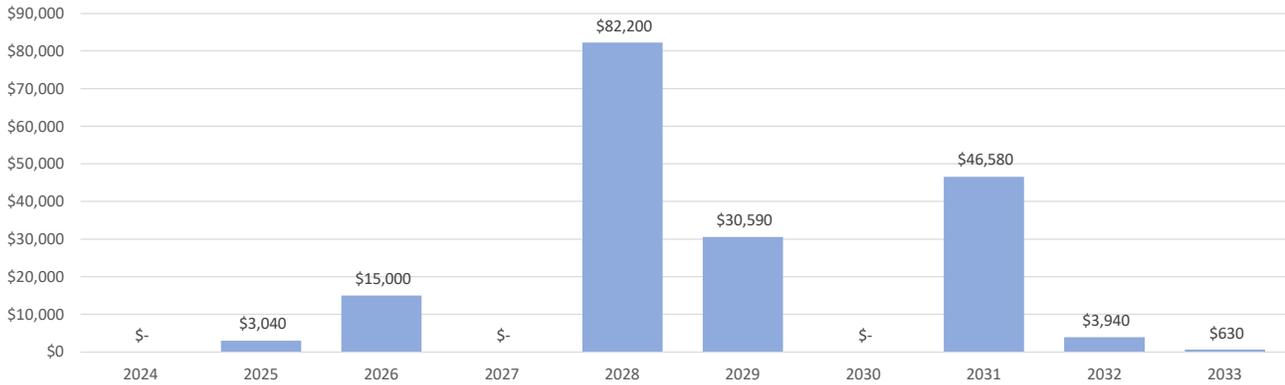
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
15	3.1	9.3	\$181,980	\$374,400	0.27

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$84,890
C - Interiors	\$4,630
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$77,460
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$15,000
G - Sitework	\$0
TOTAL:	\$181,980



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03389	Exterior Door	B - Shell	4	5	\$80,950
FCAID-03378	Heated Pressure Washer	E - Eq. & Furnishings	4	3	\$15,000
FCAID-03383	Exhaust Fan	D - Services	4	2	\$3,040

Section
8

Sheriff's Office Buildings



Facility Category: Sheriff's Office

Facility Age (Yrs): 48

Year Built: 1975

Total Square Footage: 1,200

Date(s) of Assessment: 5/25/2023

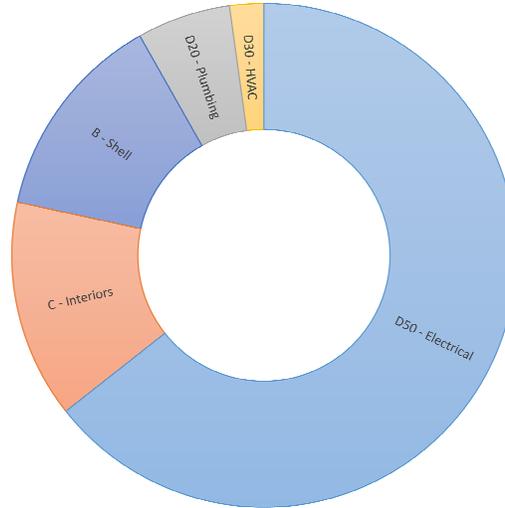
Fairview Tower

3009 Fairview, Oshkosh, 54901

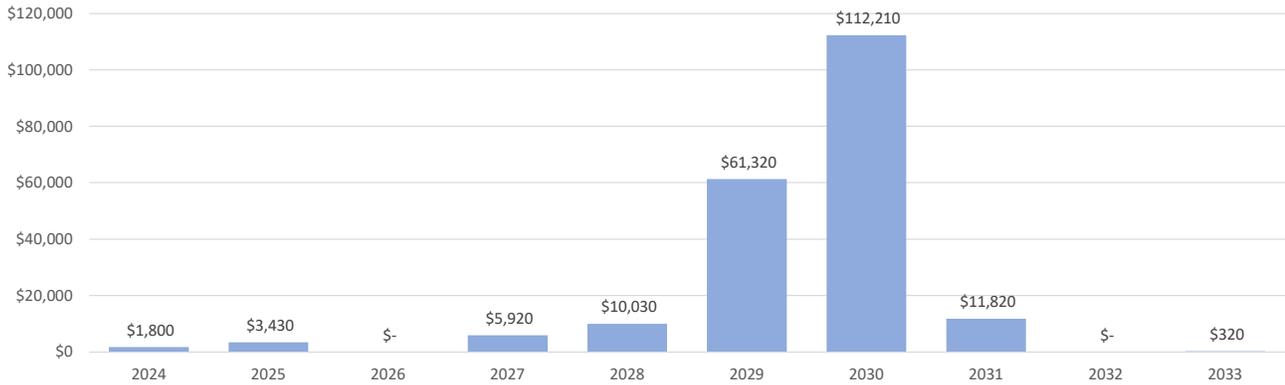
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
33	2.6	10.3	\$206,850	\$182,400	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$27,780
C - Interiors	\$28,970
D10 - Conveying	\$0
D20 - Plumbing	\$12,410
D30 - HVAC	\$4,530
D40 - Fire Protection	\$0
D50 - Electrical	\$133,160
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$206,850



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03542	Exterior Door	B - Shell	4	4	\$5,920
FCAID-03529	Lighting	D - Services	4	2	\$3,430
FCAID-03544	Exterior Wall	B - Shell	4	1	\$1,800

Facility Category: Sheriff's Office

Facility Age (Yrs): 21

Year Built: 2002

Total Square Footage: 20,000

Date(s) of Assessment: 4/19/2023

Evidence Garage

4311 Jackson, Oshkosh, 54901

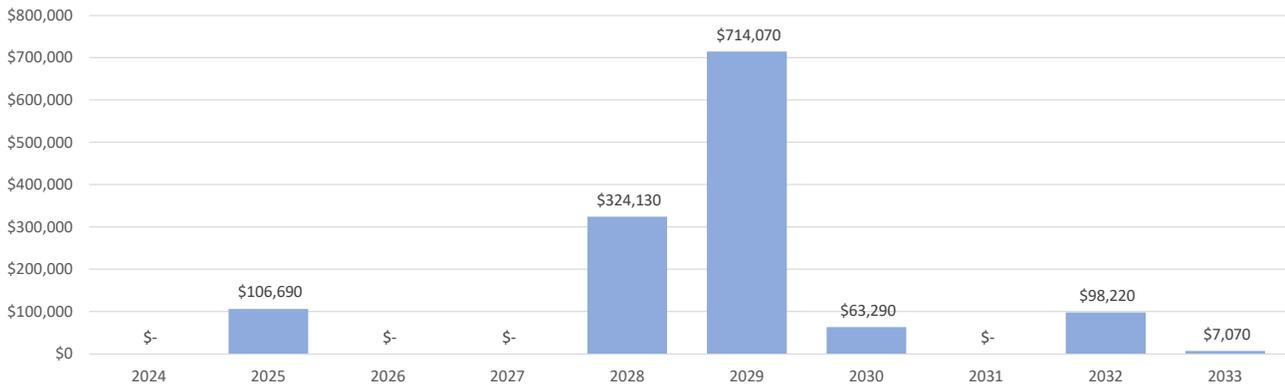
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
66	3.0	8.4	\$1,313,470	\$3,100,000	0.14

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$616,610
C - Interiors	\$70,640
D10 - Conveying	\$0
D20 - Plumbing	\$18,150
D30 - HVAC	\$200,010
D40 - Fire Protection	\$214,630
D50 - Electrical	\$193,430
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$1,313,470



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-00693	Lighting	D - Services	4	2	\$86,750
FCAID-00694	Lighting	D - Services	4	2	\$12,870
FCAID-00704	Ceiling Finish	C - Interiors	4	2	\$7,070

Facility Category: Sheriff's Office

Facility Age (Yrs): 21

Year Built: 2002

Total Square Footage: 210,000

Date(s) of Assessment: 4/19/2023

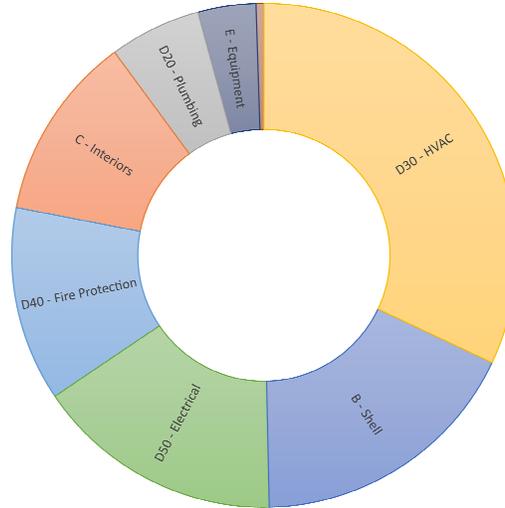
Law Enforcement Center (Main Building)

4311 Jackson, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
354	2.8	9.8	\$17,331,760	\$72,240,000	0.07

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$3,060,540
C - Interiors	\$2,058,480
D10 - Conveying	\$0
D20 - Plumbing	\$1,017,220
D30 - HVAC	\$5,547,340
D40 - Fire Protection	\$2,164,640
D50 - Electrical	\$2,752,320
E - Equipment	\$643,600
G - Sitework	\$87,620
TOTAL:	\$17,331,760



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-00646	Roofing	B - Shell	4	4	\$2,752,080
FCAID-00632	Lighting	D - Services	4	2	\$810,780
FCAID-00305	Exterior Wall	B - Shell	4	2	\$13,740
FCAID-00587	Condensing Unit	D - Services	4	3	\$8,490
FCAID-00306	Exterior Wall	B - Shell	4	2	\$6,800

Facility Category: Sheriff's Office

Facility Age (Yrs): 21

Year Built: 2002

Total Square Footage: 576

Date(s) of Assessment: 4/19/2023

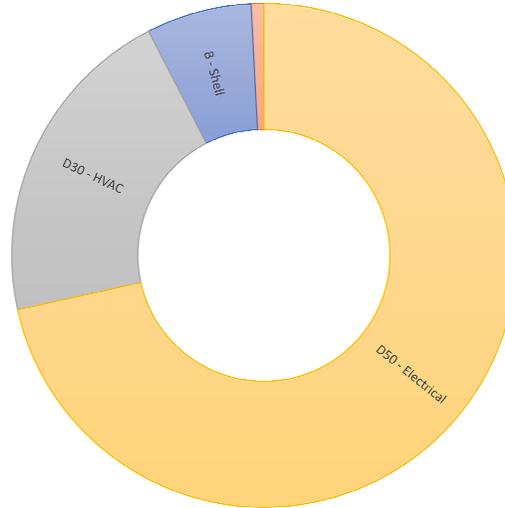
Tower Building (LEC)

4311 Jackson, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
19	3.1	7.6	\$184,170	\$87,600	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$12,430
C - Interiors	\$1,500
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$38,520
D40 - Fire Protection	\$0
D50 - Electrical	\$131,720
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$184,170



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-00721	Lighting	D - Services	4	2	\$1,650

Facility Category: Sheriff's Office

Facility Age (Yrs): 11

Year Built: 2012

Total Square Footage: 170

Date(s) of Assessment: 7/11/2023

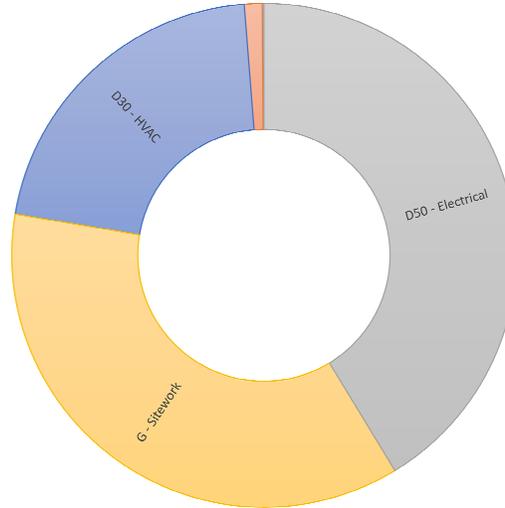
Omro Tower

7392 Liberty School Road, Omro, 54963

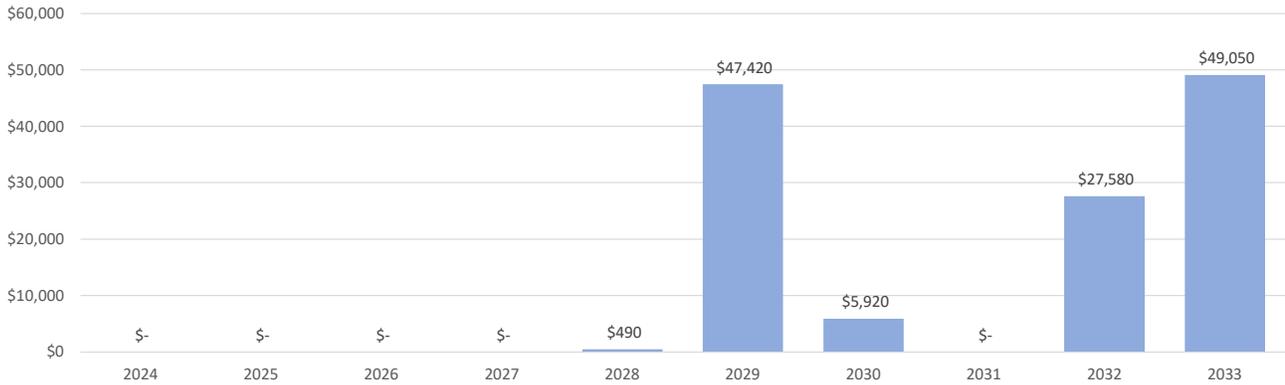
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
17	2.9	13.8	\$130,460	\$25,800	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$60
C - Interiors	\$80
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$27,580
D40 - Fire Protection	\$1,490
D50 - Electrical	\$53,890
E - Equipment	\$0
G - Sitework	\$47,360
TOTAL:	\$130,460



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03580	Lighting	D - Services	4	5	\$490

Facility Category: Sheriff's Office

Facility Age (Yrs): 59

Year Built: 1964

Total Square Footage: 768

Date(s) of Assessment: 7/11/2023

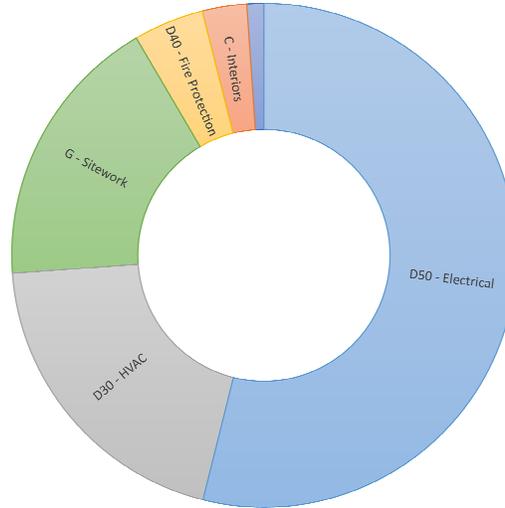
Radio Transmitter Building

3843 Sand Pit Road, Omro, 54963

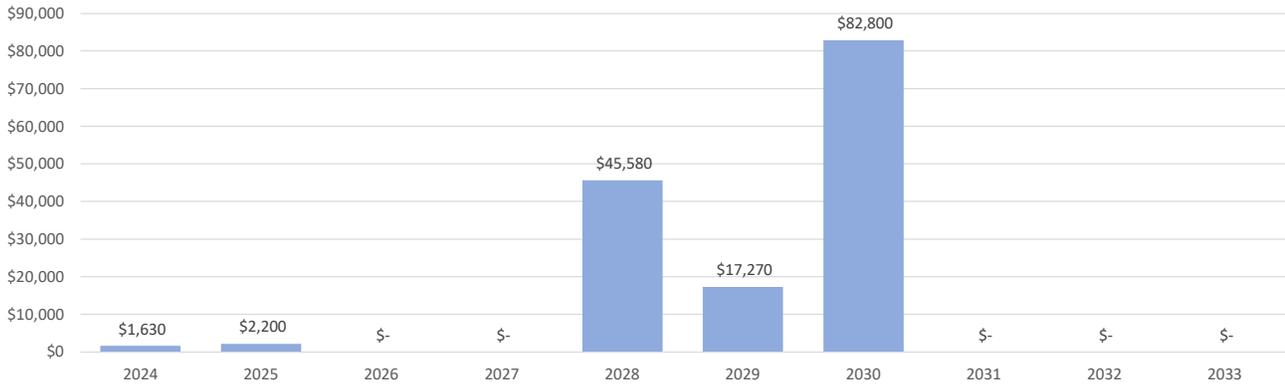
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
23	2.9	9.3	\$149,480	\$116,700	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$1,630
C - Interiors	\$4,260
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$29,860
D40 - Fire Protection	\$6,740
D50 - Electrical	\$80,550
E - Equipment	\$0
G - Sitework	\$26,440
TOTAL:	\$149,480



