

Summary Report



City of Sheboygan Mead Public Library Facility Condition Assessment

Sheboygan, WI

May 12, 2026

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1. INTRODUCTION

PURPOSE

The intent of the City of Sheboygan Mead Public Library Facility Condition Assessment (FCA) was to provide a visual inspection of the existing conditions for all physical assets integral to the 88,000 square foot facility. The information gathered from the assessment was compiled to document and create a working digital dashboard for ongoing capital repair and replacement. The working digital capital planning dashboard, referred to as ConcordVue, includes detailed information about each asset from the assessment, an estimated cost of replacement and repair, and a sortable plan that can be filtered down by priority year, asset, and work type. The information provided within this report and in ConcordVue can assist in avoiding costly emergency repairs or other unplanned renovations. The data developed during the FCA process should be used to provide the basis for evaluating immediate replacement and repair costs, establishing a baseline condition for each facility, and providing the information necessary for capital planning.

Although the information presented in this report and ConcordVue is based on thorough research, sound evaluation, and deep data analysis, it should be used only as a guide by stakeholders as they build plans that will best serve the interests of City of Sheboygan. Likewise, all dollar values provided in this report are budgetary estimates and are not intended for use as final costs for project implementation. All inspections conducted as part of this facility condition assessment are based on visually detectable conditions and should not replace legally mandated inspections, including – but not limited to – fire and life safety, ADA compliance, or asbestos and lead contamination.

ASSESSMENT APPROACH

The FCA completed at the Mead Public Library was an in-depth inspection of the current conditions of building structure, systems, and equipment and is used for making recommendations for repairing, replacing, and upgrading assets. It involves a review of documentation such as building plans, maintenance records, and lists of equipment with known deficiencies, which help build baseline familiarity with current facility and system conditions. The assessment also involves interviews with on-site maintenance staff. The FCA team surveys the entire facility to capture data on the severity of repairs or replacements of equipment, systems, and architectural and structural components needed.

The specific project scope of work followed the ASTM Uniformat II Standard and encompassed the inspection of all foundations, superstructure, exterior enclosure, roofing, interior construction, stairs, conveying, plumbing, HVAC, fire protection, electrical, and security assets, and a high-level ADA review following ASTM standards. After the interviews and on-site inspections were complete, The Concord Group utilized in-house estimating to prepare cost estimates of replacement and repair along with recommendations for prioritization based on the most substantial needs and likely equipment failures or safety hazards.

Furthermore, the data was uploaded to a digitized, interactive tool, referred to as ConcordVue which presents the assessment results in a manageable deliverable. This delivery method includes asset locations, descriptions, estimated action years, and estimated replacement costs. The result allows future updates to be performed in accordance with an interactive capital improvement plan.

The Facility Condition Assessment was executed to provide the client with the option to repair or conduct creative maintenance in order to further defer replacement and incurred costs of the asset or system. Each individual asset and system with an associated repair cost should be evaluated to determine if the client budget allows for a full replacement versus deferring the

replacement by performing repairs or maintenance. The Concord Group intends to review these specific items with the client at the final project meeting.

COST ESTIMATING METHODOLOGY

The Concord Group provided an in-house cost estimate based on unit rates that have been generated from current material/labor rates, historical production data, and discussions with relevant subcontractors and material suppliers. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors' overhead and profit.

Since The Concord Group has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, this statement of probable construction cost is based on industry practice, professional experience, and qualifications, and represents The Concord Group's best judgment as professional construction cost consultants familiar with the construction industry. However, The Concord Group cannot guarantee that the proposals, bids, or construction cost will not vary from opinions of probable cost prepared by said contractors.

The Concord Group uses an all-digital platform for estimate preparation, leveraging the latest in estimating and BIM technology to prepare detailed and accurate estimates. This methodology involves the utilization of a software platform consisting of On-Screen Take-Off (OST) by On Center for quantity take-off, Assemble for extraction of estimating data from 3D models, and Interactive Cost Estimating (ICE) by RIB. Using OST for quantity take-off from digital documents allows us to be more accurate in take-off and removes the potential for human error in math calculations. This program also allows us to accurately document our take-off in a digital format for easy use in reconciliation and quantity comparison exercises.

This organized and conditioned data allows us to generate estimates for building components directly from the model, resulting in much more accurate and efficient estimate preparation. Quantities are then entered into the ICE system, which generates the unit cost based on several factors that are pre-loaded into the estimate. These factors are wage rates, crew size/makeup, productivity factors, material cost, equipment cost, and all mark-ups, etc. The major benefit of using this system is that we can easily drill down to show what is in the make-up of any unit rate applied in the estimate. We maintain a database of actual bid information to use as a historical reference source for future projects. We also maintain a cost database of construction materials, equipment, and labor costs that we update on a regular basis. The primary tools and processes we use to achieve this objective are as follows:

1. Feedback for the almost weekly bid results we receive and the analysis of overall and specific trade variances.
2. Analysis of the detailed cost information related to materials, equipment, labor, overhead, and profit submitted by contractors and their subcontractors to substantiate major change-order requests.
3. Monitor and adjust for recent and planned labor cost increases based on local union wage agreements, which tend to closely track the prevailing wage rates used on all local projects.
4. Monitor, on a local, national, and international basis, material pricing trends for major construction materials, such as, but not limited to steel, concrete, lumber, gypsum drywall, petroleum-based products, copper, aluminum, etc.
5. Monitor respected construction cost publications from sources such as ENR, Means, etc., and factor their findings into our cost models. Trends identified in these publications can be particularly helpful when predicting possible future cost increases that should be factored into budgets/estimates for projects planned to be bid in the future.

Project-specific estimating includes 15% Design Contingency, 25% General Conditions/Bond/Insurance, and 10% Contractor Fees. All unit costs are priced in today's dollars in the ConcordVue asset management planning tool. The current costs and escalated costs are shown in this report only, at a rate of 4% compounding on an annual basis. The costs in the ConcordVue application should be updated annually to reflect changes due to inflation. The estimated costs do not include Soft Costs such as design fees, permitting, insurance fees, legal fees, and other pre- and post-construction expenses.

