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- Building Enclosure Consulting
- BIM Consulting
- Structural Engineering
- Forensic Engineering



IBC Engineering Services

N8 W22195 Johnson
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- Mechanical
- Electrical
- Plumbing Engineering

Mead Public Library

710 N 8th Street, Sheboygan, WI 53081

Property Condition Assessment Report



December 2, 2022

ZS Project No.: 228273

Prepared for:

City of Sheboygan Public Works

2026 New Jersey Avenue
Sheboygan, WI 53081



Prepared by:

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Appendix B

10 Year Estimated Forecast of Costs
Mead Public Library Property Condition Assessment
Sheboygan, WI

Work Item Recommendations	Approximate Quantity	Unit of Measurement	Estimated Unit Cost	0-1 Year (2022 / 2023)	1-3 Years (2023 - 2025)	3-5 Years (2025-2027)	5-10 Years (2027-2032)
Site Systems							
Replace building perimeter expansion joint	750'	LF	\$10		\$7,500		
Replace damaged drain basin fencing	5'	SF	\$300		\$1,500		
Rehabilitate site retaining walls	650'	SF	\$150		\$97,500		
Soil erosion stabilization	135'	SF	\$200		\$27,000		
Clean and paint corroded window well grates	80'	SF	\$150		\$12,000		
Rehabilitate masonry equipment enclosure walls	310'	SF	\$150		\$46,500		
Building Envelope Systems							
Seal concrete cracks	35'	LF	\$10		\$350		
Replace cracked bricks and mortar	10	EA	\$100		\$1,000		
Replace failed sealant	7,400'	LF	\$10		\$74,000		
Install new rope weeps	5	EA	\$10		\$50		
Replace flat roof systems	13,400	SF	\$45		\$603,000		
OSHA compliant fall protection study and design	1	EA	\$3,000	\$3,000			
Architectural Systems							
Hallway crack monitor	1	EA	\$1,000	\$1,000			
Tuckpoint book drop room wall cracks	25'	LF	\$12		\$300		
Investigate book drop room plumbing leak	1	EA	\$1,500	\$1,500			
Lobby floor cracking	70'	LF	\$25		\$1,750		
Basement floor crack	10'	LF	\$150		\$1,500		
Mechanical, Plumbing, Electrical Systems							
Domestic water heater replacement				\$5,000			
Sump pump and controls replacement with new alternating controls and alarm					\$15,000		
Sewage ejector and controls replacement with alarm					\$7,000		
Plumbing Fixture Valves & Faucets Replacement						\$30,000	
Boiler room combustion air fan replacement					\$8,000		
Investigate and rectify excessive water loss from cooling towers				\$15,000 (if not under warranty)			
Refurbish basement, 1 st & 2 nd floor air handling unit						\$90,000	
Refurbish meeting room air handling unit						\$40,000	
Replace all ductboard ductwork with galvanized steel and new HW booster coils					\$150,000		
Refurbish third floor penthouse air handling unit and terminal units							\$80,000
Replacement of Hot Water Heating Units						\$50,000	
Replace radiant floor heat exchanger and circulating pump						\$5,000	
Replacement of exhaust fans							\$20,000
Replace main electrical service						\$80,000	
Replace panel boards						\$60,000	
LED tube replacement lamps				\$125 (per lamp)			
Replace existing lighting fixtures with new LED lighting fixtures							\$867,600 (\$9 per sq./ft.)
Replacement of paging amplifier							\$2,500
Phone system headend							\$10,000
Security system headend							\$7,000
Clock system headend							\$5,000
TOTAL				\$10,500	\$1,053,950	\$355,000	\$124,500
Potential Logistical Costs (not included in 10 Year Forecast of Costs estimate)							
Mobilization and General Conditions				\$5,000	\$200,000	\$170,000	\$30,000
Contingency 20%				\$6,000	\$330,000	\$426,000	\$54,000
Architect/Engineer Fees				\$5,000	\$140,000	\$125,000	\$30,000
Potential Budget				\$26,500	\$1,723,950	\$1,076,000	\$238,500