

Kickoff Meeting



Wood County

Space Needs Analysis Study

Wisconsin Rapids, Wisconsin

Monday, October 21, 2013

Venture Architects

212 North 25th Street, Milwaukee, WI 53233 | (414) 271-3359 | www.ventarch.com

Project Approach

KEY ISSUES (Not Inclusive)

- Multiple (7) HHS Locations in Wisconsin Rapids and Marshfield
- Some Courthouse Departments are Very Crowded and Lack Efficiency
- Lack of Courts Security / 3-Way Separation + 4th Branch in Future
- Mechanical System Problems – i.e. Air Quality
- Communication Infrastructure Issues
- Presence of County Government in Marshfield and Where to Locate in Marshfield
- Need to Improve Customer Service

Project Approach

“THE BIG PICTURE”

- Define and Demonstrate The Need
- Establish Clear Priorities
- Develop The Plan
- Justify The Cost
- Seek County Board Approval



Project Approach

PLANNING STEPS

- ✓ Visioning
- ✓ Programming
- ✓ Assessment
- ✓ Concept Development
- ✓ Options Evaluation
- ✓ Recommendation & Approval



Project Approach

VISIONING

- Understand County's Vision
- Identify Team Players & Roles
- Finalize Project Scope
- Establish Project Goals & Objectives
- Listen and Build Consensus



Project Approach

PROGRAMMING

- Tour Buildings
 - Courthouse
 - Riverview Clinic Building
 - Human Services – 12th Street
 - Others
- Review Past Information – Space Needs Information
- Complete Department Space Needs Programming Interviews
- Prepare Written Space Needs Program



Project Approach

CURRENT DEPARTMENT LOCATIONS

COURTHOUSE

400 Market Street
Wisconsin Rapids, WI

- County Clerk
- Finance Department
- Human Resources
- Treasurer's Office
- Corporation Counsel
- Emergency Management
- Maintenance & Purchasing
- Safety & Risk Management
- Systems Department (IT)
- Veteran's Services
- UW Extension
- Register of Deeds
- Planning & Zoning
- Land Conservation
- Park & Forestry
- Circuit Courts (3 branches)
- Clerk of Courts
- District Attorney
- Child Support Enforcement
- Sheriff/Jail
- Dispatch Center (911)
- Victim Witness Services
- Social Services

RIVERVIEW CLINIC BUILDING

420 Dewey Street
Wisconsin Rapids, WI

- Health Department

HUMAN SERVICES 12 STREET OFFICE

2611 12th Street
Wisconsin Rapids, WI

- Human Services
- Unified Services

MARSHFIELD CITY HALL

630 South Central Avenue
Marshfield, WI

- Social Services
- Veteran's Services
- Sheriff

ADRC OF CENTRAL WISCONSIN

220 3rd Avenue South, Suite 1
Wisconsin Rapids, WI

ADRC OF CENTRAL WISCONSIN

300 Peach Avenue, Suite 1
Marshfield, WI

CAP SERVICES

1725 West River Drive
Stevens Point, WI

- Housing Rehabilitation

WISCONSIN JOB CENTER

320 West Grand Avenue, Suite 102
Wisconsin Rapids, WI

- Wisconsin Job Center

Project Approach

CURRENT DEPARTMENT LOCATIONS

GENERAL GOVERNMENT

- County Clerk
- Finance Department
- Human Resources
- Treasurer's Office
- Corporation Counsel
- Emergency Management
- Maintenance & Purchasing
- Safety K& Risk Management
- Systems Department (IT)
- Veteran's Services
- Veteran's Services
- UW-Extension

JUSTICE

- Sheriff / Jail
- Sheriff
- Dispatch Center / 911
- Circuit Courts (3 branches)
- Clerk of Courts
- District Attorney
- Child Support Enforcement
- Victim Witness Services

HEALTH & SOCIAL SERVICES

- Health Department
- Social Services
- Human Services
- Unified Services
- ADRC - Wisconsin Rapids
- ADRC - Marshfield

LAND SERVICES

- Register of Deeds
- Planning & Zoning
- Land Conservation
- Park & Forestry

OTHER

- Housing Rehabilitation
- Wisconsin Job Center

LEGEND

	Courthouse
	Riverview Clinic Building
	Human Services 12 Street Office
	Marshfield City Hall
	CAP Services
	Wisconsin Job Center
	ADRC - Wisconsin Rapids
	ADRC - Marshfield

Project Approach

ASSESSMENT

- Evaluate Condition of Current Facilities
 - Architecture
 - Fire Protection, Plumbing
 - HVAC
 - Electrical
 - Lighting
 - IT/Security Systems
 - Technology / Communications
- Identify Potential New Sites



FOND DU LAC CITY / COUNTY GOVERNMENT CENTER

Building Assessment and Master Plan
160 South Macy Street
Fond du Lac, WI 54935-4241

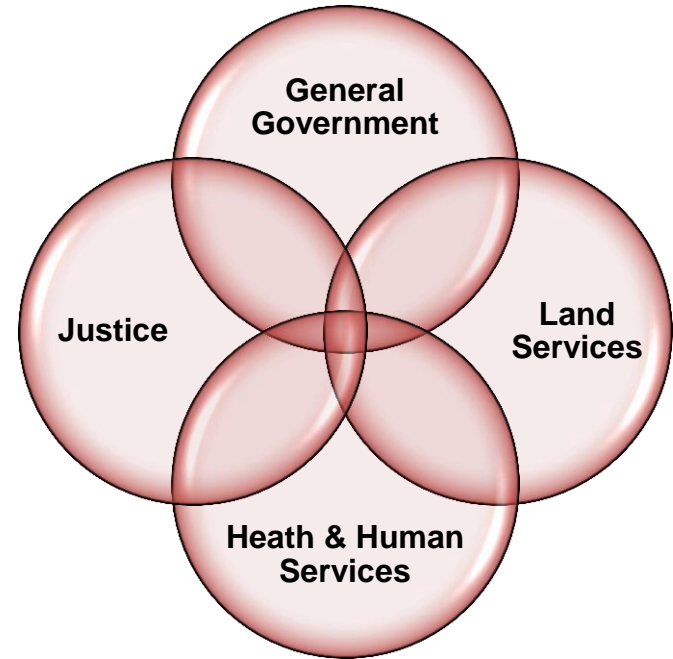
FINAL REPORT
August 31, 2012



Project Approach

CONCEPT DEVELOPMENT

- Establish Priorities
- Develop Options / Budgets
 - Remodel Existing Buildings
 - Reuse Other Buildings / Sites
 - New Construction / Additions
- Working Relationships
- Highest & Best Use
- Evaluate Options Against Goals and Objectives



Project Approach

OPTIONS EVALUATION CHART

CRITERIA	OPTION A	OPTION B	OPTION C	OPTION D
MEETS SPACE NEEDS				
CAPITAL COST				
OPERATING COST				
FUTURE EXPANSION				
OTHER CRITERIA				
RECOMMENDATION				

Project Approach

RECOMMENDATION & APPROVAL

- Final Recommendation
- Presentation to County Board
- Approval
- Final Written Report



Project Schedule