PROJECT OVERVIEW

The specific project scope of work followed the ASTM Unformat II Standard and encompassed the inspection of all foundations, superstructure, exterior enclosure, site, roofing, interior construction, stairs, conveying, plumbing, HVAC, fire protection, electrical, and security assets. Photographs were collected of evaluated assets and are attached to data points in ConcordVue. Project team members were responsible for respective disciplines across the building to provide expert evaluation of the current condition of the building.

Firm	Responsibilities
The Concord Group	Project Management Interior Finishes Conveyance Fire Protection
IBC Engineering	Mechanical Electrical Plumbing Fire Alarm Security Systems
ZS Architectural Engineering	Building Envelope Structure

The assets were broken down into each level of the Mead Public Library and broken down further by Location ID. Additionally, the assets were categorized using the level 1 ASTM Unformat II Standard and given a descriptive Asset Type to assist in breaking down the data for capital planning.

The assessment consisted of identifying the installation year of the asset, quantifying the asset, listing the recommended work type, scoring the asset condition, and identifying an appropriate action year.

All assets were evaluated using a standardized methodology to ensure consistency across assessments. Each asset underwent an evaluation based on three key criteria: Asset Condition, Time to Failure, and Potential Consequences.

Confidential and Proprietary

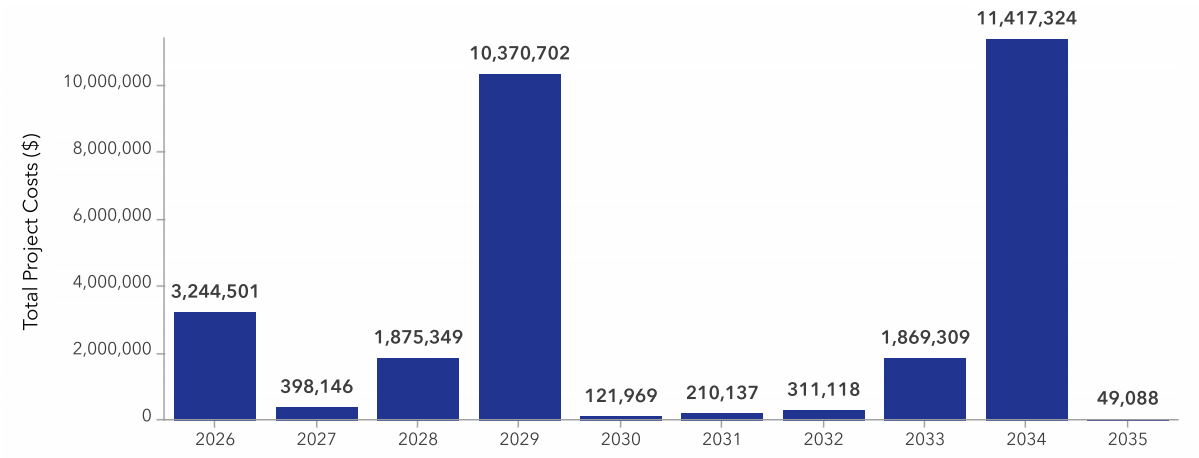
2. CAPITAL COST PROJECTIONS

In summary, 203 assets and systems were evaluated at Mead Public Library on May 13 and 14, 2025. These evaluated items are assets that were grouped based on deficiency or separated for specific attention. The facility was evaluated to have an estimated \$3,244,500 in deferred maintenance and a cumulative 10-year capital needs cost of \$29,867,640 or an average of \$2,986,764 per year. These values are in today's dollars and do not include inflation.

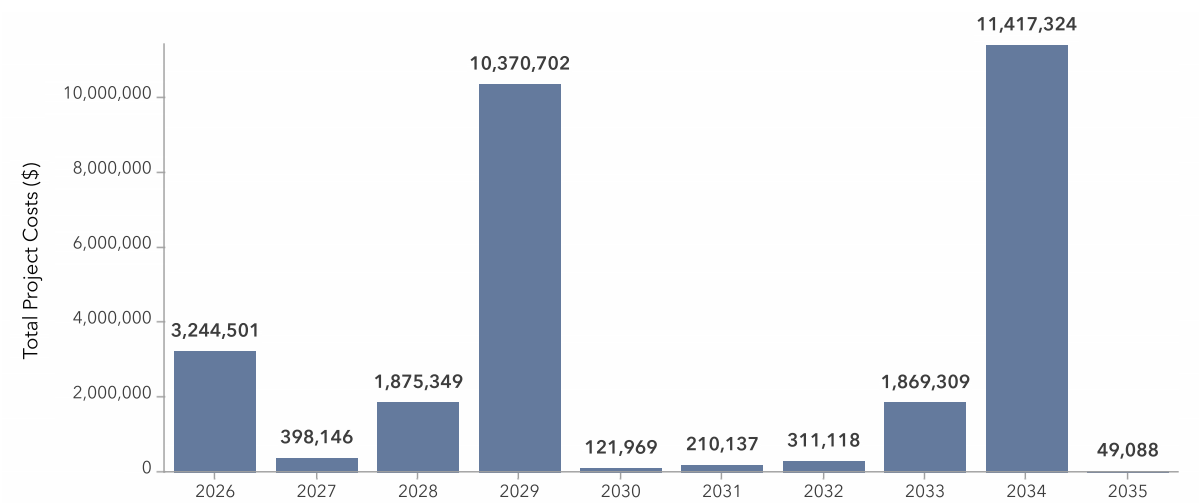
A 10-year Capital Improvement Plan (CIP) was created, as shown in ConcordVue, from the accumulated information gathered during the site visits and cost estimates generated to reflect the associated repair or replacement costs. The CIP should be utilized to prioritize work over the next 10 years and avoid unforeseen costly repair projects. A summary of the data is captured in the figures below.

