

Interim Presentation



Wood County
Space Needs Analysis Study
Tuesday, January 21, 2014

Venture Architects

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

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

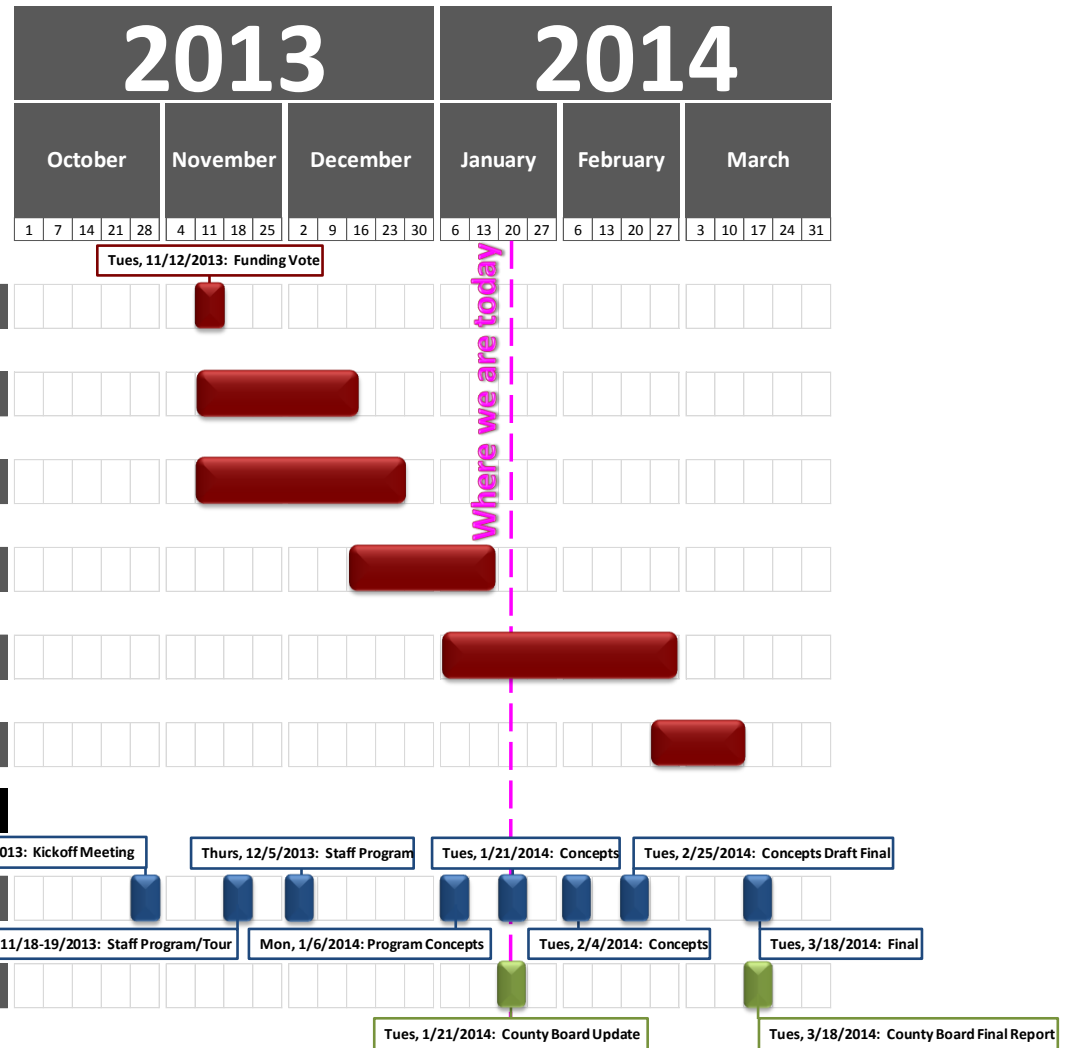


Project Schedule

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Master Plan “Drivers”

