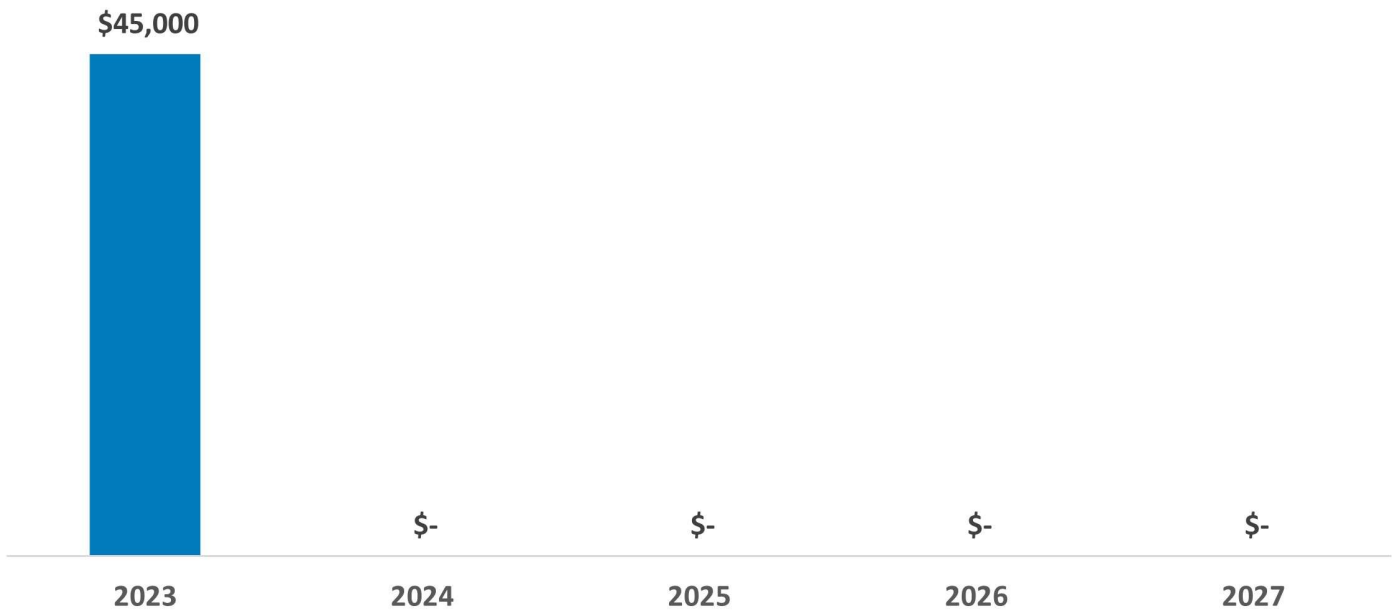




MAJOR CAPITAL PROJECTS

COMMUNITY DEVELOPMENT

Community Development Major Capital Projects



CITY OF WAUKESHA, WISCONSIN

**5-Year Community Investment Program
2023-2027**

Department	Community Development
Dept. Head	Jennifer Andrews
Project Contact	Jennifer Andrews
Useful Life	25 Years
Category	Buildings
Priority	2 - SHOULD be done this year for optimal performance or savings.
Total Project Cost \$ 45,000	

Project Name	Silurian Spring basement repair.
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Description

The Silurian Springhouse was built in 1927 in place of a much older spring complex. It is a designated Local Landmark in its own right, and it is a highlight of Springs Park. The Landmarks Commission is responsible for maintaining the building, and has done so mostly using CDBG grant money, along with volunteer labor. Under the building is a small basement with access to the Silurian Spring itself. Basement access is through a metal BILCO door in the ground outside the building, which leads down a short flight of concrete steps. The door is bent slightly, so moisture is able to get into the basement during rain and snow storms. Additionally, the concrete roof of the path from the stairway into the basement is deteriorating. The concrete is 95 years old, like the rest of the building, and it was not built correctly to hold up forever to repeated freeze-thaw cycles and moisture infiltration. The Landmarks Commission hired StrucRite to do an engineering analysis of the space and determine what needed to be done. Strucrite concluded that the entrance should be replaced entirely. They proposed two methods for doing so, one maintaining the staircase access and the other involving a ladder. Either would be better suited than the existing door to hold up in the long term and prevent moisture infiltration to the basement. Several other building professionals who observed the basement, including one of the City's Building Inspectors, agreed with their assesment of the need. Strucrite provided ballpark cost estimates of between \$25,000.00 and \$45,000.00 depending on which method is chosen. The CDBG fund for Historic Springs Restoration has been funded at amounts of \$10,000.00 per year in the past, and CDBG rules do not allow for combining several years worth of grants together on a single project. CDBG funding has already been allocated for 2023, so this project will need to wait until at least 2024 for CDBG funding and would have to compete with other CDBG projects for limited grant funds.

Justification/ How does this Increase Service to Residents?

The Silurian Springhouse is one of the most important remaining artifacts of the Springs Era. Local elementary school students visit the site as part of their local history segments and it is also opened up regularly for tours. The City recently completed a multi-year effort to restore the murals on the outside walls, using CDBG grant money. Additionally, the park space around the springhouse is used regularly by residents of the area, and particularly by daycare groups from the neighboring YMCAa. If the damaged concrete is allowed to deteriorate further it could become a significant safety hazard.

Fund-Org.-Object-Project	Funding Sources	FY '23	FY '24	FY '25	FY '26	FY '27	Total
0420-1721-49110	10 yr GO Debt	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Total		\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ 45,000

Fund-Org.-Object-Project	Expenditures	FY '23	FY '24	FY '25	FY '26	FY '27	Total
0420-1721-68290	Silurian Springs	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Total		\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ 45,000

Operational Impact/Other