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03561	Lighting	D - Services	4	2	\$2,200
FCAID-03568	Exterior Wall	B - Shell	4	1	\$1,630

Section
9

Solid Waste Buildings



Facility Category: Solid Waste

Facility Age (Yrs): 31

Year Built: 1992

Total Square Footage: 38,460

Date(s) of Assessment: 7/12/2023

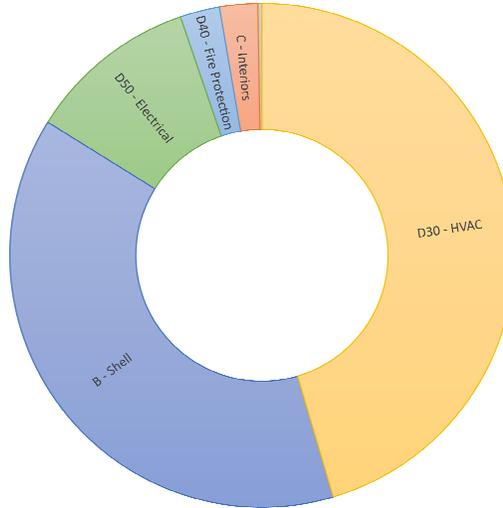
Material Transfer Station

105 W County Road Y, Oshkosh, 54901

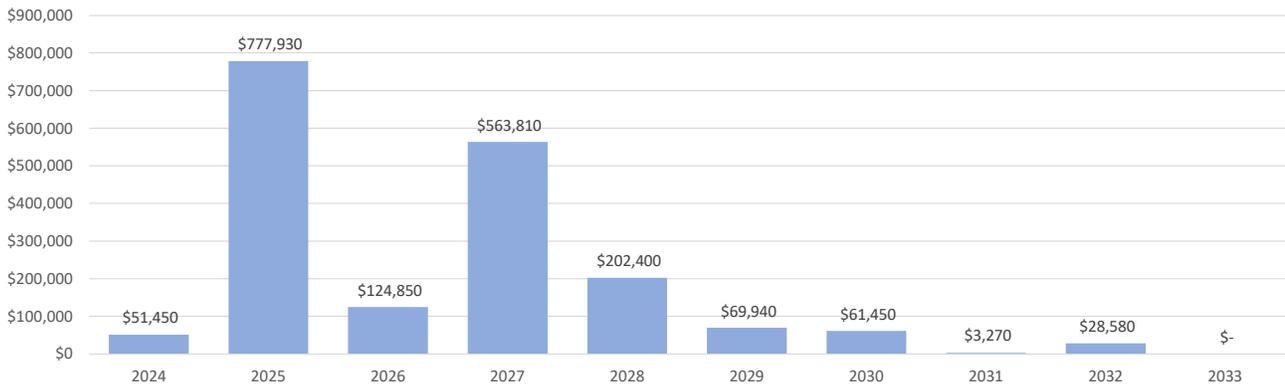
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
66	3.5	6.0	\$1,883,680	\$7,422,800	0.23

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$723,760
C - Interiors	\$45,950
D10 - Conveying	\$0
D20 - Plumbing	\$4,960
D30 - HVAC	\$855,790
D40 - Fire Protection	\$47,790
D50 - Electrical	\$205,430
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$1,883,680



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02766	Exhaust Fan	D - Services	5	3	\$3,430
FCAID-02763	Exhaust Fan	D - Services	5	1	\$3,430
FCAID-02762	Exhaust Fan	D - Services	5	1	\$3,430
FCAID-02761	Exhaust Fan	D - Services	5	1	\$3,430
FCAID-02760	Exhaust Fan	D - Services	5	1	\$3,430
FCAID-02759	Exhaust Fan	D - Services	5	1	\$3,430
FCAID-02758	Exhaust Fan	D - Services	5	1	\$3,430
FCAID-02755	Exhaust Fan	D - Services	5	1	\$3,430
FCAID-02753	Exhaust Fan	D - Services	5	1	\$3,430
FCAID-02752	Exhaust Fan	D - Services	5	1	\$3,430

Facility Category: Solid Waste

Facility Age (Yrs): 24

Year Built: 1999

Total Square Footage: 560

Date(s) of Assessment: 7/12/2023

Snell Gas Compressor Building

1955 W Snell Road, Oshkosh, 54901

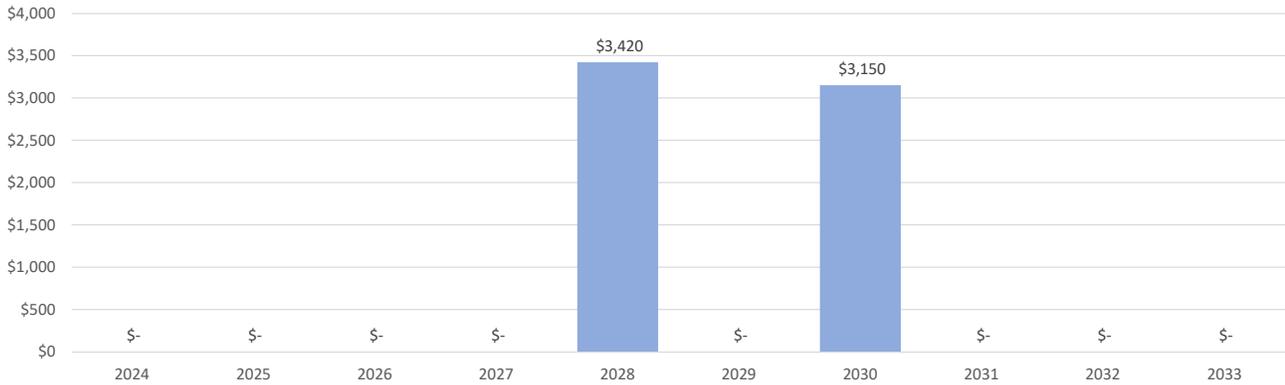
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
10	2.9	12.8	\$6,570	\$43,700	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$700
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$5,870
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$6,570



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Solid Waste

Facility Age (Yrs): 34

Year Built: 1989

Total Square Footage: 2,900

Date(s) of Assessment: 7/12/2023

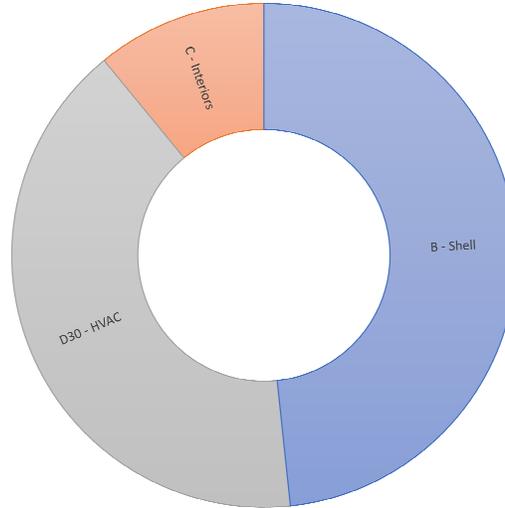
Snell Generator Building

1955 W Snell Road, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
29	2.9	8.7	\$65,040	\$226,200	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$31,430
C - Interiors	\$7,110
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$26,500
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$65,040



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03670	Exterior Door	B - Shell	4	4	\$7,890
FCAID-03656	Exhaust Fan	D - Services	4	2	\$3,430
FCAID-03659	Exhaust Fan	D - Services	4	3	\$3,040
FCAID-03652	Unit Heater	D - Services	4	4	\$2,830
FCAID-03665	Ceiling Finish	C - Interiors	4	2	\$380
FCAID-03663	Interior Wall Finish	C - Interiors	4	1	\$140

Facility Category: Solid Waste

Facility Age (Yrs): 34

Year Built: 1989

Total Square Footage: 42

Date(s) of Assessment: 7/12/2023

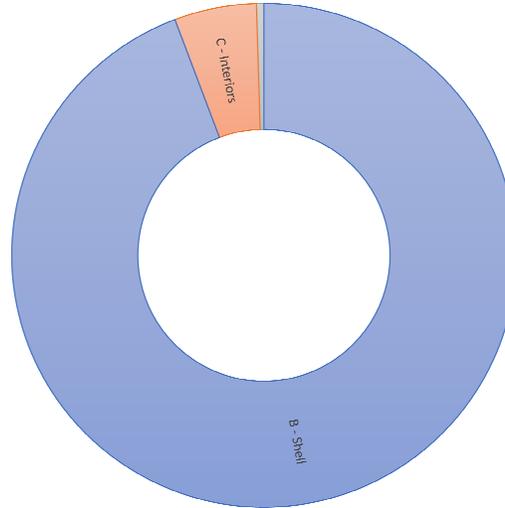
Snell Meter Building

1955 W Snell Road, Oshkosh, 54901

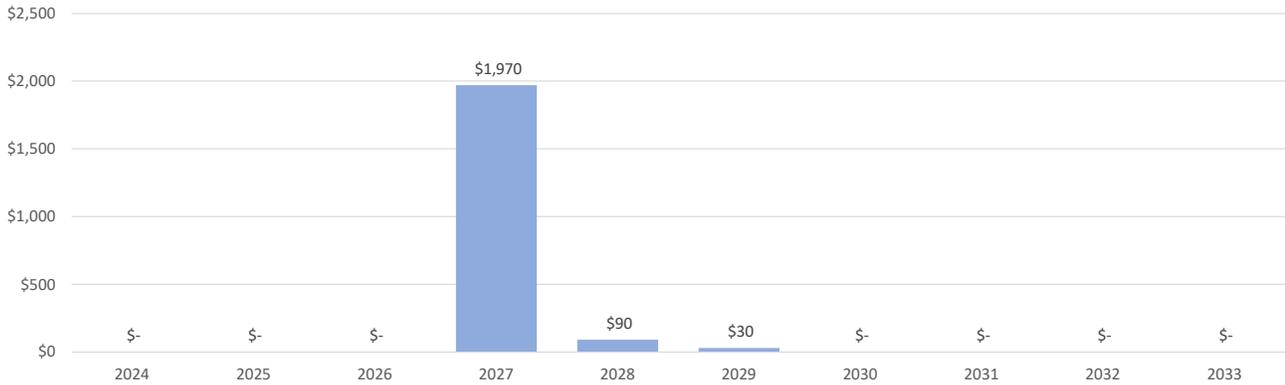
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
7	3.0	11.1	\$2,090	n/a	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$1,970
C - Interiors	\$110
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$10
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$2,090



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03729	Exterior Door	B - Shell	4	4	\$1,970

Facility Category: Solid Waste

Facility Age (Yrs): 24

Year Built: 1999

Total Square Footage: 320

Date(s) of Assessment: 7/12/2023

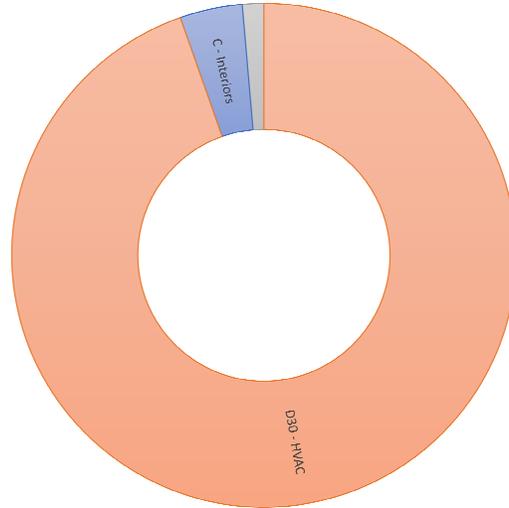
Snell Oil Containment

1955 W Snell Road, Oshkosh, 54901

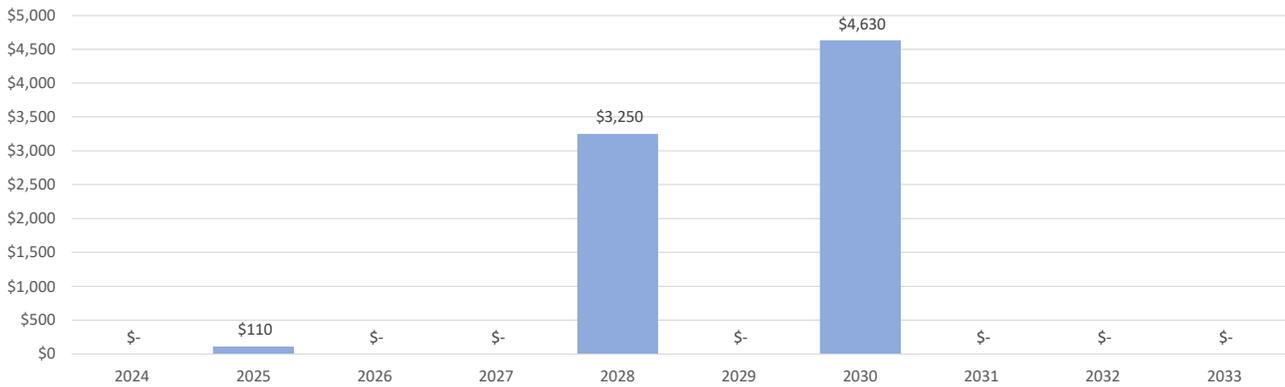
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
12	3.1	11.7	\$7,990	\$25,000	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$320
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$7,560
D40 - Fire Protection	\$0
D50 - Electrical	\$110
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$7,990



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03737	Lighting	D - Services	4	2	\$110

Facility Category: Solid Waste

Facility Age (Yrs): 34

Year Built: 1989

Total Square Footage: 462

Date(s) of Assessment: 7/12/2023

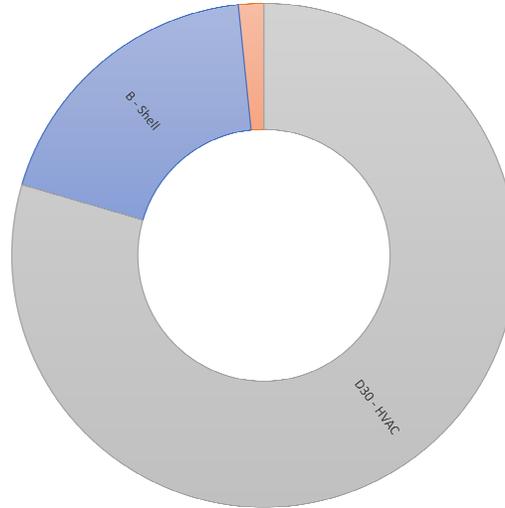
Snell Power Control

1955 W Snell Road, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
12	3.0	10.5	\$20,900	\$36,000	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$3,940
C - Interiors	\$340
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$16,620
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$20,900



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03722	Exterior Door	B - Shell	4	4	\$3,940
FCAID-03721	Floor Finish	C - Interiors	4	2	\$30

Facility Category: Solid Waste

Facility Age (Yrs): 48

Year Built: 1975

Total Square Footage: 1,200

Date(s) of Assessment: 7/12/2023

Snell Scale House

1955 W Snell Road, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
20	3.4	4.9	\$95,250	\$182,400	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$27,410
C - Interiors	\$20,610
D10 - Conveying	\$0
D20 - Plumbing	\$13,910
D30 - HVAC	\$26,980
D40 - Fire Protection	\$0
D50 - Electrical	\$6,340
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$95,250



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03688	Floor Finish	C - Interiors	5	1	\$8,440
FCAID-03678	Condensing Unit	D - Services	4	1	\$22,650
FCAID-03674	Water Heater	D - Services	4	3	\$10,870
FCAID-03675	Panelboard	D - Services	4	4	\$3,680
FCAID-03677	Lighting	D - Services	4	5	\$2,660
FCAID-03689	Floor Finish	C - Interiors	4	1	\$10