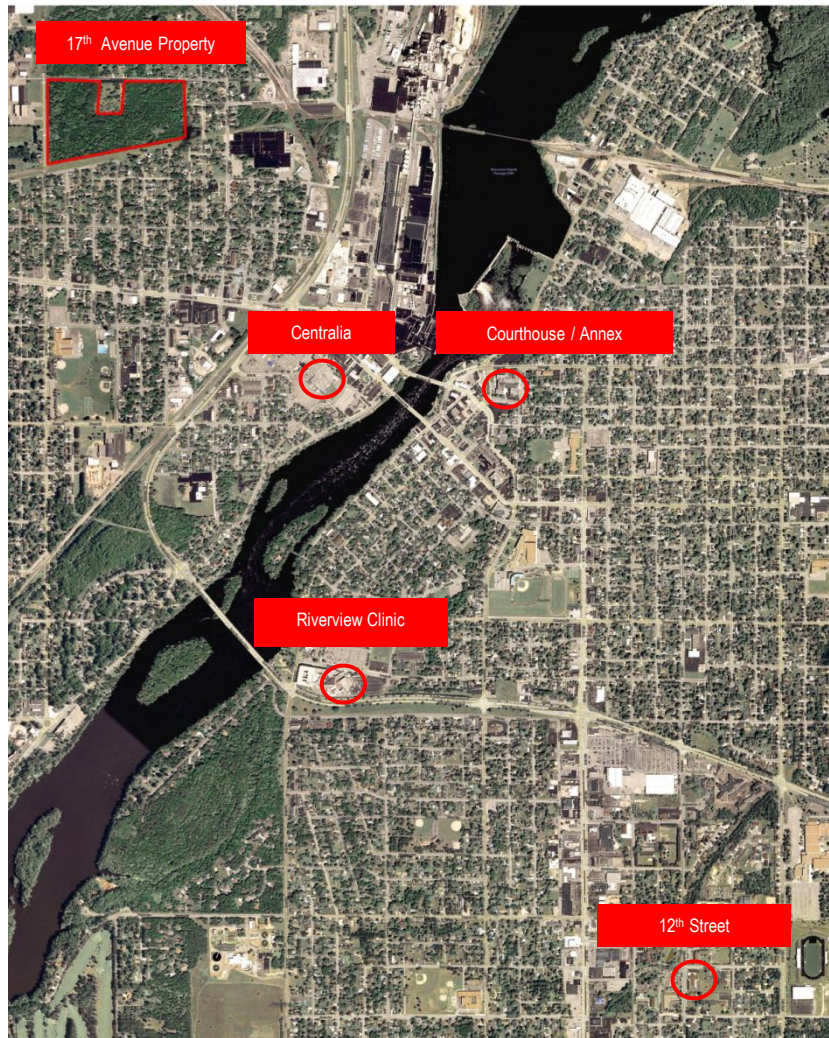
- ✓ **Increase Departmental Efficiencies**
- ✓ **Improve Customer Service**
- ✓ **Pay For Today / Correctly Plan For Tomorrow**
- ✓ **Maximize Cost Effective Construction Dollars**



Priorities (In No Particular Order)

- 1. Consolidate Wisconsin Rapids Human Services Into One Location (Including The Possibility Of Health Department Colocation)**
- 2. Address Courthouse Department Space Needs**
- 3. Address Courthouse Infrastructure Deficiencies (Elevator, Toilets, Boiler / Systems, IT Service, Etc.)**
- 4. Address Courthouse Security Needs (Courts Only, Entire Courthouse)**
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Current Wisconsin Rapids Facilities & Property