Mead Public Library

Projected Capital Costs Per Year (2026-2035)



Original FCA Results - Estimated Project Costs Per Year (2026-2035)



3. KEY METRICS

FACILITY CONDITION INDEX

Facility Condition Index (FCI) is a metric used to understand the relative condition of a building. It's the ratio of the estimated cost of deferred repairs and replacements over the next year to the estimated replacement value of the building, as shown in Equation 1 - Facility Condition Index. The current building replacement value was determined through current average price data for this type of building construction and use. This figure only encompasses hard construction costs and should be utilized only as a guide. The FCI represents the current condition of the building at the time of the assessment. This metric is a key reference point for organizations to evaluate and compare the overall condition of their facilities.

A high FCI (typically 0.41 or higher) indicates the building is in critical condition and requires a significant capital investment. This can result in increased maintenance costs, reduced safety, reduced functionality, and decreased financial viability. When the FCI score becomes too high, it may indicate that ongoing maintenance costs outweigh the benefits of continued investment, prompting consideration of renovation, repurposing, or full replacement. Other variables such as facility planning, strategy and additional factors should be considered by the owner in this decision. A low FCI (typically 0.2 or less) indicates the building is in good condition. The overall Facility Condition Index was calculated to be 0.06. The FCI score details are shown in Table 1 – Facility Condition Index.



$$\text{Facility Condition Index} = \frac{\text{Deferred Maintenance}}{\text{Current Replacement Value}}$$

FACILITY MAINTENANCE RENEWAL INDEX

The Facility Maintenance Renewal Index (FMRI) is a composite metric designed to support holistic capital planning by combining both current deferred maintenance and future projected capital needs. It is calculated as the sum of the Facility Condition Index (FCI) and the anticipated capital needs over the next four years relative to the building's replacement cost. In general, a lower FMRI indicates a better overall condition of the facility, both currently and in the near future. The overall Facility Maintenance Renewal Index was calculated to be 0.08. The FMRI score details are shown in Table 1 – Facility Condition Index.

Table 1 – Facility Condition Index

Facility	Size	Current Replacement Value (CRV)	Deferred Maintenance	FCI Score	FMRI Score
Mead Public Library	88,000 SF	\$57,200,000	\$3,244,501.00	0.06	0.28

PROJECT PRIORITIZATION

All assets were evaluated using a standardized methodology to ensure consistency across assessments. Each asset underwent an evaluation based on three key criteria: Asset Condition, Time to Failure, and Potential Consequences.

Asset Condition

- 1 - No Action Needed
- 2 - Normal Wear is Experienced
- 3 - Functions but has Reasonable Deterioration
- 4 - Major Deterioration, Unacceptable Built Environment, or Far Beyond Exceeding Life Cycle Expectancy
- 5 - Asset has Failed or is a Hazard/Safety Issue

Time to Failure

- 1 - Rare, estimated time to failure is approximately > 10 years
- 2 - Unlikely, estimated time to failure is approximately < 10 years
- 3 - Possible, estimated time to failure is approximately < 5 years
- 4 - Likely, estimated time to failure is approximately < 3 years
- 5 - Certain, estimated time to failure is approximately < 1 year

Potential Consequences

- 1 - Insignificant
- 2 - Minor
- 3 - Moderate
- 4 - Major
- 5 - Catastrophic

Potential Consequences Matrix

Rating	Health & Safety	Regulation	Business	Operational/Building/ Engineering
1 - Insignificant	No injury. No breach of guidance or procedures.	No or minimal impact with breach of guidance or procedures.	Unlikely to cause complaint. Litigation possibility remote. Minimal reputation loss.	Minimal or no impact. Minimal or no disruption.
2 - Minor	Minor injury or ill health (first aid or self treatment).	Breach of legal requirements.	Possible complaint. Litigation unlikely. Loss of reputation. Widespread internal awareness.	Localized impact. Short term disruption to normal services.
3 - Moderate	Moderate injury or ill health.	Single breach of legal requirement. Improvement notice issued.	Probable complaint. Possible litigation. Loss of reputation. National paper reporting.	Moderate impact. Extended disruption to normal services.
4 - Major	Major/significant injury or long-term incapacity/disablement	Multiple breaches of legal requirements. Prohibition notice issued.	Citations. Litigation expected. Damage to reputation. National news reporting.	Major/significant impact. Severe disruption to normal services.
5 - Catastrophic	fatality or permanent incapacity/disablement	Multiple breaches of legal requirements. Prosecution expected.	Citations. Litigation certain. National adverse publicity.	Critical impact. Service closure.

RISK SCORE

This evaluation produced a critical classification: **Risk Score**—which reflects both the likelihood and severity of potential failure. Projects are evaluated based on useful life and estimated time to failure. The Risk Score is used to determine the priority of projects designated each fiscal year. The **Risk Score** is calculated by multiplying two subcategories: **Probability of Failure** and **Potential Consequences**. The **Probability of Failure** is determined by the average of **Time to Failure** and **Asset Condition**. Therefore, the score can range from 1 to 25.

		Probability of Failure Average of Asset Condition and Time to Failure				
Potential Consequences	Score	1 - Rare	2 - Unlikely	3 - Possible	4 - Likely	5 - Certain
	1 - Insignificant	1	2	3	4	5
	2 - Minor	2	4	6	8	10
	3 - Moderate	3	6	9	12	15
	4 - Major	4	8	12	16	20
	5 - Catastrophic	5	10	15	20	25
		Low	Moderate	Significant	High	
		1-6	7-10	11-16	17-25	

Total Cost Summary by Risk Category (2026-2035)



4. ASSESSMENT OVERVIEW

BUILDING OVERVIEW

The Mead Public Library, located at 710 N 8th St. in Sheboygan, Wisconsin, is a four-story library encompassing approximately 88,000 square feet. Originally constructed in 1974, the facility includes a basement level and three levels of public library space. A renovation was completed in 1997 and included some equipment replacements, additions, and interior finish renovation has been completed since the original construction date.

Key infrastructure includes a 208/120V, 1200-amp electrical service supported by emergency backup power via an uninterruptible power supply (UPS) and a natural gas generator. The HVAC system consists of a hot water system served by gas-boilers and a chilled water system consisting of two rooftop-mounted air-cooled chiller. Conditioned air is distributed through air handling units and terminal devices. The building is equipped with a wet pipe fire sprinkler system that serves the 3rd floor and a small room in the administration space on the 1st floor.

