

Description of the Property

Owner:	Witzel Lot 2, LLC
Name of facility:	The Renaissance Surgery Center
Location:	Oshkosh, Wisconsin
Architect:	Marasco & Associates, Inc.
General contractor:	Hoffman, LLC
Number of structures:	1
Facility use:	Medical Center
Type of construction project:	New Construction
Area of structure:	24,622 Sq. Ft.
Number of stories:	2
Average story height:	16 Ft. 8 In.
Placed in service:	09/01/2007
Structure:	The building has reinforced concrete foundations, footings, and concrete slab on grade; structural steel framing and joists; concrete filled metal deck superstructure flooring; masonry exterior walls; glazed aluminum windows; hollow metal entry and overhead doors; clay tile roofing system.

Interior improvements:	Interior improvements consist of doors and glazing, drywall system, painting, suspended acoustical ceiling, quarry tile flooring.
Electrical services:	The building electrical system includes incoming electrical service, building power and distribution, and the electric lighting system.
Plumbing and sewer:	Plumbing fixtures include standard plumbing and sanitary systems serving restrooms and common areas.
Heating, ventilation, and air conditioning:	The building is heated and cooled by a rooftop HVAC package units; ductwork, grilles, registers and diffusers; make up air fan; exhaust fans; and temperature controls.
Fire protection systems:	The building has fire protection and a fire alarm system.
Special finishes:	This includes resilient flooring, carpeting, recessed entry mat, vinyl wall covering, decorative ceiling mural, corner guards, window treatments, removable cabinetry and countertops, cubicle curtains, interior signage, metal lockers, flat screen brackets, fire extinguishers; process equipment plumbing rough-ins, garbage disposals, floor drains, message room shower, medical gas system, process stainless steel sinks, process humidifiers, medical vacuum system, process exhaust fans, and phone A/C unit; equipment electrical connections, emergency generator, intercom address system, CCTV system, and data/communication system, decorative and accent lighting, and exterior accent downlighting; site lighting fixtures and poles, monument signage, parking signage, and parking stall striping.
Land improvements:	Asphalt paving, concrete paving, sidewalks and curbs; site lighting concrete bases, concrete filled pipe bollards, site utilities, landscaping, fencing, and dumpster enclosure.