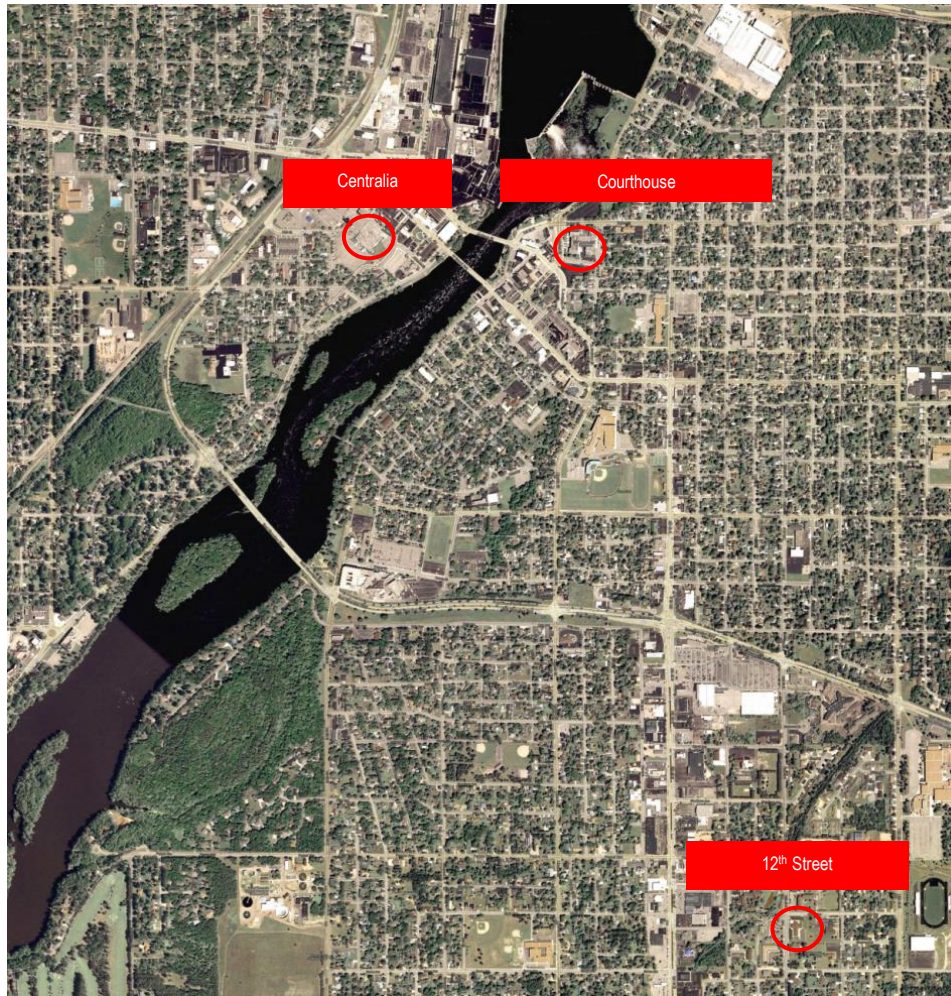


- ✓ **Courthouse / Annex**
 - General Government
 - Justice (Courts/Jail/Sheriff)
 - Human Services
- ✓ **12th Street**
 - Human Services
- ✓ **Riverview Clinic**
 - Health Department
- ✓ **Centralia**
 - Human Services
- ✓ **17th Avenue Property**
 - 33 Acres

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1a. Human Services – Current Facilities



1. 12th Street

- 37 Current Staff
- 10,000 Dept. Sq. Ft. Current
- 10,058 Dept. Sq. Ft. Recommendation

2. Courthouse

- 39 Current Staff
- 9,250 Dept. Sq. Ft. Current
- 12,393 Dept. Sq. Ft. Recommendation