The building's exterior envelope features a combination of brick and concrete facades. Windows throughout are aluminum-framed curtainwall systems, and doors are metal systems. The roof is finished with built-up roofs and metal roof systems. Interior finishes include ceramic, vinyl, and carpeted flooring, wooden doors and some interior storefronts help to divide interior spaces.

ASSESSMENT SUMMARY

There was a total of 203 assessments completed during the FCA through the building. Each item includes a replacement value with the addition of recommendations for repairs to subsidize total capital replacement costs within the next 10 years. A total of 122 items were deemed to need attention within the next 10 years.

The building was constructed in 1974. A repair to some assets may prolong the asset lifespan and defer total replacement costs. These options for repairs have been included as an alternative option for capital planning. Photos of each asset are provided in the asset management planning tool, ConcordVue.

CONVEYANCE

The onsite conveyance systems include three elevators and a dumbwaiter serving all floors of the library. One elevator was added in 1997 and is in good condition. It is recommended that all elevators are included in a modernization project within the next 10 years to ensure all components are functional and systems do not become obsolete.

ELECTRICAL & LIGHTING

The normal electrical distribution system is original to the building. The generator, and associated transfer switches and panels were installed in 2017. The normal and emergency distribution equipment, including the generator, appears to be in good working condition..

The lighting in the facility has recently undergone a large scale retrofitting process in which fluorescent lamps are being replaced by LED as they reach end of their useful life. This process is still ongoing and is the short term plan for maintaining the lighting system according to building staff. These retrofits began in 2018 and will continue until all lamps are changed over or a major renovation for lighting is implemented. The exterior lighting has all undergone this renovation. The interior controls are almost exclusively toggle switches with dimming in select areas. The Rocca Room is noteworthy in terms of controls as it was observed to behave strangely if the lights were turned on and off quickly, causing a flashing effect and momentarily unresponsive fixtures.

Stairwells should be reviewed to ensure they operate in a code compliant manner with regards to their control in emergency mode. Exterior lighting is controlled via photocell. Interior lighting should be reviewed for code compliance and especially at egress stairs it should be improved to meet code requirements as it is noticeably deficient at present. In addition to the emergency lighting, the exit signage appears to have illumination levels that are too low and require improvement (the lettering isn't bright enough to be clearly visible).

A controls system should be added to the building as required by code or when energy savings is desired. Emergency deficiencies should be addressed as required by code. Existing fixtures should be replaced with LED at end of useful fixture life.

FIRE PROTECTION & FIRE ALARM

The building's fire suppression system was installed in 1997 and is approaching the end of expected useful life within 10 years. Some valves and system components have been replaced in 2025 and the system may last beyond lifespan due to replacement components.

The Fire alarm system was recently updated in the 2023 renovation project. The equipment is in good working condition. Notification, detection and the smoke evac system equipment appears to be code compliant.

SECURITY & CARD ACCESS

The Access Control System in the facility was recently updated, appears to be in good working condition and does not require any changes or replacements.

The AXIS CCTV Cameras were also updated and appear to be in good working condition. Upon conversation with (Chase) the IT manager for the site it was stated that the NVR / RAID Server was noisy, unreliable and problematic. Chase stated that the unit should be replaced ASAP.

The AiPHONE Intercom appears to be in good working condition and does not require any changes or replacement.

INTERIOR FINISHES

The interior finishes of the facility are in fair condition as durable materials have been used. However, carpeting should be replaced within the next few years, prioritizing the first-floor spaces. Casework throughout the facility has experienced heavy wear and should be considered for replacement.

MECHANICAL

Three air handling units serve the Mead public library with most of the ductwork installed during the original 1974 construction with some ductwork replaced during the 1997 addition/renovation. Two of the air handling units are original to the building with one air handling unit serving the lower level and first floor and the other air handling unit serving the 2nd floor. A third rooftop air handling unit was installed as part of the 1997 addition and serves the third floor. The three air handling units all have hot and chilled water coils and serve approximately 60 VAV boxes, booster coils, and fan power boxes throughout the building. The booster coils are original to the building and the VAVs and fan powered boxes were installed as part of the 1997 addition/renovation project. The ductwork, air handlers, and air terminal units all appear to be in good working condition.

The chilled water system includes two rooftop cooling towers, indoor chiller, pumps, and chemical feed loop. The chilled water equipment was replaced within the last ten years with significant replacement of chilled water piping at that time. Chilled water piping serve the three building air handling units. The hot water system includes three boilers, pumps, air separator, and buffer tank. Two boilers installed in 2017 serve as the primary heating source with a third boiler installed in 2011 operating as an emergency backup only. The boilers serve various fin tube, cabinet heaters, air terminal units, and the three building air handling units. The hot water piping is mostly original the building. The hot water and chilled water systems appear to be in good working condition.

PLUMBING

The Mead Public Library plumbing fixtures were all in good working condition, with some apparent variance in installation years. All public fixtures are clean. Exact quantities are estimated based off of existing plans.

Fixtures that appear older are assumed to be original to the 1974 construction, whereas third floor fixtures are assumed to be installed in 1997. All urinals are older floor-mounted units, and there is a combination of floor and wall mount for water-closets. Significant variance in flush valve types, some are typical flushometer and some are Sloan sensor-types. Mixture of 3.5 gpf and 1.6 gpf water closets, with 3.5 gpf indicating older units and 1.6 gpf indicating a flush-valve or fixture swap at some point in the last 15-20 years. Recommend eventually switching to more water-conservative 1.6 gpf for all fixtures eventually.

All stainless-steel sinks and lavatories were clean with operational hot water. Sinks vary in basin-size and faucet type. Electric water coolers show newer units on upper floors with bottle fillers, and older units in the basement. New gas-fired water heater installed last year is in excellent condition. All plumbing piping distribution in decent shape with typical wear-and-tear to be expected.