Facility Category: Solid Waste

Facility Age (Yrs): 47

Year Built: 1976

Total Square Footage: 1,040

Date(s) of Assessment: 7/12/2023

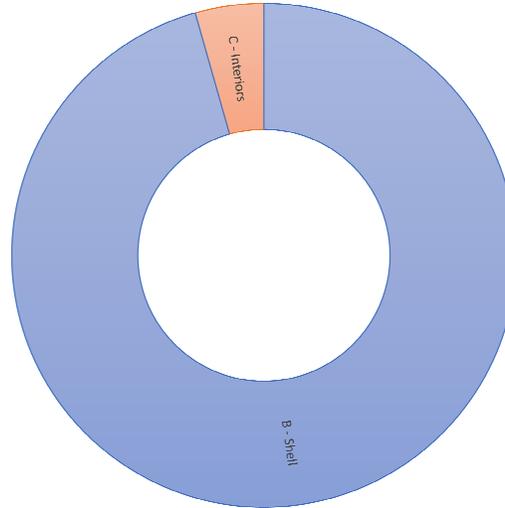
Snell Tractor Shed

1955 W Snell Road, Oshkosh, 54901

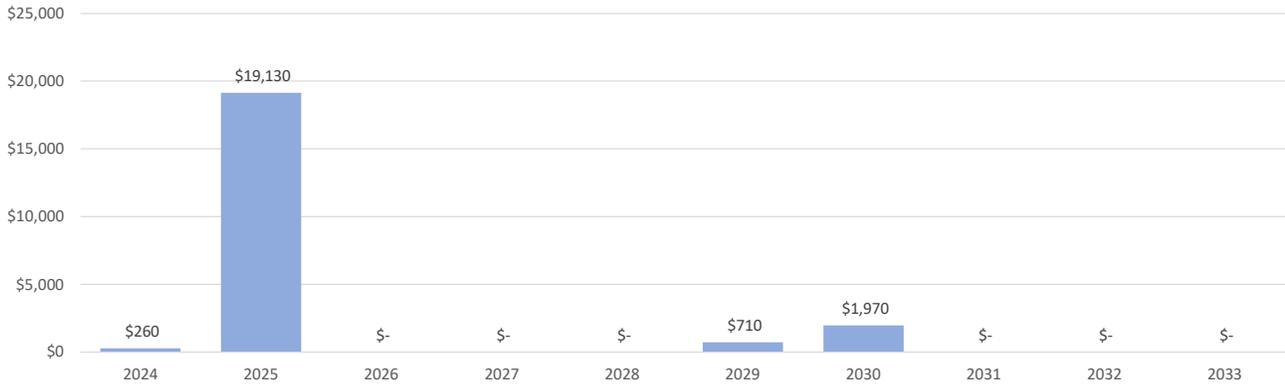
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	3.3	9.1	\$22,070	\$81,100	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$21,100
C - Interiors	\$970
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$22,070



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-03698	Ceiling Finish	C - Interiors	5	1	\$130
FCAID-03699	Exterior Wall	B - Shell	4	2	\$19,130
FCAID-03701	Exterior Door	B - Shell	4	7	\$1,970
FCAID-03696	Interior Wall Finish	C - Interiors	4	1	\$130

Facility Category: Solid Waste

Facility Age (Yrs): 34

Year Built: 1989

Total Square Footage: 4,200

Date(s) of Assessment: 7/12/2023

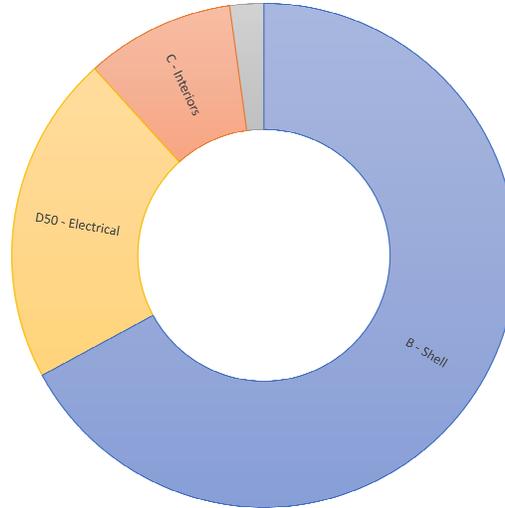
Sunnyview Garage

100 W Sunnyview, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
12	4.0	6.4	\$139,320	\$327,600	0.32

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$93,470
C - Interiors	\$13,300
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$3,040
D40 - Fire Protection	\$0
D50 - Electrical	\$29,510
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$139,320



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02688	Lighting	D - Services	5	1	\$20,970
FCAID-02692	Floor Finish	C - Interiors	5	1	\$1,010
FCAID-02693	Exterior Door	B - Shell	4	4	\$60,710
FCAID-02691	Exterior Wall	B - Shell	4	6	\$24,870
FCAID-02694	Exterior Door	B - Shell	4	4	\$7,890
FCAID-02689	Interior Wall Finish	C - Interiors	4	2	\$5,350
FCAID-02685	Transformer	D - Services	4	6	\$4,860
FCAID-02684	Panelboard	D - Services	4	4	\$3,680
FCAID-02687	Exhaust Fan	D - Services	4	3	\$3,040
FCAID-02690	Ceiling Finish	C - Interiors	4	2	\$580

Facility Category: Solid Waste

Facility Age (Yrs): 3

Year Built: 2020

Total Square Footage: 8,270

Date(s) of Assessment: 7/12/2023

Sunnyview Landfill Facility

100 W Sunnyview, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
86	2.0	16.1	\$206,340	\$1,596,100	0.09

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$8,080
C - Interiors	\$30,760
D10 - Conveying	\$0
D20 - Plumbing	\$12,430
D30 - HVAC	\$84,350
D40 - Fire Protection	\$0
D50 - Electrical	\$55,720
E - Equipment	\$15,000
G - Sitework	\$0
TOTAL:	\$206,340



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02646	Backup Generator	D - Services	4	3	\$47,560
FCAID-02636	Air Handling Unit	D - Services	4	4	\$18,800
FCAID-02645	Air compressor	D - Services	4	3	\$12,460
FCAID-02644	Unit Heater	D - Services	4	1	\$8,490
FCAID-02643	Unit Heater	D - Services	4	1	\$8,490
FCAID-02637	Heating Water Pump	D - Services	4	2	\$6,330
FCAID-02677	Exterior Door	B - Shell	4	4	\$5,920
FCAID-02635	Exhaust Fan	D - Services	4	2	\$4,710
FCAID-02642	Unit Heater	D - Services	4	4	\$4,530
FCAID-02674	Floor Finish	C - Interiors	4	1	\$3,510

Facility Category: Solid Waste

Facility Age (Yrs): 27

Year Built: 1996

Total Square Footage: 1,800

Date(s) of Assessment: 7/12/2023

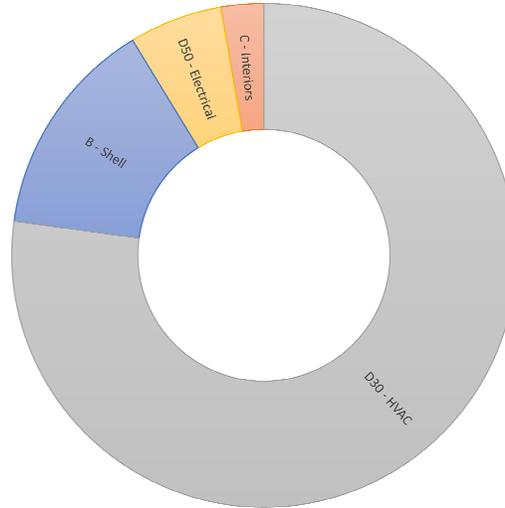
Sunnyview Pub Building

100 W Sunnyview, Oshkosh, 54901

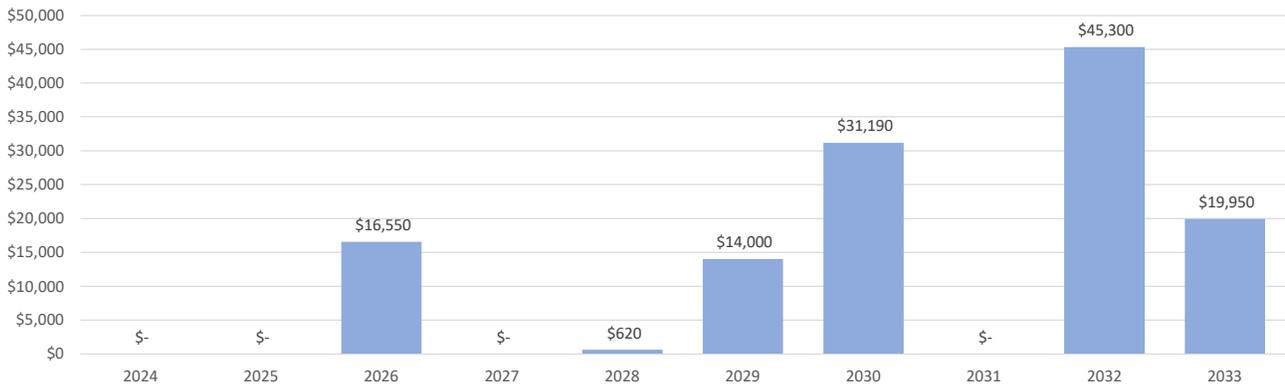
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
24	3.0	10.1	\$127,610	\$140,400	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$18,010
C - Interiors	\$3,500
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$98,470
D40 - Fire Protection	\$0
D50 - Electrical	\$7,630
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$127,610



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02712	Split System	D - Services	4	3	\$12,220
FCAID-02713	Furnace	D - Services	4	3	\$4,330

Facility Category: Solid Waste

Facility Age (Yrs): 84

Year Built: 1939

Total Square Footage: 1,000

Date(s) of Assessment: 7/12/2023

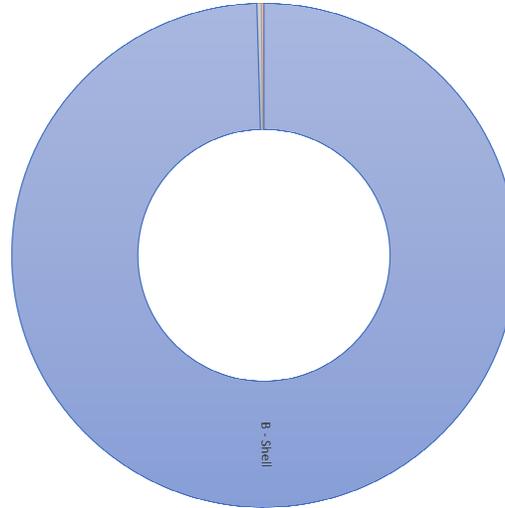
Sunnyview Storage Barn

100 W Sunnyview, Oshkosh, 54901

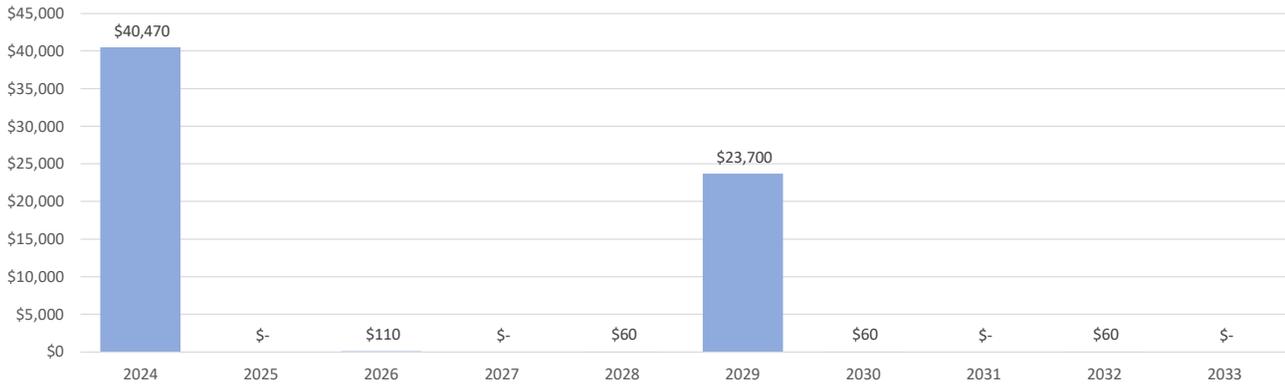
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
7	4.0	3.7	\$64,460	\$78,000	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$64,170
C - Interiors	\$110
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$180
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$64,460



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02735	Exterior Wall	B - Shell	4	1	\$40,470
FCAID-02736	Roofing	B - Shell	4	6	\$19,590
FCAID-02734	Exterior Door	B - Shell	4	6	\$4,110
FCAID-02733	Floor Finish	C - Interiors	4	3	\$110
FCAID-02730	Lighting	D - Services	4	5	\$60
FCAID-02732	Ceiling Finish	C - Interiors	4	2	\$0
FCAID-02731	Interior Wall Finish	C - Interiors	4	3	\$0

Facility Category: Solid Waste

Facility Age (Yrs): 59

Year Built: 1964

Total Square Footage: 2,000

Date(s) of Assessment: 7/12/2023

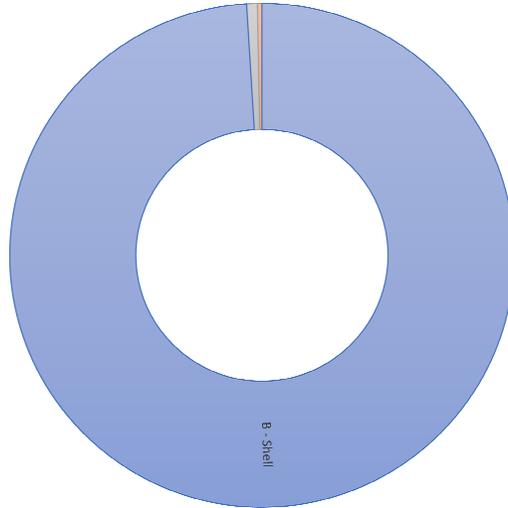
Sunnyview Storage Garage

100 W Sunnyview, Oshkosh, 54901

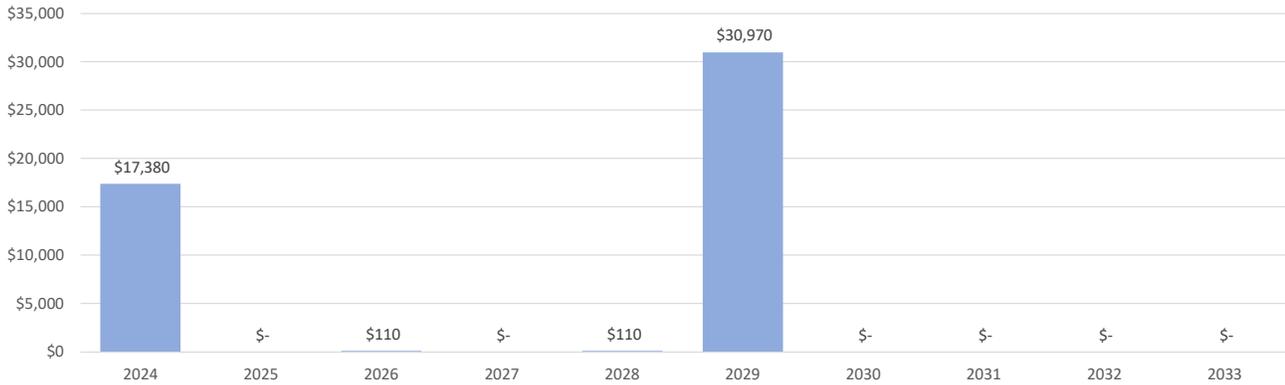
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
10	3.4	8.8	\$48,570	\$156,000	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$48,100
C - Interiors	\$140
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$330
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$48,570



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02697	Lighting	D - Services	5	1	\$110
FCAID-02705	Roofing	B - Shell	4	6	\$27,750
FCAID-02703	Exterior Wall	B - Shell	4	1	\$17,130
FCAID-02700	Floor Finish	C - Interiors	4	1	\$140

Section
10

Wittman Field Buildings



Facility Category: Wittman Field

Facility Age (Yrs): 15

Year Built: 2008

Total Square Footage: 8,827

Date(s) of Assessment: 5/22/2023

Air Traffic Control Tower

3120 Knapp Street, Oshkosh, 54901

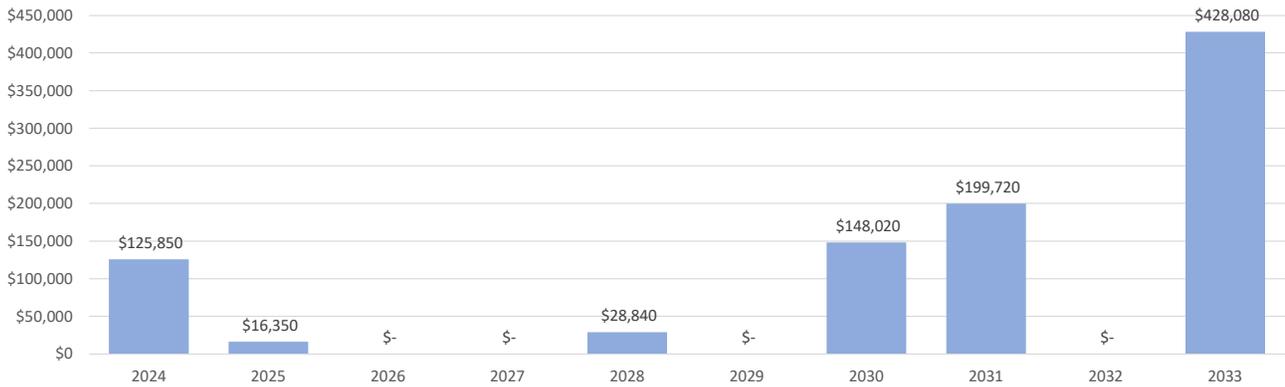
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
72	2.8	12.1	\$946,860	\$9,904,200	0.02