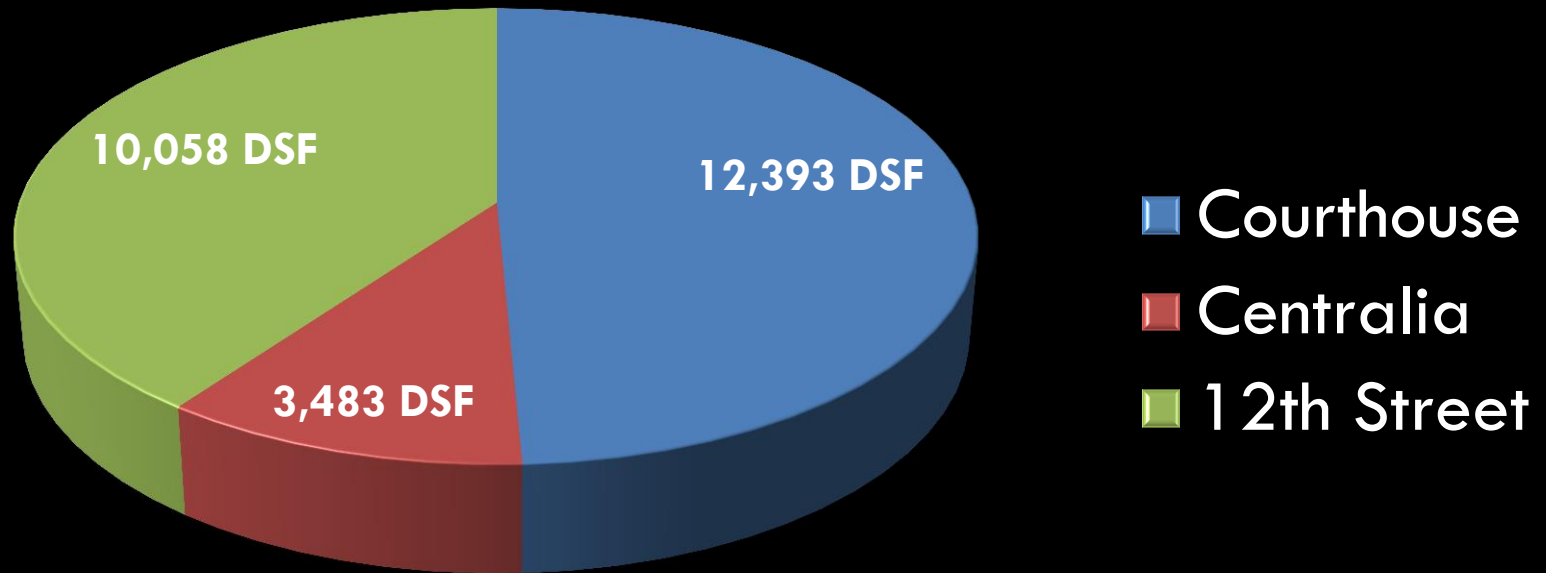
3. Centralia

- 18 Current Staff
- 2,700 Dept. Sq. Ft. Current
- 3,483 Dept. Sq. Ft. Recommendation

1b. Human Services – Benefits To Consolidation

- ✓ **Improved Customer Service**
- ✓ **Fewer Facilities To Maintain And / or Rent**
- ✓ **Better Department Management**
- ✓ **Better Department Communication**
- ✓ **Greater Energy Efficiency / Lower Operating Cost**
- ✓ **Better Use Of Shared Resources**
(Support Staff, Equipment, Conference Rooms, Etc.)

1c. Human Services – Space Recommendations



Recommended Space: 25,934 Department Square Feet

1d. Human Services – Location Options



1. 12th Street

- Acquire Property
- Expand or Build New

2. Tribune Building

- Acquire Building
- Build Addition & Remodeling

3. Courthouse

- Close Avon Street
- New Courthouse Addition
- Remodel Courthouse

4. 17th Avenue Property

- Build New

5. Other Unidentified Sites

- Build New

1e. Health Department – Space Recommendations

- ✓ **Current Leased Space At Riverview Clinic – 8,335 Dept. Sq. Ft.**
- ✓ **Recommended Space – 9,320 Dept. Sq. Ft.**



1f. Health Department – Options

- ✓ Stay As Is – Riverview Clinic Leased Space
- ✓ Co-Locate With Human Services (Slide 12) – New Or Remodeled