SHELL AND STRUCTURE

The Mead Public Library roof consists of 10 separate areas, accessible via doors and roof ladders. All roof areas are in very good condition. Existing sloped roof sections were replaced in 2025 during the building renovation, and new roof areas were added at that time with the addition. The original roof areas feature built-up roofing systems over tapered insulation adhered to the existing concrete roof structure. Roofs over the new addition utilize built-up systems over tapered insulation mechanically fastened to a metal deck. No issues were observed on any roof areas.

The existing exterior facade is composed of red brick masonry with limestone accents. No issues were noted with the exterior walls.

Windows throughout are aluminum-framed curtainwall systems, and doors are steel systems. No issues were observed with either.

The basement floor is fully built out, and structural elements are not exposed. No concerns were noted related to structural walls, columns, beams, foundations, or the slab-on-grade. There are no signs of structural deterioration or safety concerns, and no repairs are currently needed. The Mead Public Library building is in excellent condition. No assets were observed that would need to be replaced or repaired in the next 10 years.



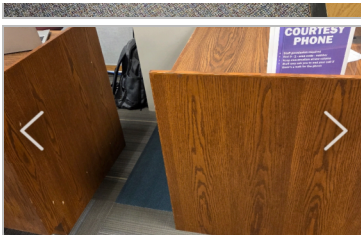
Mead Public Library

Building Summary Report

Fiscal Year(s): 2026 - 2035

Report Created:

05/12/2026



385 | Casework - Base Cabinets - Replacement

Risk Score: **10.50** Cost: **\$9,772**

Project Year: 2026 Age: 52 Useful Life: 25



392 | Casework - Base Cabinets - Replacement

Risk Score: **10.50** Cost: **\$10,261**

Project Year: 2026 Age: 52 Useful Life: 25



466 | Radiant floor manifold - Replacement

Risk Score: **10.50** Cost: **\$6,515**

Project Year: 2026 Age: 2,026 Useful Life: 0



434 | Pump - Hot Water, Inline - Replacement

Risk Score: **10.00** Cost: **\$4,072**

Project Year: 2026 Age: 29 Useful Life: 15



358 | Acoustic Ceiling Tiles - Replacement

Risk Score: **8.00** Cost: **\$130,295**

Project Year: 2026 Age: 52 Useful Life: 40



378 | Acoustic Ceiling Tiles - Replacement

Risk Score: **8.00** Cost: **\$130,295**

Project Year: 2026 Age: 52 Useful Life: 40



390 | Floor Finish - Vinyl and Laminate Coverings - Replacement

Risk Score: **8.00** Cost: **\$18,078**

Project Year: 2026 Age: 52 Useful Life: 25

PROJECT LIST – Top 270 Projects – Year ↑, Risk ↓ (Within Each Year)

Showing 15 of 122 results

1.	391	Risk Score: 12 Remaining Useful Life: -40 Project Year: 2026 Project Cost: \$125,409
Floor Finish - Carpeting-Replacement Mead Public Library		
2.	385	Risk Score: 10.5 Remaining Useful Life: -27 Project Year: 2026 Project Cost: \$9,772
Casework - Base Cabinets-Replacement Mead Public Library		
3.	392	Risk Score: 10.5 Remaining Useful Life: -27 Project Year: 2026 Project Cost: \$10,261
Casework - Base Cabinets-Replacement Mead Public Library		
4.	466	Risk Score: 10.5 Remaining Useful Life: -2026 Project Year: 2026 Project Cost: \$6,515
Radiant floor manifold-Replacement Mead Public Library		
5.	434	Risk Score: 10 Remaining Useful Life: -16 Project Year: 2026 Project Cost: \$4,072
Pump - Hot Water, Inline-Replacement Mead Public Library Circ-1		
6.	358	Risk Score: 8 Remaining Useful Life: -12 Project Year: 2026 Project Cost: \$130,295
Acoustic Ceiling Tiles-Replacement Mead Public Library		
7.	378	Risk Score: 8 Remaining Useful Life: -12 Project Year: 2026 Project Cost: \$130,295
Acoustic Ceiling Tiles-Replacement Mead Public Library		
8.	390	Risk Score: 8 Remaining Useful Life: -27 Project Year: 2026 Project Cost: \$18,078
Floor Finish - Vinyl and Laminate Coverings-Replacement Mead Public Library		
9.	402	Risk Score: 8 Remaining Useful Life: -27 Project Year: 2026 Project Cost: \$29,316
Floor Finish - Vinyl and Laminate Coverings-Replacement Mead Public Library		
10.	284	Risk Score: 7.5 Remaining Useful Life: -27 Project Year: 2026 Project Cost: \$488,606
Elevator - Hydraulic, Passenger-Replacement Mead Public Library		
11.	285	Risk Score: 7.5 Remaining Useful Life: -27 Project Year: 2026 Project Cost: \$285,020
Elevator - Hydraulic, Passenger-Replacement Mead Public Library		
12.	286	Risk Score: 7.5 Remaining Useful Life: -27 Project Year: 2026 Project Cost: \$0
Elevator - Hydraulic, Passenger-Elevator Modernization Mead Public Library Elevator #3		
13.	296	Risk Score: 7 Remaining Useful Life: 28 Project Year: 2026 Project Cost: \$237
Slab-On-Grade - Standard-Major Repair Mead Public Library		
14.	386	Risk Score: 7 Remaining Useful Life: -27 Project Year: 2026 Project Cost: \$10,261
Casework - Upper Cabinets-Replacement Mead Public Library		
15.	397	Risk Score: 7 Remaining Useful Life: -32 Project Year: 2026 Project Cost: \$6,091
Counters - Plastic Laminate-Replacement Mead Public Library		

PROJECT LIST

Showing 30 of 122 results

16. 406 | Risk Score: 7 | Remaining Useful Life: -27 | Project Year: 2026 | Project Cost: \$5,863
Casework - Upper Cabinets-Replacement | Mead Public Library |

17. 494 | Risk Score: 7 | Remaining Useful Life: -27 | Project Year: 2026 | Project Cost: \$10,261
Casework - Upper Shelving-Replacement | Mead Public Library |

18. 496 | Risk Score: 7 | Remaining Useful Life: -27 | Project Year: 2026 | Project Cost: \$17,101
Casework - Full Height Cabinets-Replacement | Mead Public Library |