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$240,610
C - Interiors	\$65,530
D10 - Conveying	\$0
D20 - Plumbing	\$14,870
D30 - HVAC	\$310,770
D40 - Fire Protection	\$112,720
D50 - Electrical	\$202,360
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$946,860



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01773	Chiller Air Cooled	D - Services	5	1	\$125,850
FCAID-03785	Drinking Fountain	D - Services	5	2	\$2,160
FCAID-01786	Fire Pump	D - Services	4	10	\$18,000
FCAID-01802	Lighting	D - Services	4	2	\$14,190

Facility Category: Wittman Field

Facility Age (Yrs): 3

Year Built: 2020

Total Square Footage: 12,500

Date(s) of Assessment: 5/22/2023

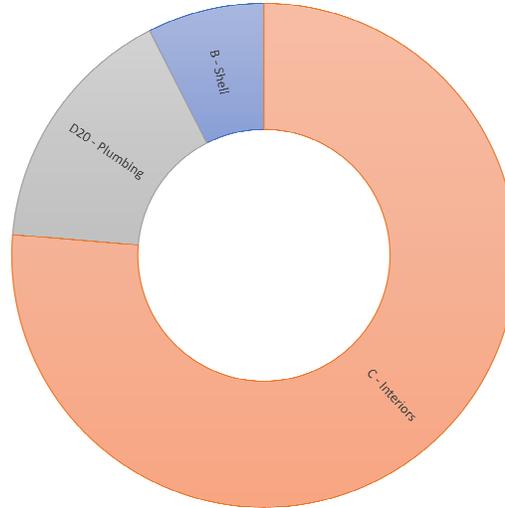
Airport Administration Building

525 W. 20Th Street Rd, Oshkosh, 54901

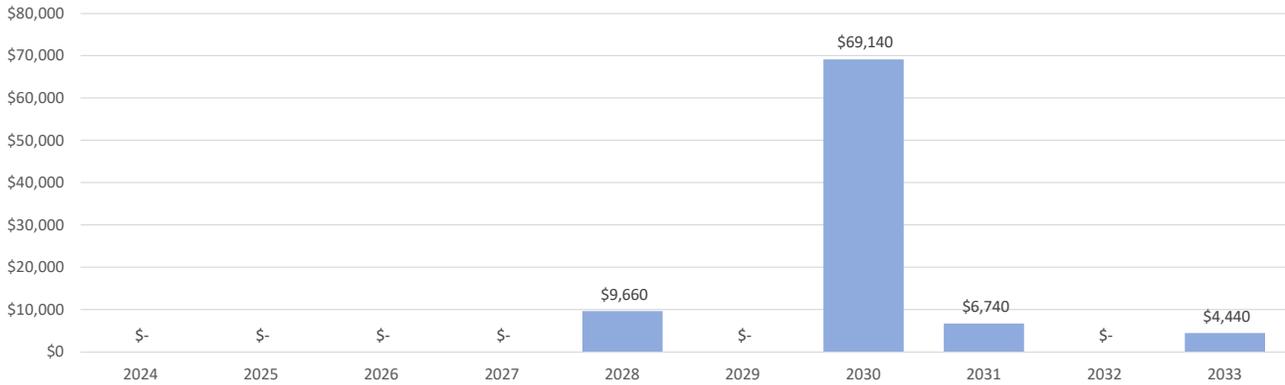
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
93	1.0	19.9	\$89,980	\$5,265,000	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$6,740
C - Interiors	\$68,660
D10 - Conveying	\$0
D20 - Plumbing	\$14,580
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$89,980



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)

Facility Category: Wittman Field

Facility Age (Yrs): 58

Year Built: 1965

Total Square Footage: 2,880

Date(s) of Assessment: Restricted Access

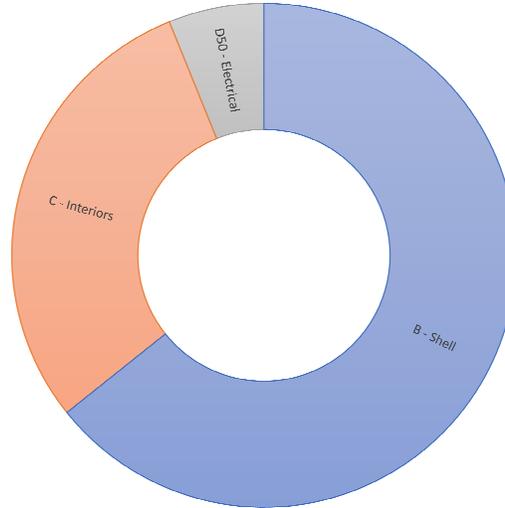
Basler Office #14

525 W. 20Th Street Rd, Oshkosh, 54901

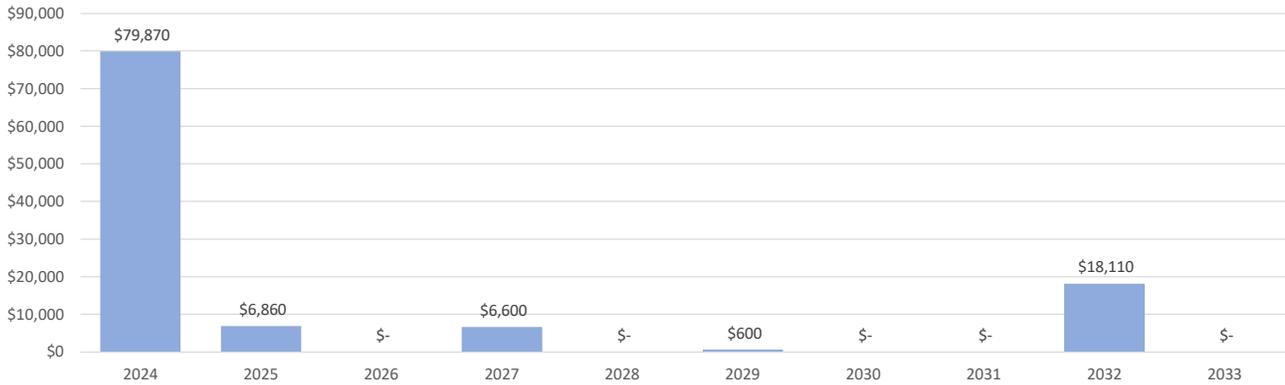
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
10	4.5	2.2	\$112,040	\$555,800	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$72,010
C - Interiors	\$33,170
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$6,860
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$112,040



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02071	Roofing	B - Shell	5	1	\$47,660
FCAID-02064	Floor Finish	C - Interiors	5	1	\$11,820
FCAID-02066	Floor Finish	C - Interiors	5	1	\$11,660
FCAID-02065	Floor Finish	C - Interiors	5	1	\$4,810
FCAID-02067	Ceiling Finish	C - Interiors	5	1	\$1,840
FCAID-02063	Interior Wall Finish	C - Interiors	5	1	\$600
FCAID-02062	Lighting	D - Services	4	2	\$6,860
FCAID-02069	Window	B - Shell	4	4	\$6,600
FCAID-02070	Exterior Wall	B - Shell	4	1	\$1,480

Facility Category: Wittman Field

Facility Age (Yrs): 33

Year Built: 1990

Total Square Footage: 6,000

Date(s) of Assessment: 5/23/2023

DNR Hangar

375 W 35th Street, Oshkosh, 54901

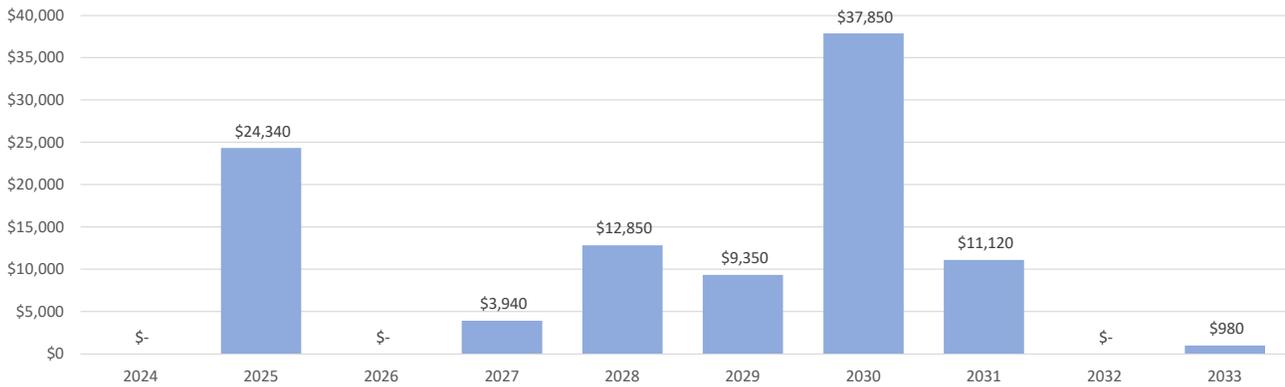
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
26	3.0	8.6	\$100,430	\$942,000	0.04

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$7,920
C - Interiors	\$18,490
D10 - Conveying	\$0
D20 - Plumbing	\$9,820
D30 - HVAC	\$45,610
D40 - Fire Protection	\$0
D50 - Electrical	\$18,590
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$100,430



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02116	Lighting	D - Services	4	2	\$18,590
FCAID-02130	Exterior Door	B - Shell	4	4	\$3,940

Facility Category: Wittman Field

Facility Age (Yrs): 4

Year Built: 2019

Total Square Footage: 1,005

Date(s) of Assessment: 5/23/2023

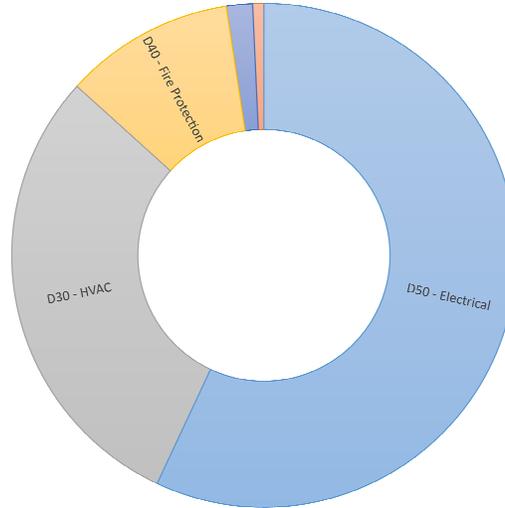
Electrical Vault

520 Aviation Road, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
17	2.5	10.4	\$80,830	\$152,800	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$1,350
C - Interiors	\$580
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$24,040
D40 - Fire Protection	\$8,820
D50 - Electrical	\$46,040
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$80,830



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02165	Transformer	D - Services	4	10	\$9,220
FCAID-02164	Panelboard	D - Services	4	10	\$5,340
FCAID-02157	Condensing Unit	D - Services	4	2	\$5,000
FCAID-02163	Panelboard	D - Services	4	10	\$3,680
FCAID-02166	Lighting	D - Services	4	2	\$2,570

Facility Category: Wittman Field

Facility Age (Yrs): 39

Year Built: 1984

Total Square Footage: 10,740

Date(s) of Assessment: 5/23/2023

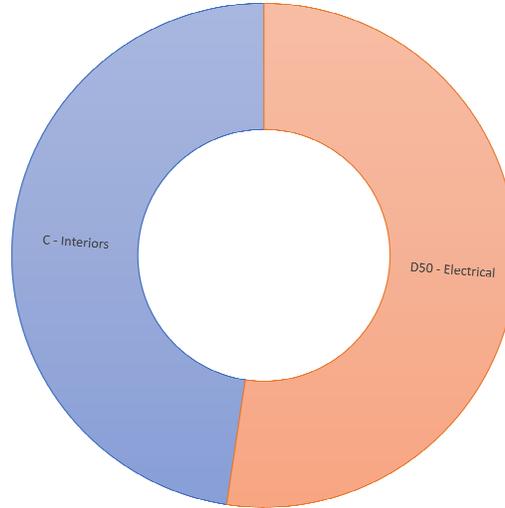
Exec I Hangar G I-10

525 W. 20Th Street Rd, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
7	3.3	10.4	\$15,220	\$1,686,200	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$7,250
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$7,970
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$15,220



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02089	Lighting	D - Services	4	5	\$4,290
FCAID-02088	Panelboard	D - Services	4	4	\$3,680

Facility Category: Wittman Field

Facility Age (Yrs): 38

Year Built: 1985

Total Square Footage: 10,740

Date(s) of Assessment: 5/23/2023

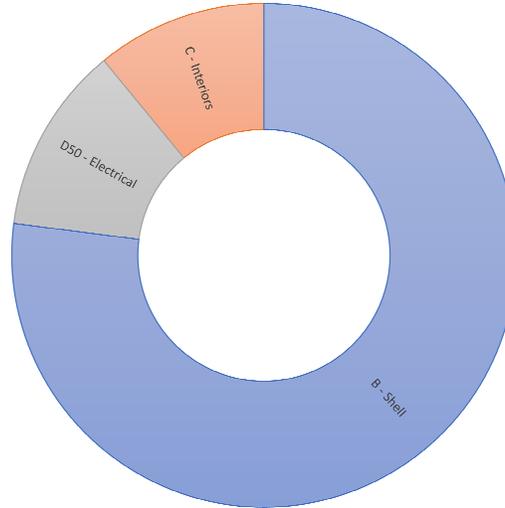
Exec Hangar I H I-10

525 W. 20Th Street Rd, Oshkosh, 54901

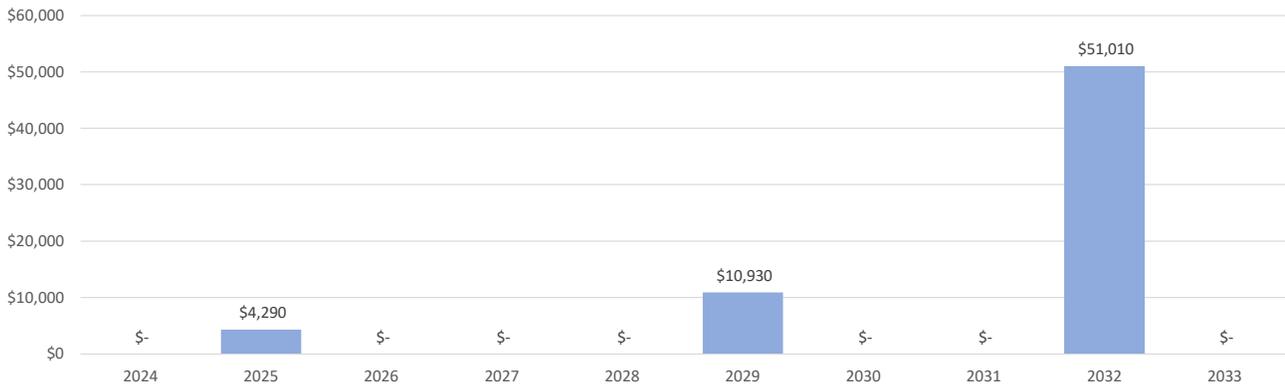
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
7	3.3	8.6	\$66,230	\$1,686,200	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$51,010
C - Interiors	\$7,250
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$7,970
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$66,230



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02096	Lighting	D - Services	4	2	\$4,290
FCAID-02095	Panelboard	D - Services	4	6	\$3,680

Facility Category: Wittman Field

Facility Age (Yrs): 39

Year Built: 1984

Total Square Footage: 2,014

Date(s) of Assessment: 5/23/2023

Exec Hangar Iii F1

525 W. 20Th Street Rd, Oshkosh, 54901

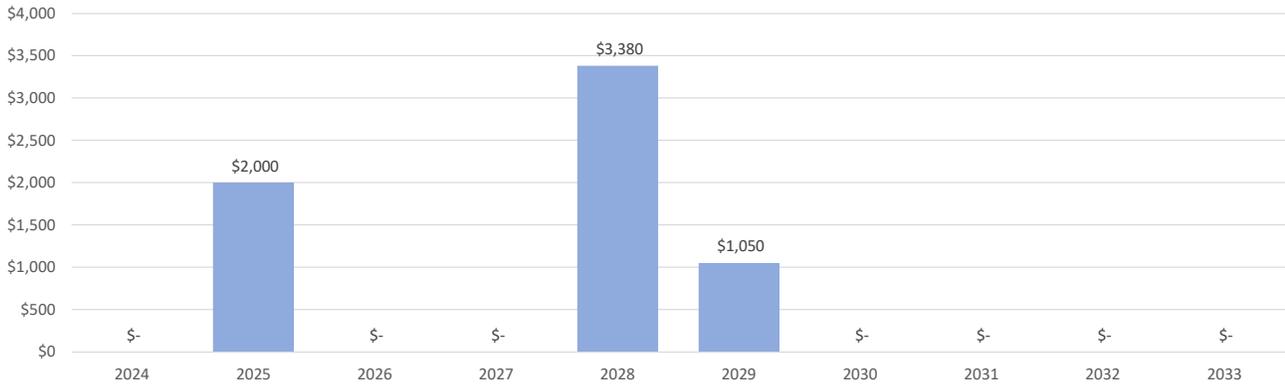
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	3.3	10.4	\$6,430	\$316,200	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$1,050
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$5,380
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$6,430