Stay As Is



Co-Locate

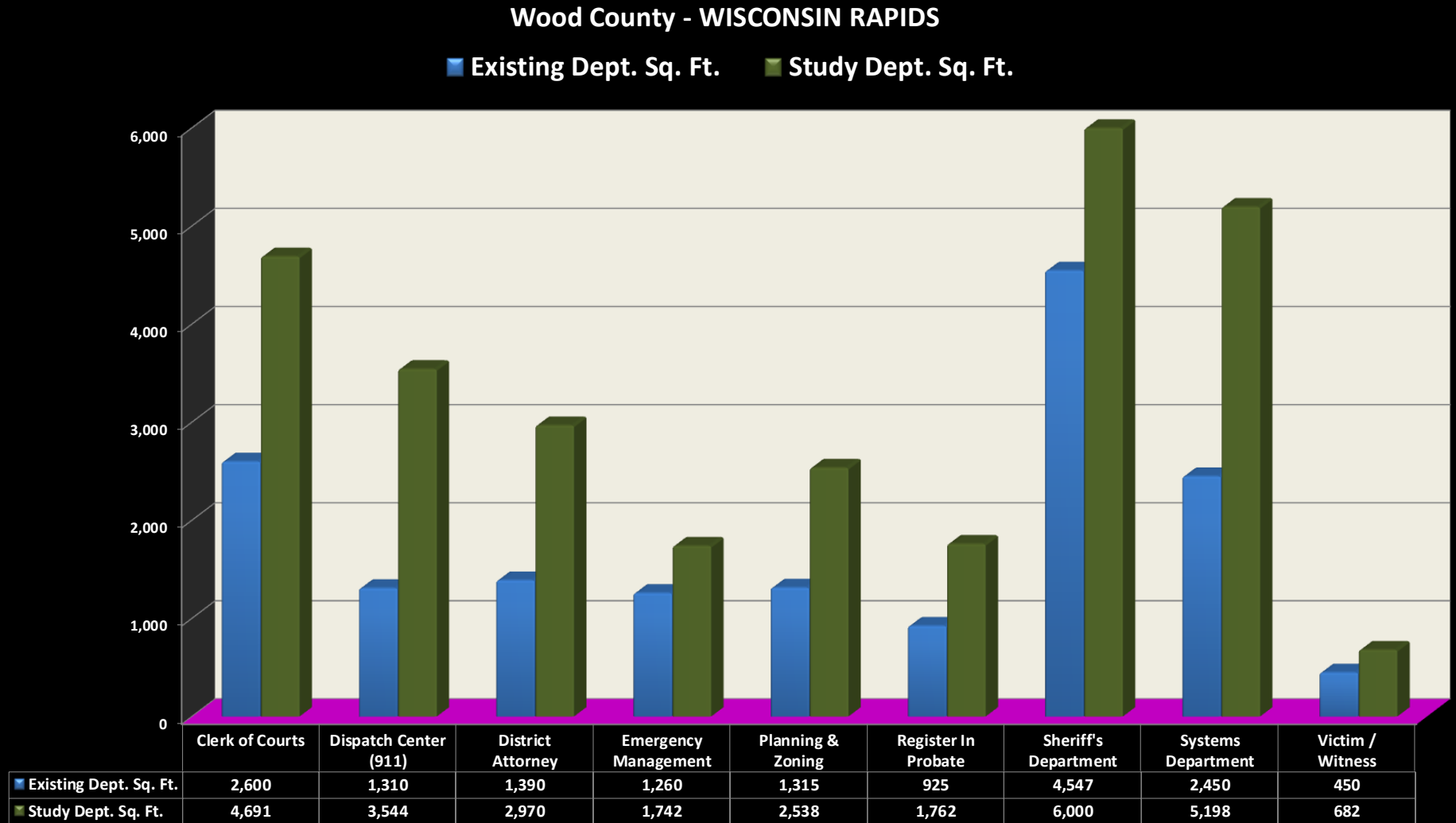
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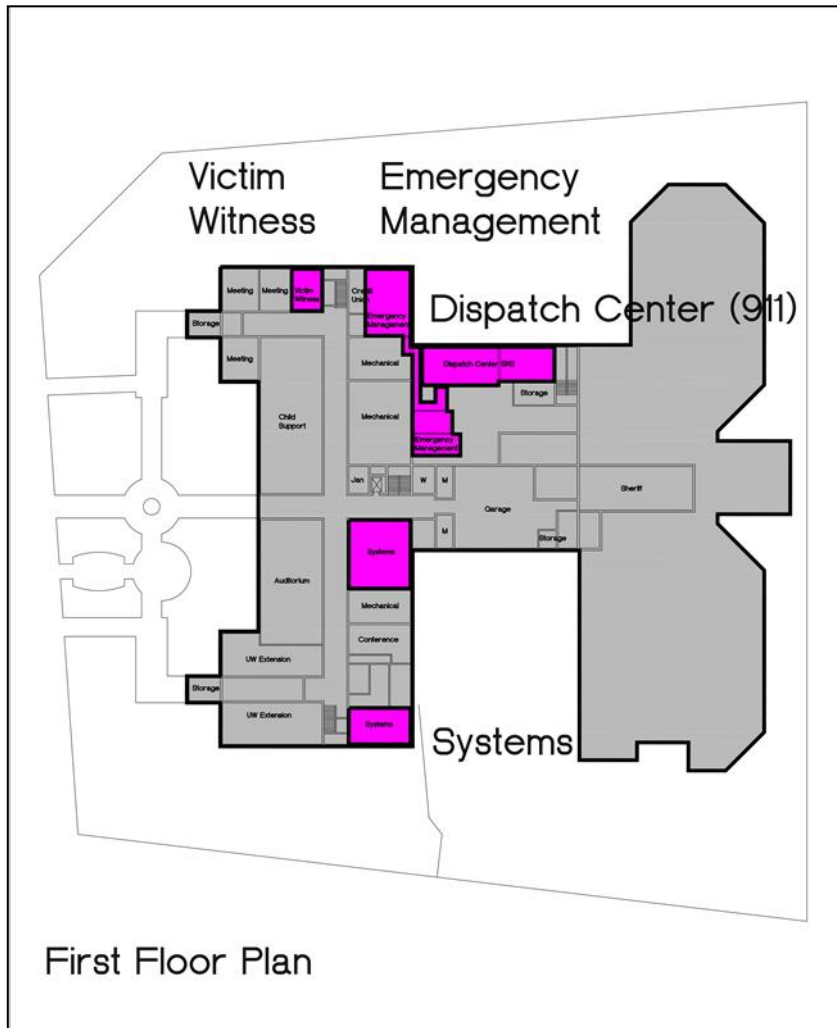
2a. Courthouse Department Space Needs – Why The Need?