19. 266 | Risk Score: 6 | Remaining Useful Life: -22 | Project Year: 2026 | Project Cost: \$7,166
Panel - Power Supply -Replacement | Mead Public Library | Panel F

20. 267 | Risk Score: 6 | Remaining Useful Life: -22 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel D

21. 275 | Risk Score: 6 | Remaining Useful Life: -7 | Project Year: 2026 | Project Cost: \$7,492
Panel - Load Center-Replacement | Mead Public Library | Panel VS

22. 278 | Risk Score: 6 | Remaining Useful Life: -22 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel B RIGHT

23. 353 | Risk Score: 6 | Remaining Useful Life: -4 | Project Year: 2026 | Project Cost: \$12,541
Casework - Full Height Cabinets-Replacement | Mead Public Library |

24. 375 | Risk Score: 6 | Remaining Useful Life: -27 | Project Year: 2026 | Project Cost: \$80,457
Interior Personnel Doors-Replacement | Mead Public Library |

25. 376 | Risk Score: 6 | Remaining Useful Life: -22 | Project Year: 2026 | Project Cost: \$94,057
Glazed Partitions-Replacement | Mead Public Library |

26. 394 | Risk Score: 6 | Remaining Useful Life: -17 | Project Year: 2026 | Project Cost: \$11,727
Interior Door - Aluminum-Replacement | Mead Public Library |

27. 396 | Risk Score: 6 | Remaining Useful Life: -17 | Project Year: 2026 | Project Cost: \$8,469
Interior Door - Aluminum-Replacement | Mead Public Library |

28. 399 | Risk Score: 6 | Remaining Useful Life: -17 | Project Year: 2026 | Project Cost: \$35,180
Interior Door - Aluminum-Replacement | Mead Public Library |

29. 400 | Risk Score: 6 | Remaining Useful Life: -27 | Project Year: 2026 | Project Cost: \$193,488
Interior Personnel Doors-Replacement | Mead Public Library |

30. 461 | Risk Score: 6 | Remaining Useful Life: -22 | Project Year: 2026 | Project Cost: \$9,772
Bathroom Stall - Standard-Replacement | Mead Public Library |

PROJECT LIST

Showing 45 of 122 results

31. 462 | Risk Score: 6 | Remaining Useful Life: -22 | Project Year: 2026 | Project Cost: \$9,772
Bathroom Stall - ADA-Replacement | Mead Public Library |

32. 463 | Risk Score: 6 | Remaining Useful Life: -22 | Project Year: 2026 | Project Cost: \$7,329
Bathroom Stall - Standard-Replacement | Mead Public Library |

33. 350 | Risk Score: 5 | Remaining Useful Life: -4 | Project Year: 2026 | Project Cost: \$7,329
Casework - Base Cabinets-Replacement | Mead Public Library |

34. 384 | Risk Score: 5 | Remaining Useful Life: -32 | Project Year: 2026 | Project Cost: \$17,443
Counters - Plastic Laminate-Replacement | Mead Public Library |

35. 493 | Risk Score: 5 | Remaining Useful Life: -22 | Project Year: 2026 | Project Cost: \$7,818
Lockers-Replacement | Mead Public Library |

36. 365 | Risk Score: 4 | Remaining Useful Life: -22 | Project Year: 2026 | Project Cost: \$156,354
Glazed Partitions-Replacement | Mead Public Library |

37. 370 | Risk Score: 4 | Remaining Useful Life: -22 | Project Year: 2026 | Project Cost: \$41,043
Glazed Partitions-Replacement | Mead Public Library |

38. 395 | Risk Score: 4 | Remaining Useful Life: -17 | Project Year: 2026 | Project Cost: \$8,632
Interior Door - Aluminum-Replacement | Mead Public Library |

39. 398 | Risk Score: 4 | Remaining Useful Life: -12 | Project Year: 2026 | Project Cost: \$234,531
Acoustic Ceiling Tiles-Replacement | Mead Public Library |

40. 401 | Risk Score: 4 | Remaining Useful Life: -27 | Project Year: 2026 | Project Cost: \$82,086
Other Interior Specialties-Replacement | Mead Public Library |

41. 421 | Risk Score: 4 | Remaining Useful Life: -22 | Project Year: 2026 | Project Cost: \$13,030
Locker - Metal-Replacement | Mead Public Library |

42. 304 | Risk Score: 3 | Remaining Useful Life: -37 | Project Year: 2026 | Project Cost: \$5,700
Meter - Electrical, Utility-Replacement | Mead Public Library | 470004524

43. 329 | Risk Score: 3 | Remaining Useful Life: -11 | Project Year: 2026 | Project Cost: \$4,886
Acoustic Wall Panel-Replacement | Mead Public Library |

44. 497 | Risk Score: 2 | Remaining Useful Life: -17 | Project Year: 2026 | Project Cost: \$215,475
Window - Aluminum-N/A | Mead Public Library |

45. 498 | Risk Score: 2 | Remaining Useful Life: -17 | Project Year: 2026 | Project Cost: \$297,561
Window - Aluminum-N/A | Mead Public Library |

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46. 499 | Risk Score: 2 | Remaining Useful Life: -17 | Project Year: 2026 | Project Cost: \$153,911
Window - Aluminum-N/A | Mead Public Library |

47. 500 | Risk Score: 2 | Remaining Useful Life: -17 | Project Year: 2026 | Project Cost: \$210,345
Window - Aluminum-N/A | Mead Public Library |

48. 354 | Risk Score: 7 | Remaining Useful Life: -12 | Project Year: 2027 | Project Cost: \$201,306
Acoustic Ceiling Tiles-Replacement | Mead Public Library |

49. 276 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel SM

50. 277 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel B

51. 280 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$7,166
Panel - Power Supply -Replacement | Mead Public Library | Panel C

52. 282 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel A

53. 316 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel G

54. 318 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel H

55. 321 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel J1

56. 322 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel J2

57. 332 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel K

58. 334 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel L

59. 338 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$7,166
Panel - Power Supply -Replacement | Mead Public Library | Panel N