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02072	Panelboard	D - Services	4	5	\$3,380
FCAID-02073	Lighting	D - Services	4	2	\$2,000

Facility Category: Wittman Field

Facility Age (Yrs): 27

Year Built: 1996

Total Square Footage: 11,000

Date(s) of Assessment: 5/23/2023

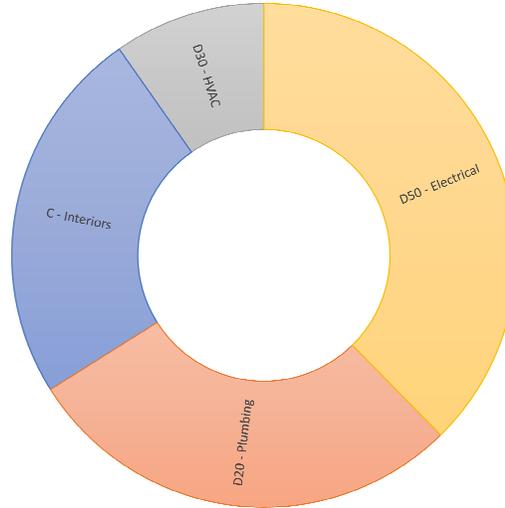
Hangar #1

525 W. 20Th Street Rd, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
34	3.0	11.8	\$101,320	\$1,727,000	0.02

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$24,530
D10 - Conveying	\$0
D20 - Plumbing	\$28,800
D30 - HVAC	\$9,860
D40 - Fire Protection	\$0
D50 - Electrical	\$38,130
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$101,320



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01965	PTAC Unit	D - Services	4	3	\$2,100
FCAID-01964	PTAC Unit	D - Services	4	3	\$2,100

Facility Category: Wittman Field

Facility Age (Yrs): 77

Year Built: 1946

Total Square Footage: 3,136

Date(s) of Assessment: 5/23/2023

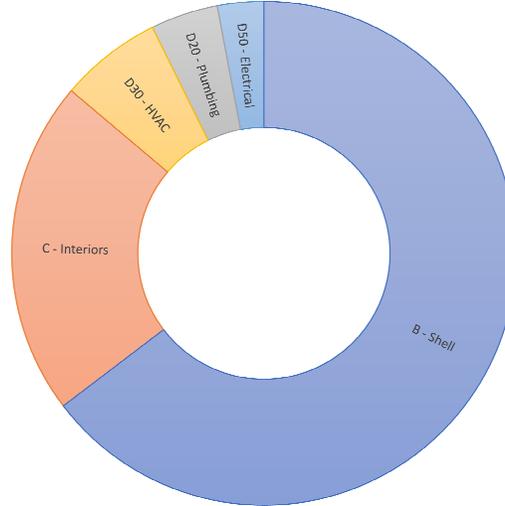
Hangar #7 Valley Aviation

525 W. 20Th Street Rd, Oshkosh, 54901

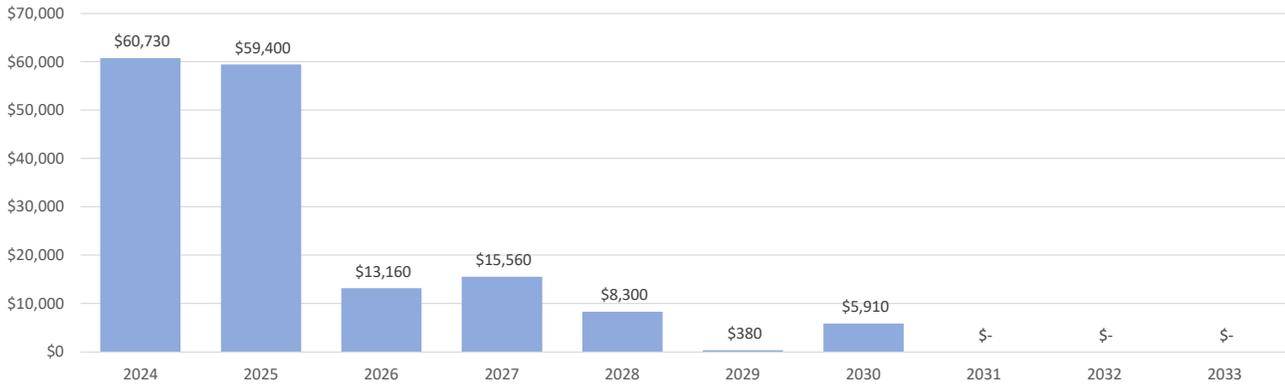
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
24	4.2	3.1	\$163,440	\$492,400	0.32

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$105,650
C - Interiors	\$35,170
D10 - Conveying	\$0
D20 - Plumbing	\$7,070
D30 - HVAC	\$10,690
D40 - Fire Protection	\$0
D50 - Electrical	\$4,860
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$163,440



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02156	Roofing	B - Shell	5	2	\$56,790
FCAID-02154	Window	B - Shell	5	1	\$33,010
FCAID-02134	Furnace	D - Services	5	1	\$9,510
FCAID-02149	Floor Finish	C - Interiors	5	1	\$6,500
FCAID-02137	Lighting	D - Services	5	1	\$4,860
FCAID-02152	Exterior Door	B - Shell	5	1	\$4,110
FCAID-02142	Interior Wall Finish	C - Interiors	5	1	\$380
FCAID-02147	Floor Finish	C - Interiors	5	1	\$10
FCAID-02155	Exterior Door	B - Shell	4	4	\$10,120
FCAID-02151	Ceiling Finish	C - Interiors	4	5	\$6,670

Facility Category: Wittman Field

Facility Age (Yrs): 52

Year Built: 1971

Total Square Footage: 10,758

Date(s) of Assessment: 5/23/2023

Hangar #10 North T A

525 W. 20Th Street Rd, Oshkosh, 54901

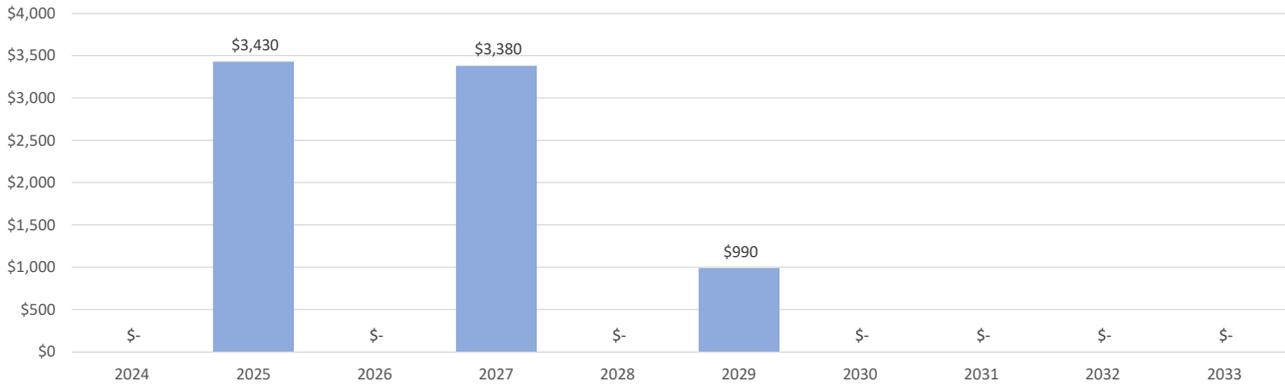
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	3.0	9.6	\$7,800	\$1,689,000	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$990
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$6,810
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$7,800



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01883	Lighting	D - Services	4	2	\$3,430
FCAID-01881	Panelboard	D - Services	4	4	\$3,380

Facility Category: Wittman Field

Facility Age (Yrs): 46

Year Built: 1977

Total Square Footage: 10,758

Date(s) of Assessment: 5/23/2023

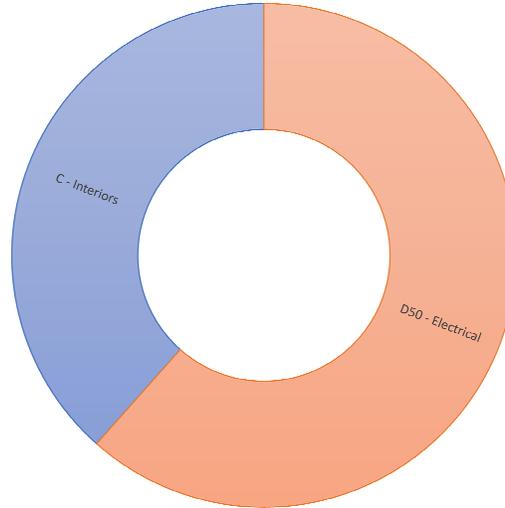
Hangar #11 North T B

525 W. 20Th Street Rd, Oshkosh, 54901

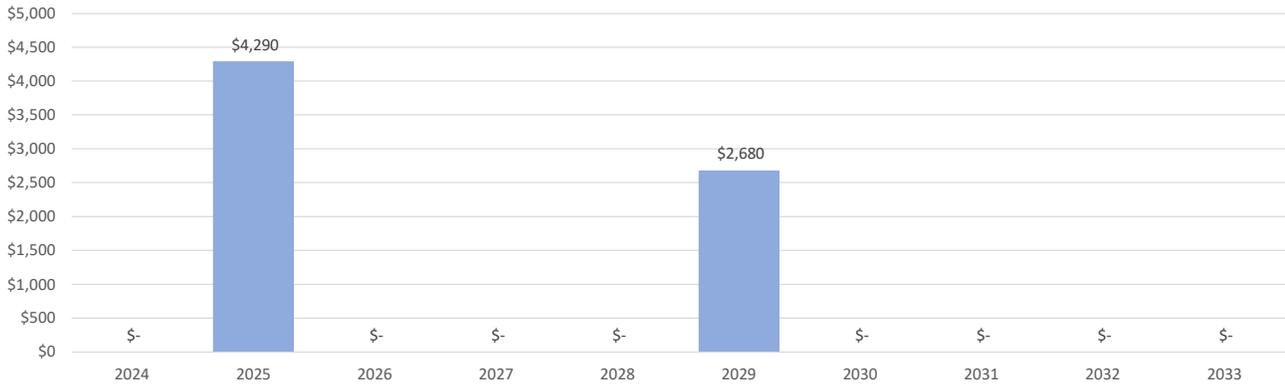
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	3.1	12.9	\$6,970	\$1,689,000	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$2,680
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$4,290
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$6,970



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01891	Lighting	D - Services	4	2	\$4,290

Facility Category: Wittman Field

Facility Age (Yrs): 70

Year Built: 1953

Total Square Footage: 8,208

Date(s) of Assessment: 5/23/2023

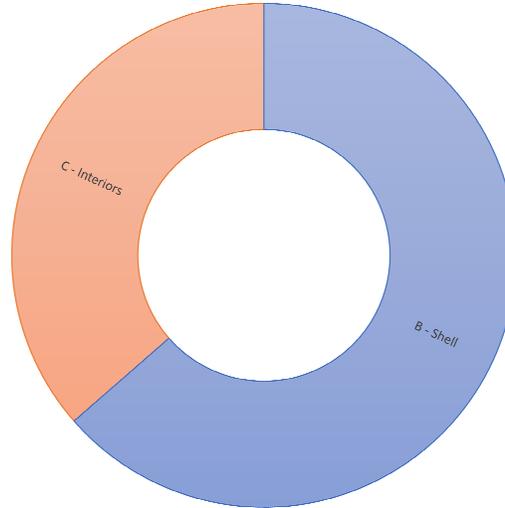
Hangar #12 Basler West

525 W. 20Th Street Rd, Oshkosh, 54901

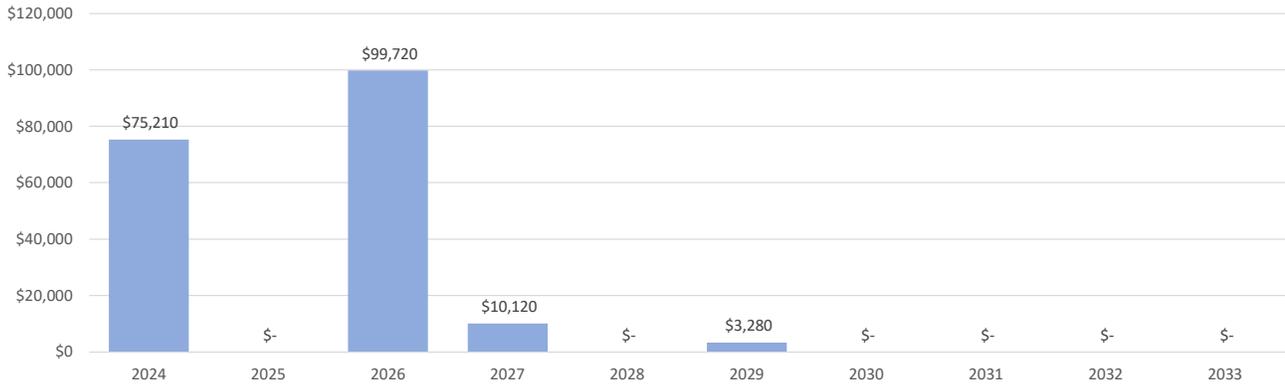
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	4.4	2.3	\$188,330	\$1,288,700	0.14

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$119,720
C - Interiors	\$68,610
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$188,330



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02042	Ceiling Finish	C - Interiors	5	1	\$64,060
FCAID-02043	Exterior Door	B - Shell	5	1	\$3,940
FCAID-02046	Exterior Wall	B - Shell	5	1	\$1,980
FCAID-02040	Interior Wall Finish	C - Interiors	5	1	\$1,270
FCAID-02047	Roofing	B - Shell	4	3	\$99,720
FCAID-02044	Exterior Door	B - Shell	4	4	\$10,120
FCAID-02045	Window	B - Shell	4	1	\$3,960

Facility Category: Wittman Field

Facility Age (Yrs): 70

Year Built: 1953

Total Square Footage: 9,209

Date(s) of Assessment: 5/23/2023

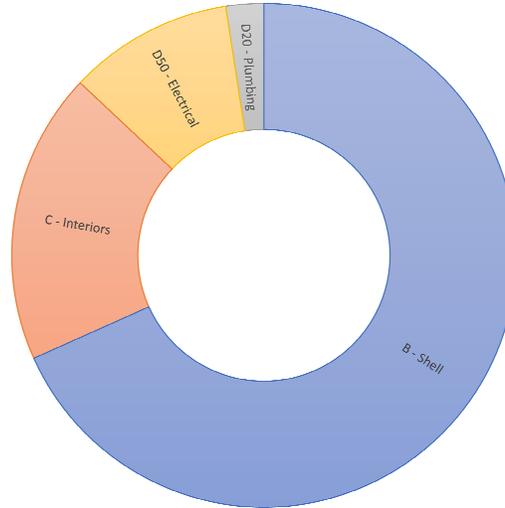
Hangar #13 Basler East

525 W. 20Th Street Rd, Oshkosh, 54901

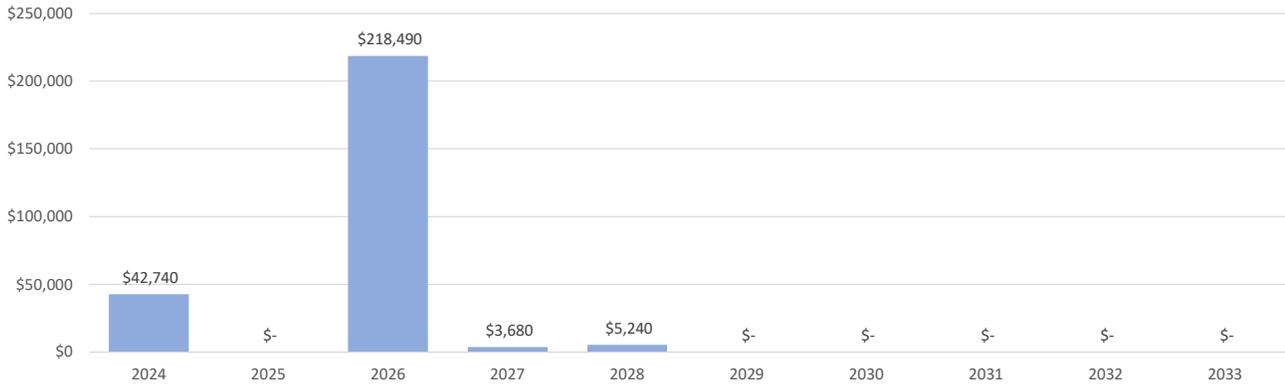
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
14	4.2	2.1	\$270,150	\$1,445,800	0.19