Department	Inadequate Work Space	Inadequate Storage Space	Growth	Other
Clerk Of Courts	X	X	X	
Dispatch Center (911)	X	X		Work Environment
District Attorney	X	X	X	
Emergency Management	X	X		Work Environment
Planning & Zoning	X	X		
Register In Probate	X	X		
Sheriff's Department (Offices)	X	X		
Systems Department	X	X		Work Environment
Victim / Witness	X	X		

2b. Courthouse Department Space Need – Study Recommendations

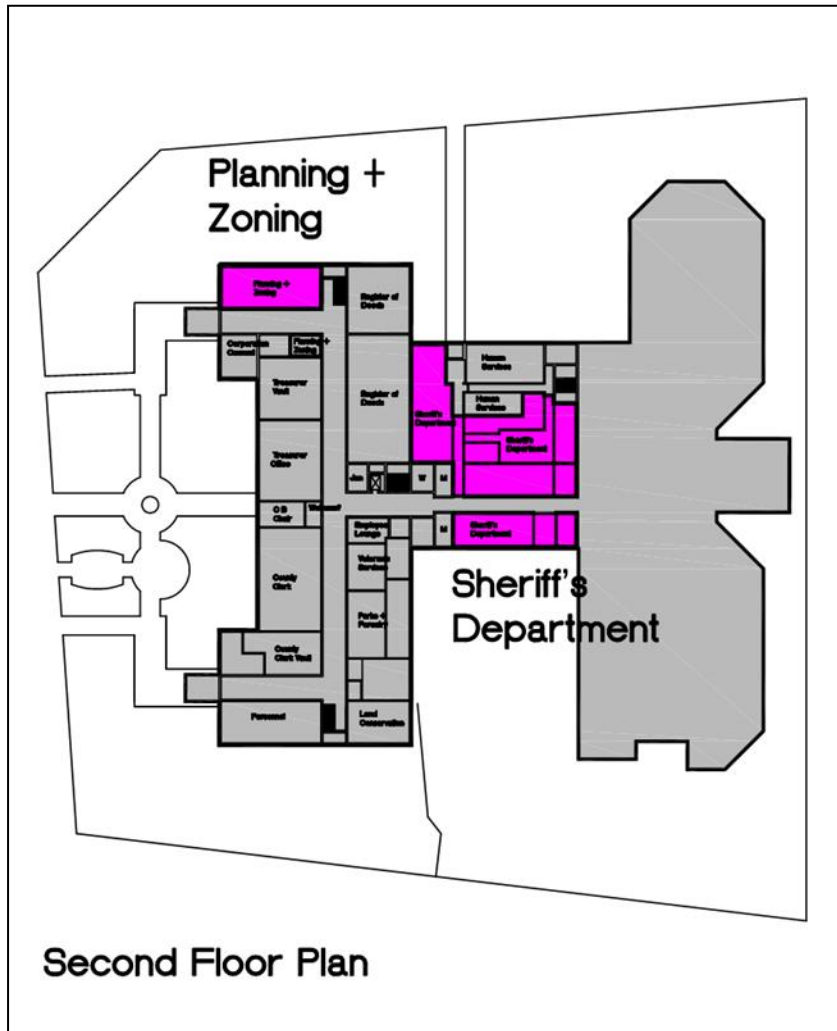


2c. Courthouse Department Space Needs – 1st Floor



- ✓ **Victim / Witness**
 - Waiting Area
- ✓ **Emergency Management**
 - Additional Staff
 - Larger EOC
 - Storage/Equipment Areas
- ✓ **Dispatch Center (911)**