60. 340 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel N

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61. 345 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$11,727
Panel - Power Supply -Replacement | Mead Public Library | Panel Q

62. 346 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$20,847
Panel - Power Supply -Replacement | Mead Public Library | Panel R

63. 347 | Risk Score: 6 | Remaining Useful Life: -1 | Project Year: 2026 | Project Cost: \$20,847
Panel - Power Supply -Replacement | Mead Public Library | Panel R1

64. 349 | Risk Score: 5 | Remaining Useful Life: -9 | Project Year: 2027 | Project Cost: \$6,274
Counters - Plastic Laminate-Replacement | Mead Public Library |

65. 306 | Risk Score: 10.5 | Remaining Useful Life: -17 | Project Year: 2028 | Project Cost: \$133,046
Floor Finish - Carpeting-Replacement | Mead Public Library |

66. 422 | Risk Score: 9 | Remaining Useful Life: -40 | Project Year: 2028 | Project Cost: \$9,704
Stair Nosing Strip-Replacement | Mead Public Library |

67. 470 | Risk Score: 7.5 | Remaining Useful Life: 2 | Project Year: 2028 | Project Cost: \$388,917
Retrofit Light Fixtures-Replacement | Mead Public Library |

68. 472 | Risk Score: 7.5 | Remaining Useful Life: 2 | Project Year: 2028 | Project Cost: \$552,222
Retrofit Light Fixtures-Replacement | Mead Public Library |

69. 473 | Risk Score: 7.5 | Remaining Useful Life: 2 | Project Year: 2028 | Project Cost: \$297,727
Retrofit Light Fixtures-Replacement | Mead Public Library |

70. 474 | Risk Score: 7.5 | Remaining Useful Life: 2 | Project Year: 2028 | Project Cost: \$4,838
Retrofit Light Fixtures-Replacement | Mead Public Library |

71. 475 | Risk Score: 7.5 | Remaining Useful Life: 2 | Project Year: 2028 | Project Cost: \$26,955
Retrofit Light Fixtures-Replacement | Mead Public Library |

72. 476 | Risk Score: 7.5 | Remaining Useful Life: 2 | Project Year: 2028 | Project Cost: \$22,765
Retrofit Light Fixtures-Replacement | Mead Public Library |

73. 477 | Risk Score: 7.5 | Remaining Useful Life: 2 | Project Year: 2028 | Project Cost: \$5,140
Retrofit Light Fixtures-Replacement | Mead Public Library |

74. 471 | Risk Score: 6 | Remaining Useful Life: 2 | Project Year: 2028 | Project Cost: \$434,035
Retrofit Light Fixtures-Replacement | Mead Public Library |

75. 330 | Risk Score: 12.5 | Remaining Useful Life: -12 | Project Year: 2029 | Project Cost: \$7,698,442
Piping - Heating Hot Water Distribution, Carbon Steel-Replacement | Mead Public Library |

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76. 302 | Risk Score: 10 | Remaining Useful Life: -12 | Project Year: 2029 | Project Cost: \$2,562,784
Piping - Chilled Water Distribution, Carbon Steel-Replacement | Mead Public Library |

77. 388 | Risk Score: 9 | Remaining Useful Life: -17 | Project Year: 2029 | Project Cost: \$53,391
Sliding Door - Aluminum-Replacement | Mead Public Library |

78. 426 | Risk Score: 9 | Remaining Useful Life: -40 | Project Year: 2029 | Project Cost: \$10,465
Stair Nosing Strip-Replacement | Mead Public Library |

79. 459 | Risk Score: 9 | Remaining Useful Life: -32 | Project Year: 2029 | Project Cost: \$16,017
Handrails - Wood-Replacement | Mead Public Library |

80. 464 | Risk Score: 7.5 | Remaining Useful Life: 1 | Project Year: 2029 | Project Cost: \$3,559
Air Terminal Unit - VAV, Hydronic-Replacement | Mead Public Library | VAV

81. 297 | Risk Score: 6 | Remaining Useful Life: 28 | Project Year: 2029 | Project Cost: \$78
Slab-On-Grade - Standard-Major Repair | Mead Public Library |

82. 408 | Risk Score: 6 | Remaining Useful Life: -32 | Project Year: 2029 | Project Cost: \$20,271
Counters - Plastic Laminate-Replacement | Mead Public Library |

83. 420 | Risk Score: 2.5 | Remaining Useful Life: -22 | Project Year: 2029 | Project Cost: \$5,695
Locker - Metal-Replacement | Mead Public Library |

84. 377 | Risk Score: 9 | Remaining Useful Life: 4 | Project Year: 2030 | Project Cost: \$120,985
Floor Finish - Carpeting-Replacement | Mead Public Library |

85. 383 | Risk Score: 9 | Remaining Useful Life: 4 | Project Year: 2030 | Project Cost: \$544
Floor Finish - Carpeting-Replacement | Mead Public Library |

86. 465 | Risk Score: 6 | Remaining Useful Life: -9 | Project Year: 2030 | Project Cost: \$440
Fin Tube Radiation-Replacement | Mead Public Library | FP

87. 403 | Risk Score: 9 | Remaining Useful Life: -40 | Project Year: 2031 | Project Cost: \$20,769
Floor Finish - Carpeting-Replacement | Mead Public Library |

88. 355 | Risk Score: 7.5 | Remaining Useful Life: 5 | Project Year: 2031 | Project Cost: \$186,921
Floor Finish - Carpeting-Replacement | Mead Public Library |

89. 456 | Risk Score: 5 | Remaining Useful Life: -40 | Project Year: 2031 | Project Cost: \$2,447
Stair Nosing Strip-Replacement | Mead Public Library |

90. 283 | Risk Score: 7.5 | Remaining Useful Life: 6 | Project Year: 2032 | Project Cost: \$257,289
Sprinkler System - Wet Pipe -Replacement | Mead Public Library |

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91. 341 | Risk Score: 7.5 | Remaining Useful Life: -37 | Project Year: 2032 | Project Cost: \$11,668
Sump Pump-Replacement | Mead Public Library | Submersible pump