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$184,490
C - Interiors	\$50,540
D10 - Conveying	\$0
D20 - Plumbing	\$6,560
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$28,560
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$270,150



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02059	Exterior Wall	B - Shell	5	1	\$3,140
FCAID-02055	Interior Wall Finish	C - Interiors	5	1	\$1,420
FCAID-02051	Toilet	D - Services	5	1	\$730
FCAID-02050	Sink	D - Services	5	1	\$590
FCAID-02061	Roofing	B - Shell	4	3	\$149,580
FCAID-02056	Ceiling Finish	C - Interiors	4	3	\$40,400
FCAID-02052	Lighting	D - Services	4	3	\$24,880
FCAID-02060	Exterior Door	B - Shell	4	1	\$20,240
FCAID-02057	Exterior Door	B - Shell	4	1	\$8,230
FCAID-02054	Floor Finish	C - Interiors	4	1	\$5,090

Facility Category: Wittman Field

Facility Age (Yrs): 43

Year Built: 1980

Total Square Footage: 10,758

Date(s) of Assessment: 5/23/2023

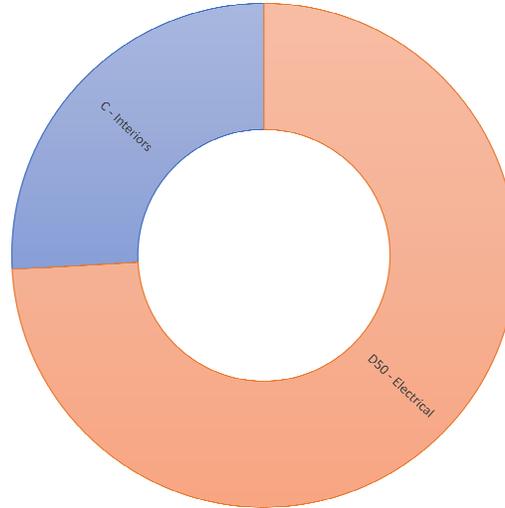
Hangar #16 North T C

525 W. 20Th Street Rd, Oshkosh, 54901

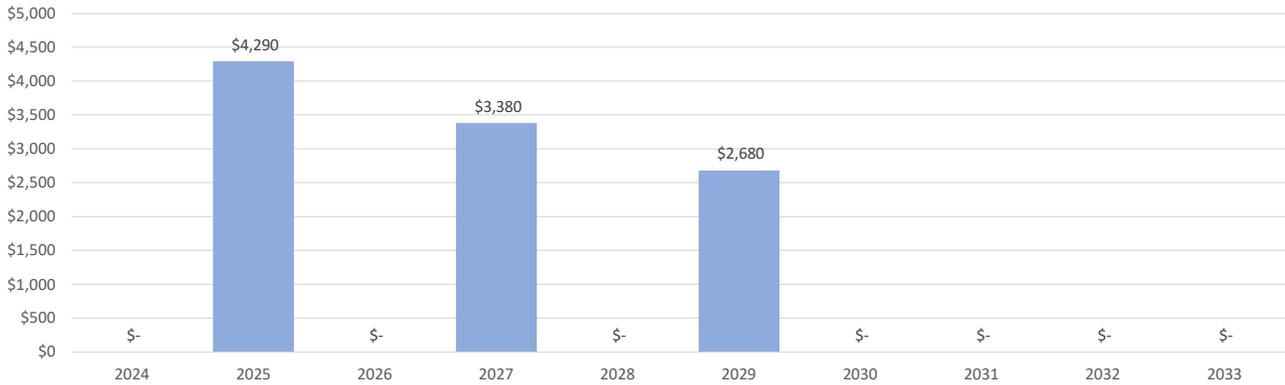
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	3.2	12.2	\$10,350	\$1,689,000	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$2,680
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$7,670
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$10,350



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01900	Lighting	D - Services	4	2	\$4,290
FCAID-01899	Panelboard	D - Services	4	4	\$3,380

Facility Category: Wittman Field

Facility Age (Yrs): 43

Year Built: 1980

Total Square Footage: 14,278

Date(s) of Assessment: 5/23/2023

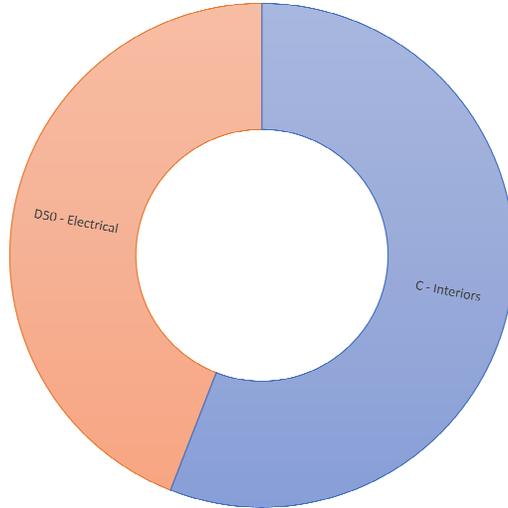
Hangar #17 North Td

525 W. 20Th Street Rd, Oshkosh, 54901

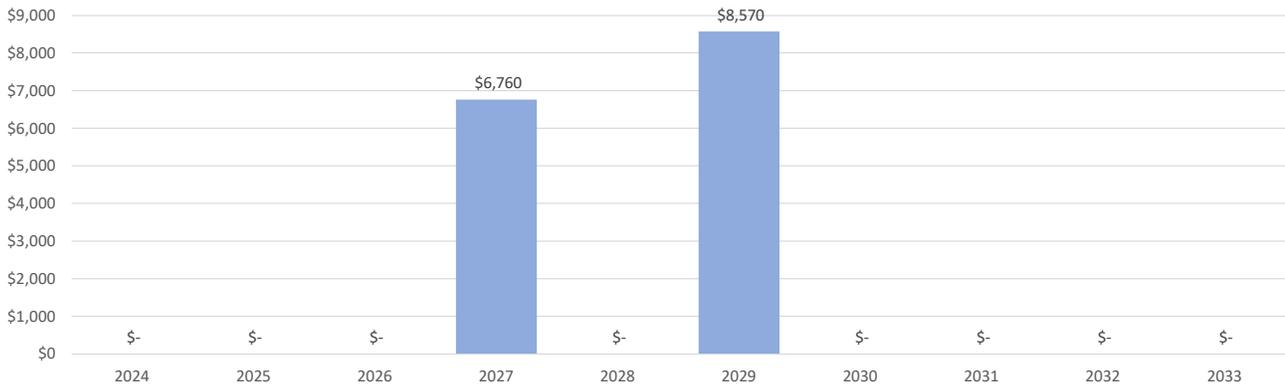
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
10	3.0	12.9	\$15,330	\$2,241,600	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$8,570
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$6,760
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$15,330



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01916	Panelboard	D - Services	4	4	\$3,380
FCAID-01915	Panelboard	D - Services	4	4	\$3,380

Facility Category: Wittman Field

Facility Age (Yrs): 83

Year Built: 1940

Total Square Footage: 4,000

Date(s) of Assessment: 5/23/2023

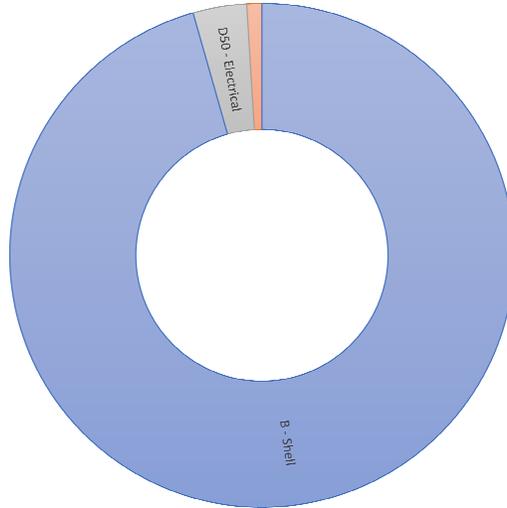
Hangar J

525 W. 20Th Street Rd, Oshkosh, 54901

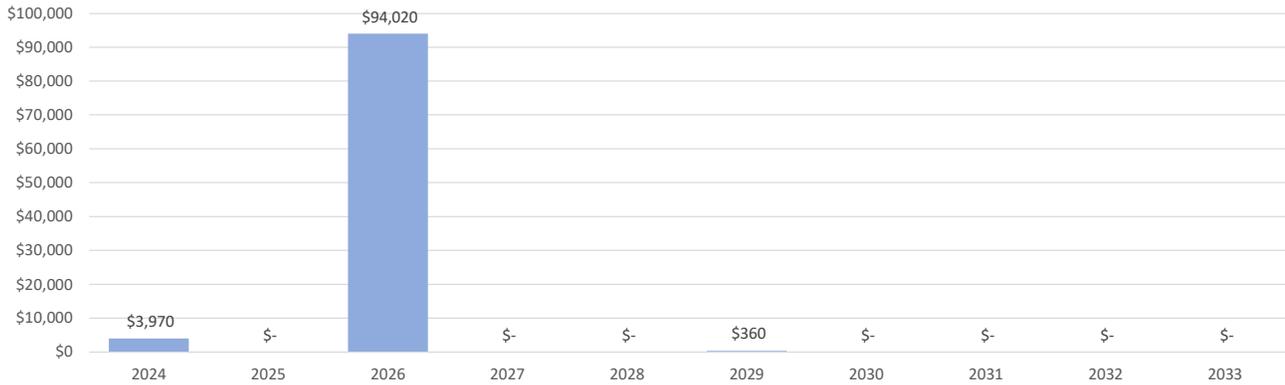
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
6	4.0	2.5	\$98,350	\$628,000	0.16

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$94,020
C - Interiors	\$950
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$3,380
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$98,350



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02102	Panelboard	D - Services	5	1	\$3,380
FCAID-02107	Roofing	B - Shell	4	3	\$66,920
FCAID-02106	Exterior Wall	B - Shell	4	3	\$27,100
FCAID-02105	Ceiling Finish	C - Interiors	4	1	\$590
FCAID-02103	Interior Wall Finish	C - Interiors	4	1	\$0

Facility Category: Wittman Field

Facility Age (Yrs): 22

Year Built: 2001

Total Square Footage: 1,400

Date(s) of Assessment: 5/23/2023

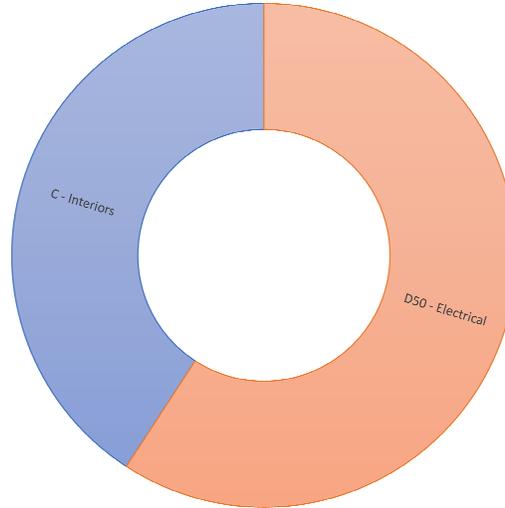
Hangar M-863

525 W. 20Th Street Rd, Oshkosh, 54901

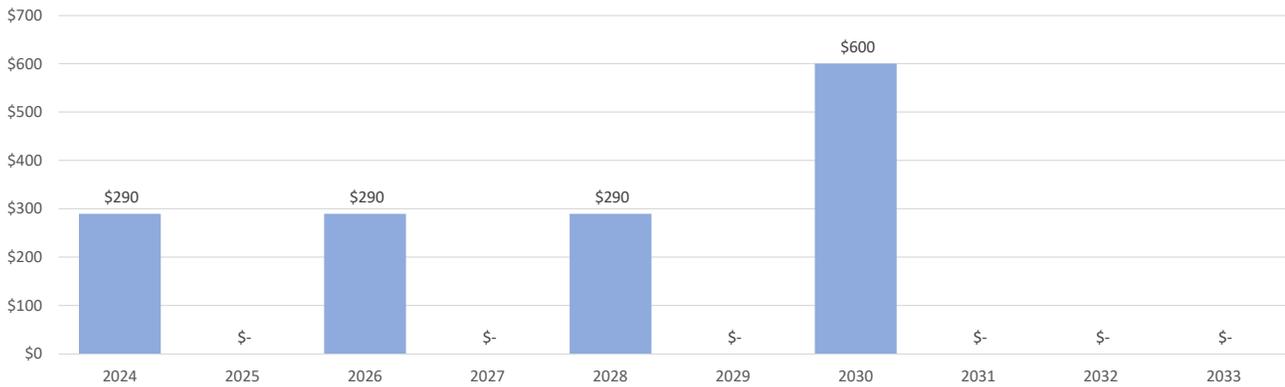
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	3.1	14.1	\$1,470	\$219,800	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$600
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$870
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$1,470



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01926	Lighting	D - Services	4	1	\$290

Facility Category: Wittman Field

Facility Age (Yrs): 22

Year Built: 2001

Total Square Footage: 1,400

Date(s) of Assessment: 5/23/2023

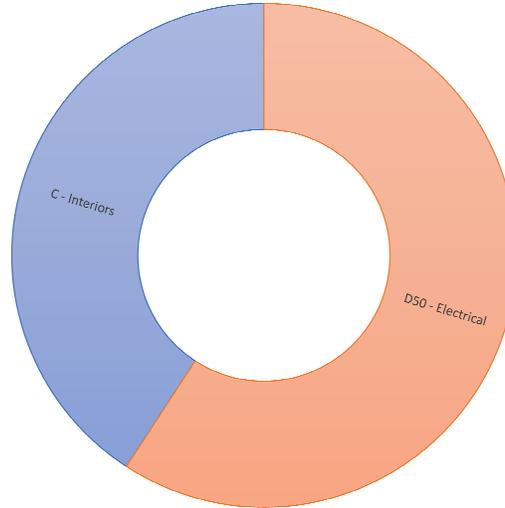
Hangar M-865

525 W. 20Th Street Rd, Oshkosh, 54901

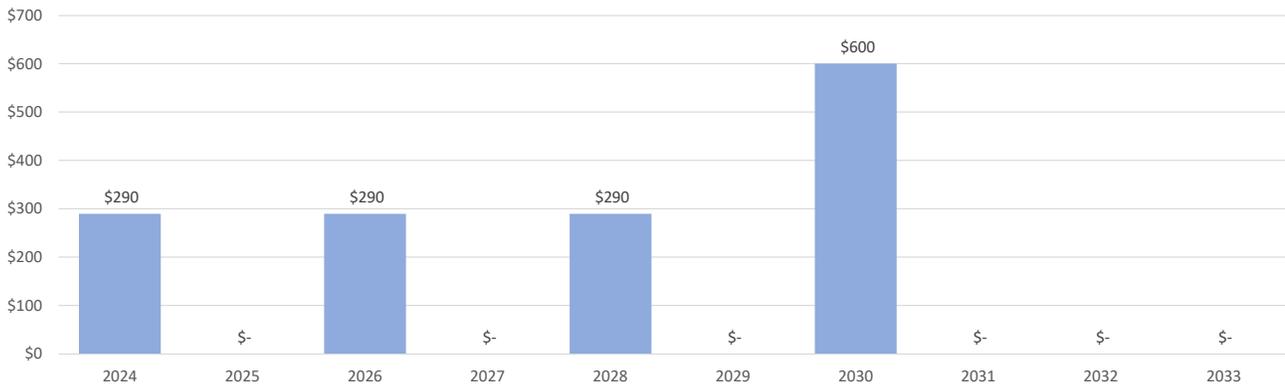
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	3.1	14.1	\$1,470	\$219,800	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$600
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$870
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$1,470



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01934	Lighting	D - Services	4	1	\$290