92. 425 | Risk Score: 7.5 | Remaining Useful Life: -27 | Project Year: 2032 | Project Cost: \$19,603
Stair Finish - Vinyl and Laminate Coverings-Replacement | Mead Public Library |

93. 351 | Risk Score: 5 | Remaining Useful Life: -4 | Project Year: 2032 | Project Cost: \$8,751
Casework - Upper Cabinets-Replacement | Mead Public Library |

94. 328 | Risk Score: 4 | Remaining Useful Life: 4 | Project Year: 2030 | Project Cost: \$3,666
Interior Windows - Hollow Metal-Replacement | Mead Public Library |

95. 348 | Risk Score: 3 | Remaining Useful Life: 4 | Project Year: 2030 | Project Cost: \$9,349
Interior Windows - Hollow Metal-Replacement | Mead Public Library |

96. 481 | Risk Score: 16 | Remaining Useful Life: 7 | Project Year: 2033 | Project Cost: \$48,484
Emergency Lighting System-Replacement | Mead Public Library |

97. 451 | Risk Score: 10 | Remaining Useful Life: 1 | Project Year: 2033 | Project Cost: \$1,602,464
Air Handling Unit - Built-Up, Custom-Replacement | Mead Public Library | RAH-1

98. 480 | Risk Score: 7.5 | Remaining Useful Life: 7 | Project Year: 2033 | Project Cost: \$202,016
Lighting Controls - General-Replacement | Mead Public Library |

99. 373 | Risk Score: 5 | Remaining Useful Life: -9 | Project Year: 2033 | Project Cost: \$16,345
Counters - Plastic Laminate-Replacement | Mead Public Library |

100. 290 | Risk Score: 10 | Remaining Useful Life: -22 | Project Year: 2034 | Project Cost: \$3,920,028
Air Handling Unit - Built-Up, Custom-Replacement | Mead Public Library | AC-1

101. 323 | Risk Score: 10 | Remaining Useful Life: 8 | Project Year: 2034 | Project Cost: \$1,586,596
Building Automation System-Replacement | Mead Public Library | BAS

102. 324 | Risk Score: 8 | Remaining Useful Life: -27 | Project Year: 2034 | Project Cost: \$2,642,140
Ductwork-Replacement | Mead Public Library |

103. 331 | Risk Score: 8 | Remaining Useful Life: -27 | Project Year: 2034 | Project Cost: \$2,642,140
Ductwork-Replacement | Mead Public Library |

104. 344 | Risk Score: 6 | Remaining Useful Life: -22 | Project Year: 2034 | Project Cost: \$5,158
Domestic Water System - Backflow Preventor-Replacement | Mead Public Library |

105. 374 | Risk Score: 5 | Remaining Useful Life: -12 | Project Year: 2034 | Project Cost: \$41,263
Acoustic Ceiling Tiles-Replacement | Mead Public Library |

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106. 387 | Risk Score: 5 | Remaining Useful Life: -17 | Project Year: 2034 | Project Cost: \$24,758
Sliding Door - Aluminum-Replacement | Mead Public Library |

107. 409 | Risk Score: 5 | Remaining Useful Life: -32 | Project Year: 2034 | Project Cost: \$9,119
Counters - Plastic Laminate-Replacement | Mead Public Library |

108. 437 | Risk Score: 5 | Remaining Useful Life: -22 | Project Year: 2034 | Project Cost: \$125,441
Lavatory-Replacement | Mead Public Library | L-1, L-2

109. 315 | Risk Score: 4 | Remaining Useful Life: 8 | Project Year: 2034 | Project Cost: \$13,411
Water service meter and sprinkler assembly-Replacement | Mead Public Library |

110. 366 | Risk Score: 4 | Remaining Useful Life: -2 | Project Year: 2034 | Project Cost: \$17,331
Fixed Partitions - Metal-Replacement | Mead Public Library |

111. 433 | Risk Score: 4 | Remaining Useful Life: -22 | Project Year: 2034 | Project Cost: \$93,874
Sink - Utility-Replacement | Mead Public Library | SS

112. 435 | Risk Score: 4 | Remaining Useful Life: -22 | Project Year: 2034 | Project Cost: \$85,828
Water Closet-Replacement | Mead Public Library |

113. 447 | Risk Score: 4 | Remaining Useful Life: -22 | Project Year: 2034 | Project Cost: \$50,548
Sink - Stainless Steel-Replacement | Mead Public Library | Sink

114. 450 | Risk Score: 4 | Remaining Useful Life: -22 | Project Year: 2034 | Project Cost: \$34,661
Urinal-Replacement | Mead Public Library | UR

115. 439 | Risk Score: 2.5 | Remaining Useful Life: -32 | Project Year: 2034 | Project Cost: \$24,758
Shower-Replacement | Mead Public Library | SH

116. 410 | Risk Score: 2 | Remaining Useful Life: -22 | Project Year: 2034 | Project Cost: \$19,806
Other Partitions-Replacement | Mead Public Library |

117. 443 | Risk Score: 2 | Remaining Useful Life: -37 | Project Year: 2034 | Project Cost: \$80,464
Water Cooler-Replacement | Mead Public Library | EWC

118. 292 | Risk Score: 8 | Remaining Useful Life: 9 | Project Year: 2035 | Project Cost: \$26,563
Pump - Chilled Water, Base Mounted-Low to No Cost Deficiency | Mead Public Library | P-2

119. 299 | Risk Score: 7.5 | Remaining Useful Life: 1 | Project Year: 2035 | Project Cost: \$0
Dumbwaiter-Elevator Modernization | Mead Public Library |

120. 342 | Risk Score: 6 | Remaining Useful Life: 9 | Project Year: 2035 | Project Cost: \$9,350
Panel - Power Supply -Replacement | Mead Public Library | Panel R1

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121. 469 | Risk Score: 4 | Remaining Useful Life: -9 | Project Year: 2035 | Project Cost: \$10,625
Meter - Natural Gas-Replacement | Mead Public Library |

122. 352 | Risk Score: 3 | Remaining Useful Life: 6 | Project Year: 2035 | Project Cost: \$2,550
Interior Windows - Hollow Metal-Replacement | Mead Public Library |