Facility Category: Wittman Field

Facility Age (Yrs): 22

Year Built: 2001

Total Square Footage: 1,400

Date(s) of Assessment: 5/23/2023

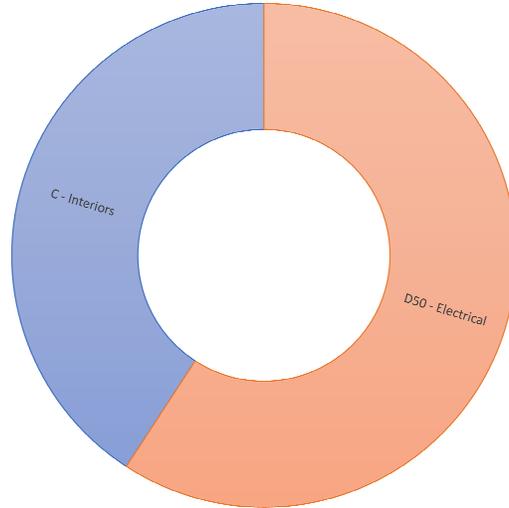
Hangar M-867

525 W. 20Th Street Rd, Oshkosh, 54901

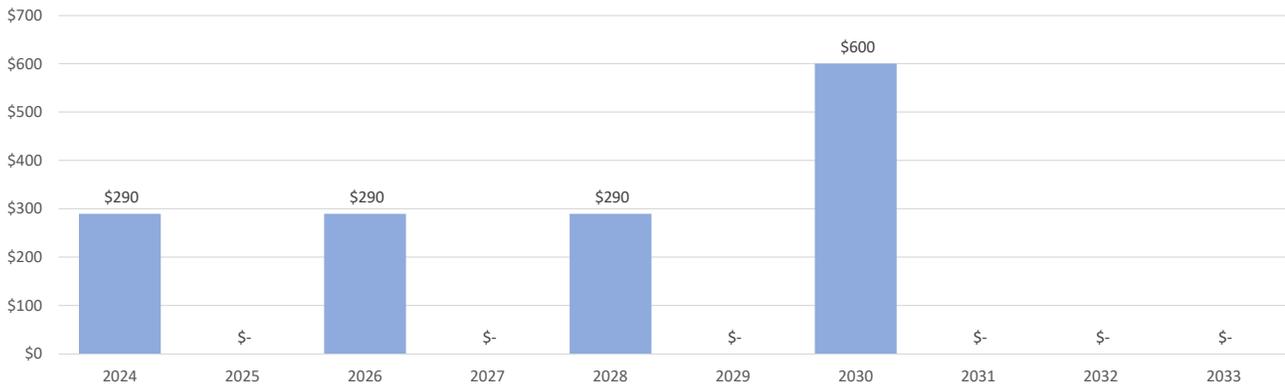
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	3.1	14.1	\$1,470	\$219,800	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$600
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$870
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$1,470



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01942	Lighting	D - Services	4	1	\$290

Facility Category: Wittman Field

Facility Age (Yrs): 22

Year Built: 2001

Total Square Footage: 1,400

Date(s) of Assessment: 5/23/2023

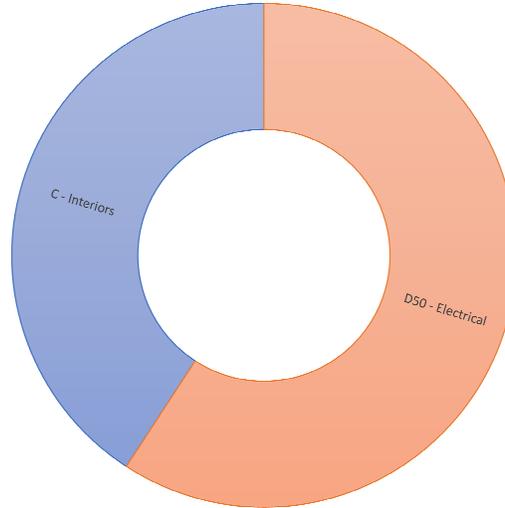
Hangar M-869

525 W. 20Th Street Rd, Oshkosh, 54901

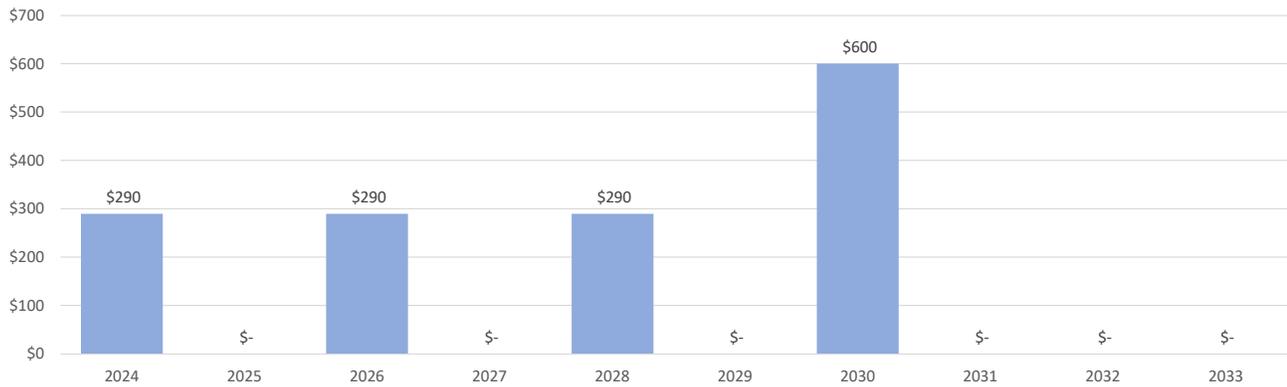
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	3.1	14.1	\$1,470	\$219,800	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$600
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$870
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$1,470



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01950	Lighting	D - Services	4	1	\$290

Facility Category: Wittman Field

Facility Age (Yrs): 38

Year Built: 1985

Total Square Footage: 2,500

Date(s) of Assessment: 5/23/2023

Strong Box East

525 W. 20Th Street Rd, Oshkosh, 54901

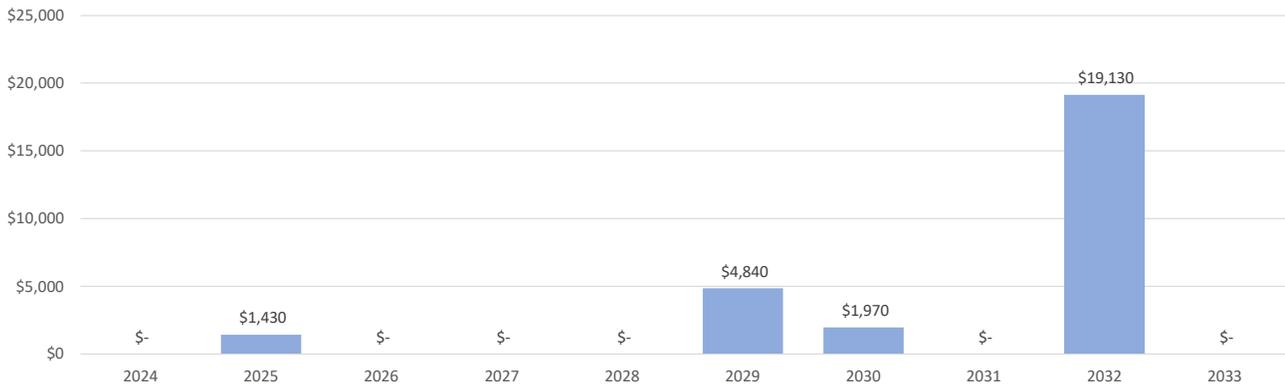
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	3.3	8.4	\$27,370	\$195,000	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$21,100
C - Interiors	\$1,460
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$4,810
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$27,370



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02080	Panelboard	D - Services	4	6	\$3,380
FCAID-02081	Lighting	D - Services	4	2	\$1,430

Facility Category: Wittman Field

Facility Age (Yrs): 29

Year Built: 1994

Total Square Footage: 2,500

Date(s) of Assessment: 5/23/2023

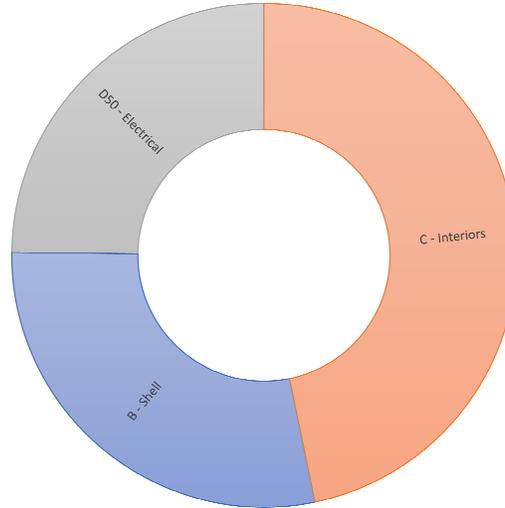
Strong Box North

525 W. 20Th Street Rd, Oshkosh, 54901

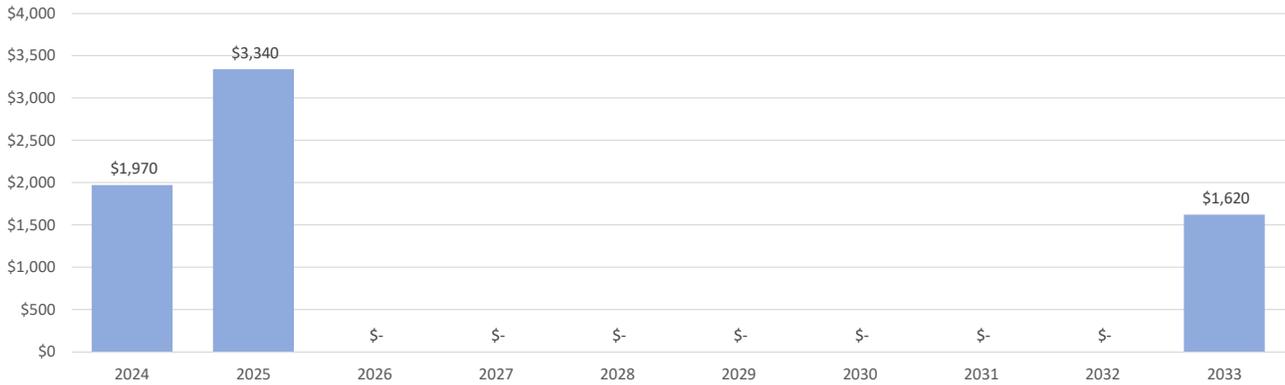
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
8	3.6	8.9	\$6,930	\$195,000	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$1,970
C - Interiors	\$3,240
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$1,720
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$6,930



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01912	Exterior Door	B - Shell	5	1	\$1,970
FCAID-01908	Lighting	D - Services	4	2	\$1,720
FCAID-01909	Interior Wall Finish	C - Interiors	4	2	\$1,050
FCAID-01910	Floor Finish	C - Interiors	4	2	\$570

Facility Category: Wittman Field

Facility Age (Yrs): 24

Year Built: 1999

Total Square Footage: 2,500

Date(s) of Assessment: 5/23/2023

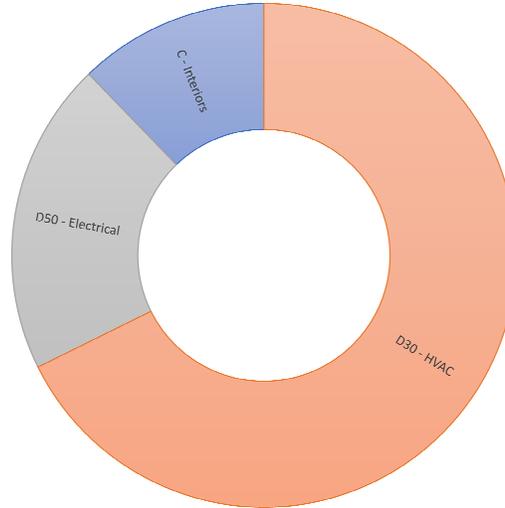
T-Hangar 809A

809 W 20th Ave, Oshkosh, 54902

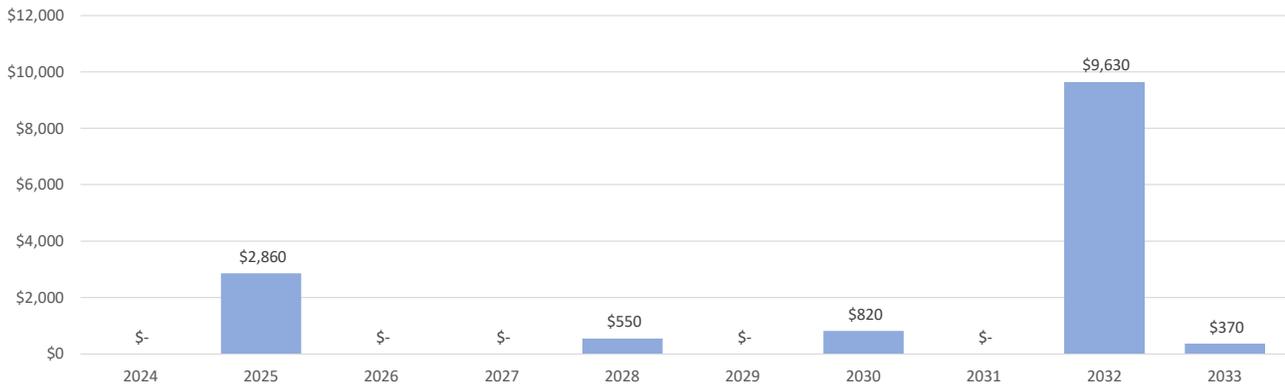
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	2.9	14.3	\$14,230	\$392,500	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$1,740
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$9,630
D40 - Fire Protection	\$0
D50 - Electrical	\$2,860
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$14,230



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02015	Lighting	D - Services	4	2	\$2,860

Facility Category: Wittman Field

Facility Age (Yrs): 24

Year Built: 1999

Total Square Footage: 2,500

Date(s) of Assessment: 5/23/2023

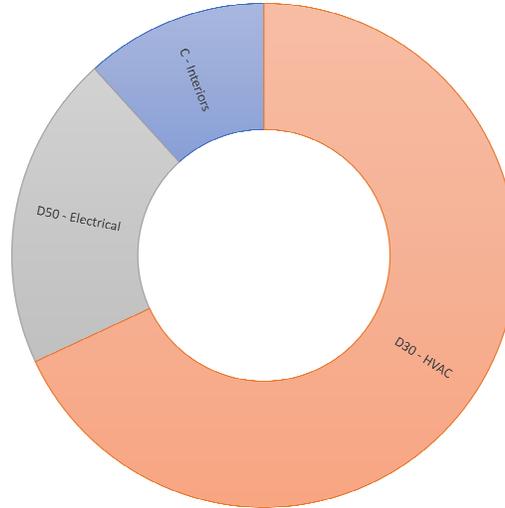
T-Hangar 809B

525 W. 20Th Street Rd, Oshkosh, 54901

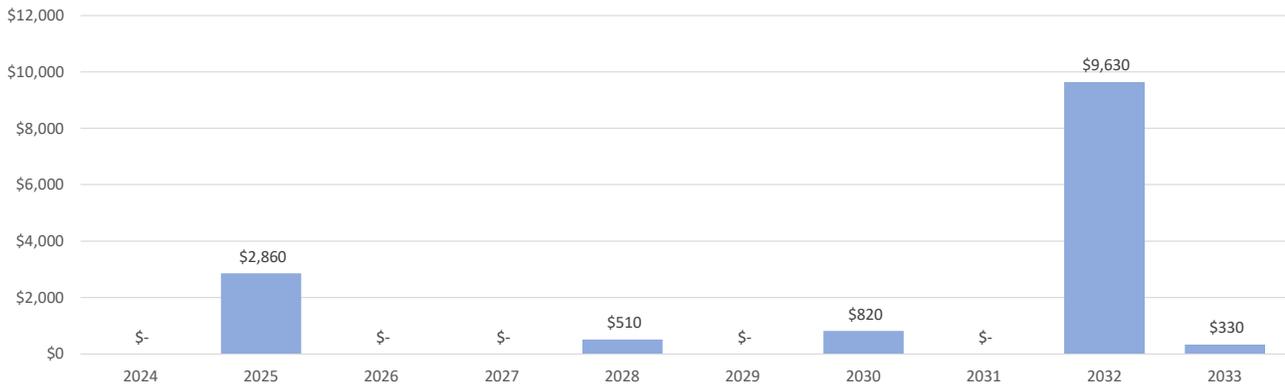
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	2.9	14.3	\$14,150	\$392,500	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$1,660
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$9,630
D40 - Fire Protection	\$0
D50 - Electrical	\$2,860
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$14,150



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02024	Lighting	D - Services	4	2	\$2,860

Facility Category: Wittman Field

Facility Age (Yrs): 24

Year Built: 1999

Total Square Footage: 2,500

Date(s) of Assessment: 5/23/2023

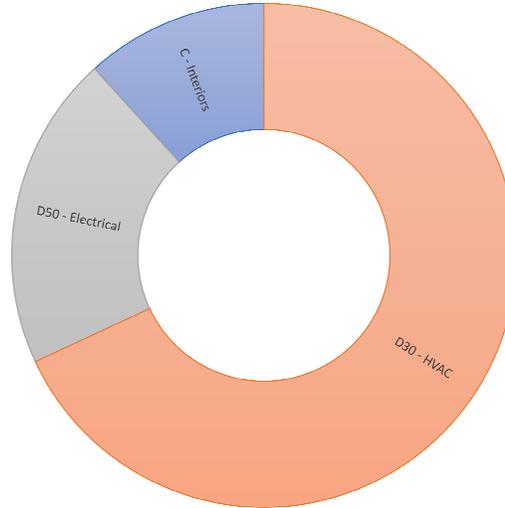
T-Hangar 809C

525 W. 20Th Street Rd, Oshkosh, 54901

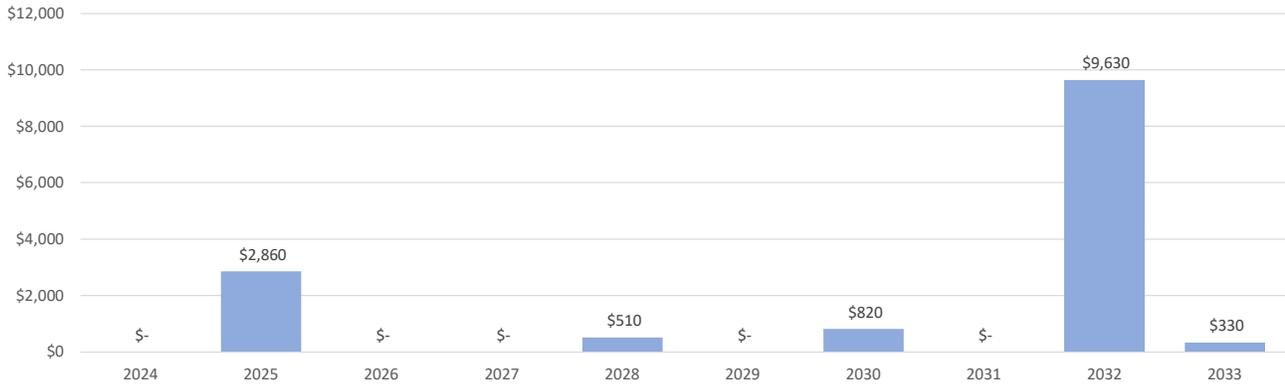
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	2.9	14.3	\$14,150	\$392,500	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$0
C - Interiors	\$1,660
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$9,630
D40 - Fire Protection	\$0
D50 - Electrical	\$2,860
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$14,150



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02033	Lighting	D - Services	4	2	\$2,860

Facility Category: Wittman Field

Facility Age (Yrs): 25

Year Built: 1998

Total Square Footage: 2,500

Date(s) of Assessment: 5/23/2023

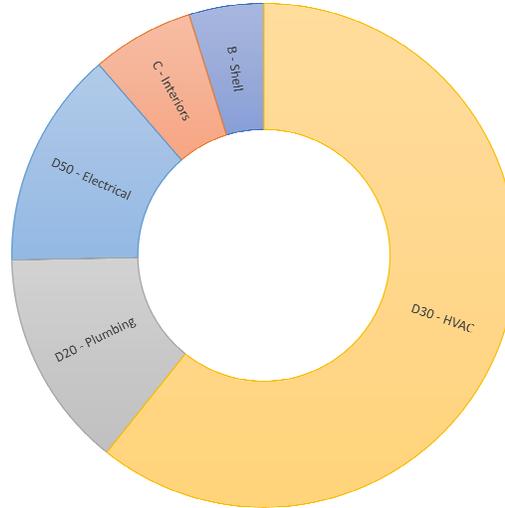
T-Hangar K819

525 W. 20Th Street Rd, Oshkosh, 54901

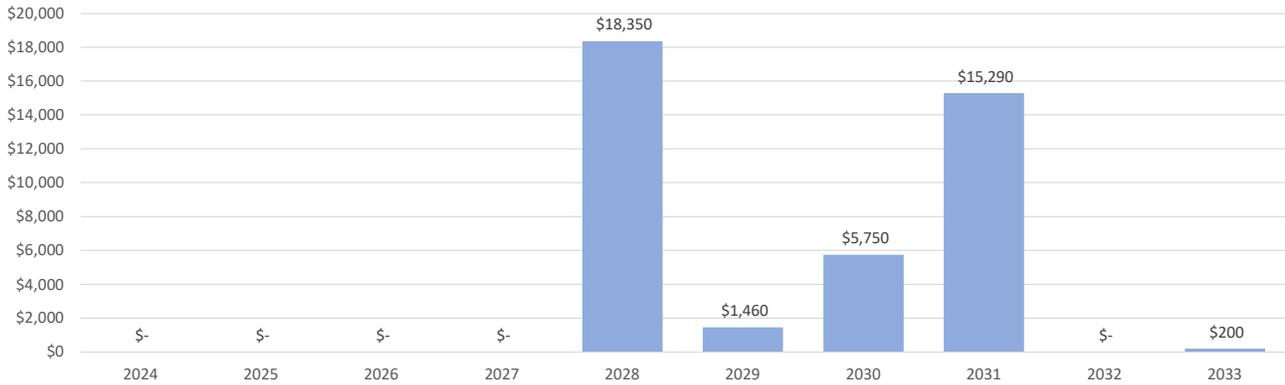
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
12	2.7	10.1	\$41,050	\$392,500	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$1,970
C - Interiors	\$2,690
D10 - Conveying	\$0
D20 - Plumbing	\$5,750
D30 - HVAC	\$24,920
D40 - Fire Protection	\$0
D50 - Electrical	\$5,720
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$41,050



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01995	Lighting	D - Services	4	5	\$5,720

Facility Category: Wittman Field

Facility Age (Yrs): 25

Year Built: 1998

Total Square Footage: 2,500

Date(s) of Assessment: 5/23/2023

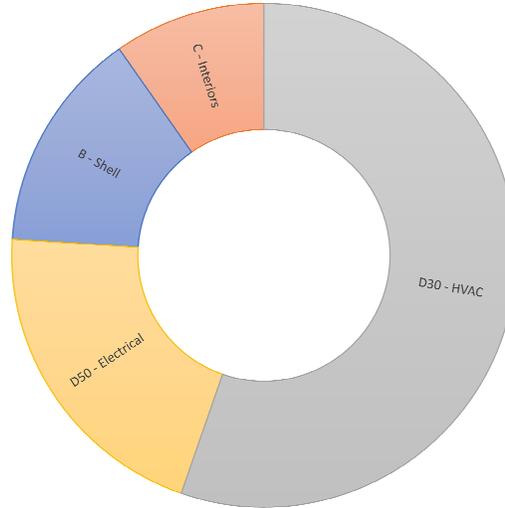
T-Hangar K-821

525 W. 20Th Street Rd, Oshkosh, 54901

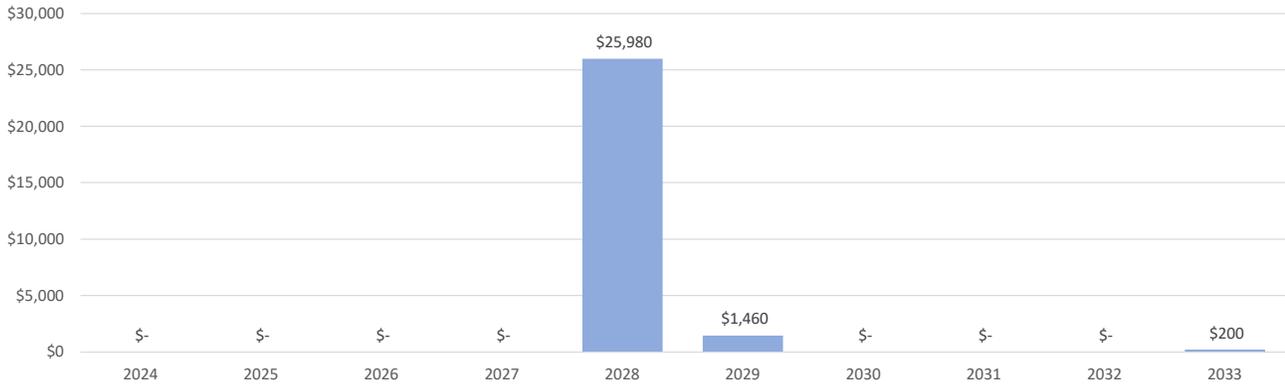
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
10	2.6	10.8	\$27,640	\$392,500	n/a

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$3,940
C - Interiors	\$2,690
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$15,290
D40 - Fire Protection	\$0
D50 - Electrical	\$5,720
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$27,640



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02005	Lighting	D - Services	4	5	\$5,720

Facility Category: Wittman Field

Facility Age (Yrs): 48

Year Built: 1975

Total Square Footage: 7,217

Date(s) of Assessment: 5/22/2023

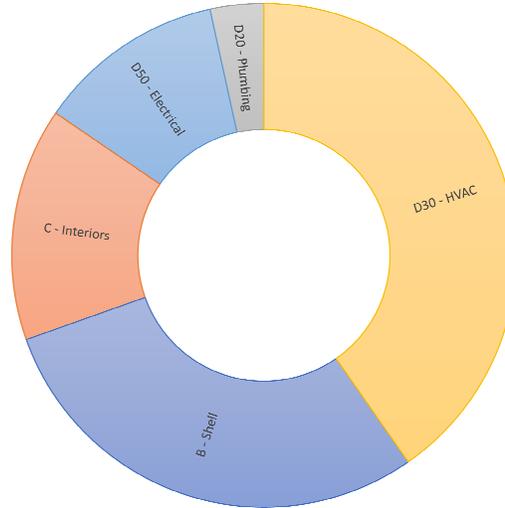
Wittman Fire Station #9

2020 Knapp Street, Oshkosh, 54901

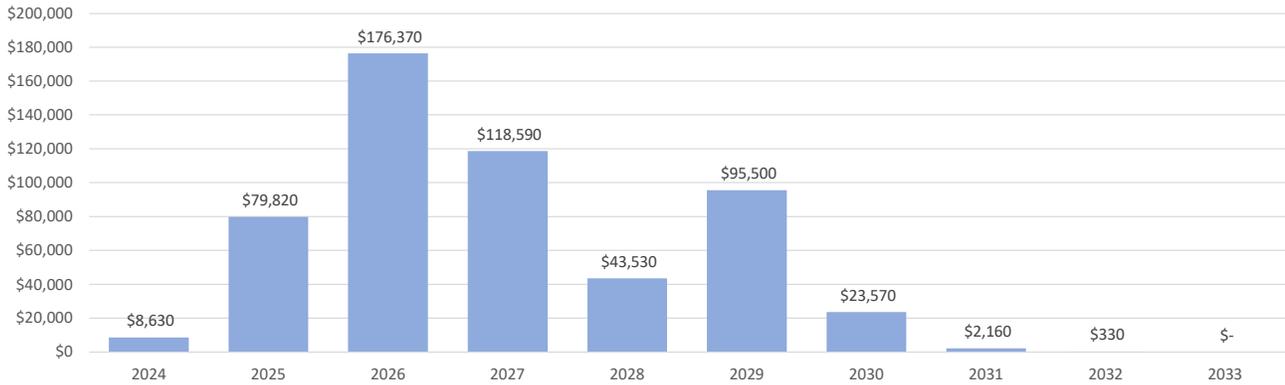
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
55	3.4	7.3	\$548,500	\$1,392,900	0.31

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$160,550
C - Interiors	\$82,120
D10 - Conveying	\$0
D20 - Plumbing	\$18,850
D30 - HVAC	\$221,050
D40 - Fire Protection	\$0
D50 - Electrical	\$65,930
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$548,500



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-01862	Interior Wall Finish	C - Interiors	5	1	\$1,480
FCAID-01880	Roofing	B - Shell	4	3	\$157,260
FCAID-01832	Fuel Fired Boiler	D - Services	4	4	\$48,910
FCAID-01856	Building Automation System	D - Services	4	2	\$36,800
FCAID-01839	Condensing Unit	D - Services	4	2	\$28,310
FCAID-01871	Floor Finish	C - Interiors	4	5	\$19,690
FCAID-01844	Backup Generator	D - Services	4	3	\$19,110
FCAID-01865	Interior Door	C - Interiors	4	4	\$14,540
FCAID-01846	Panelboard	D - Services	4	4	\$13,940
FCAID-01854	Lighting	D - Services	4	2	\$10,300

Facility Category: Wittman Field

Facility Age (Yrs): 47

Year Built: 1976

Total Square Footage: 8,000

Date(s) of Assessment: 5/23/2023

Wittman Maintenance #6

525 W. 20Th Street Rd, Oshkosh, 54901

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
38	2.5	11.0	\$90,580	\$624,000	0.07

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$10,350
C - Interiors	\$35,880
D10 - Conveying	\$0
D20 - Plumbing	\$16,170
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$28,180
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$90,580



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
FCAID-02208	Window	B - Shell	4	4	\$10,350
FCAID-02202	Floor Finish	C - Interiors	4	1	\$10

Facility Category: Wittman Field

Facility Age (Yrs): 38

Year Built: 1985

Total Square Footage: 4,950

Date(s) of Assessment: 5/23/2023

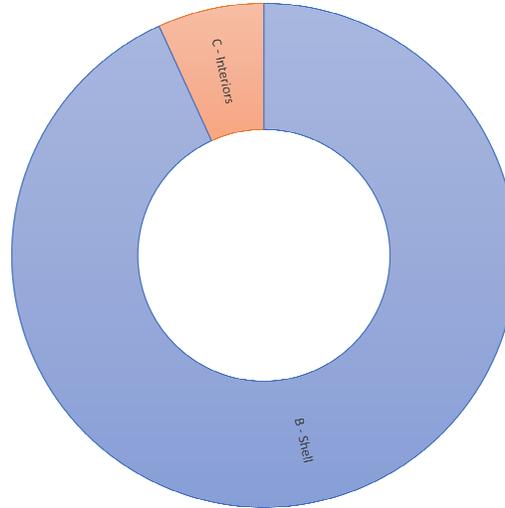
Wittman Pole Storage

525 W. 20Th Street Rd, Oshkosh, 54901

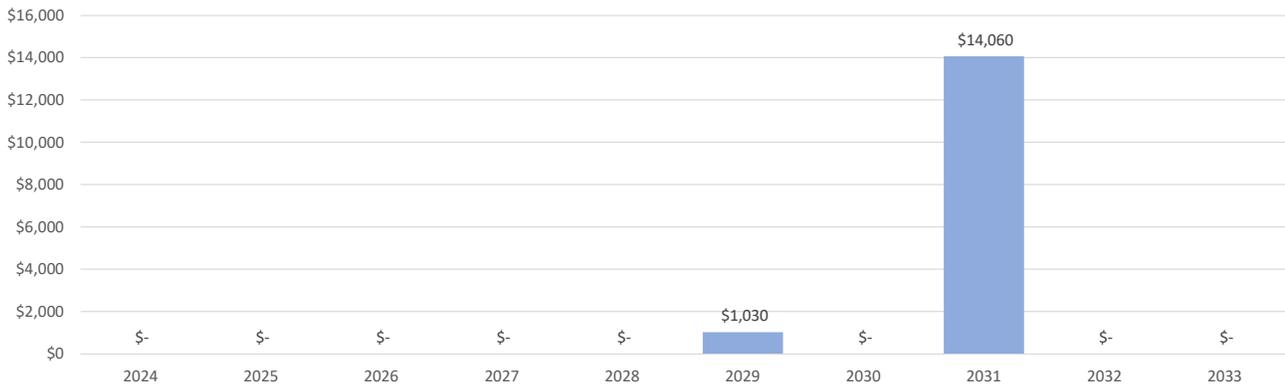
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
9	2.8	12.4	\$15,090	\$386,100	0.00

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Substructure	\$0
B - Shell	\$14,060
C - Interiors	\$1,030
D10 - Conveying	\$0
D20 - Plumbing	\$0
D30 - HVAC	\$0
D40 - Fire Protection	\$0
D50 - Electrical	\$0
E - Equipment	\$0
G - Sitework	\$0
TOTAL:	\$15,090



Annual Projected Capital Replacement and Repair Needs



Near-Term Capital Assets to be Repaired/Replaced

(Table below lists assets in poor or critical condition. For larger buildings there may be additional assets not listed here - details for those assets can be found in the Reveal Dashboard.)

FCAID	Asset Type	Category	Asset Condition Score (1-5)	Observed Remaining Life	Estimated Repair/Replacement Cost
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(No poor or critical condition assets identified)