 - Adequate Space For Work Stations
 - Storage Areas
 - Larger Staff Locker Area
- ✓ **Systems**
 - Staff In Same Area
 - More Efficient Space
 - Secure Storage Area/Setup Space
 - Environmentally Controlled

2c. Courthouse Department Space Needs – 2nd Floor



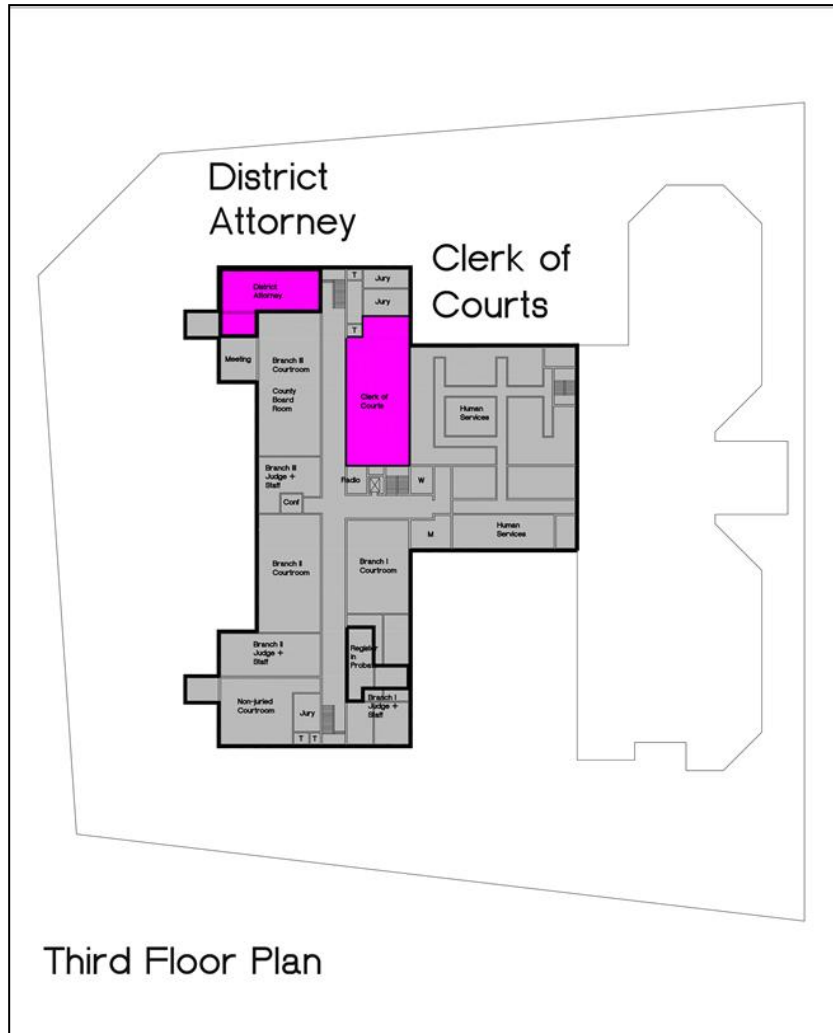
✓ Planning & Zoning

- Larger Work Areas
- Conference Room / Work Area
- Waiting Area

✓ Sheriff's Department

- Better Security
- New Reception Area
- Office Space Consolidation
- Evidence And Record Storage

2c. Courthouse Department Space Needs – 3rd Floor



✓ District Attorney

- Additional Assistant District Attorney
- File Areas
- Conference Room
- Record Storage

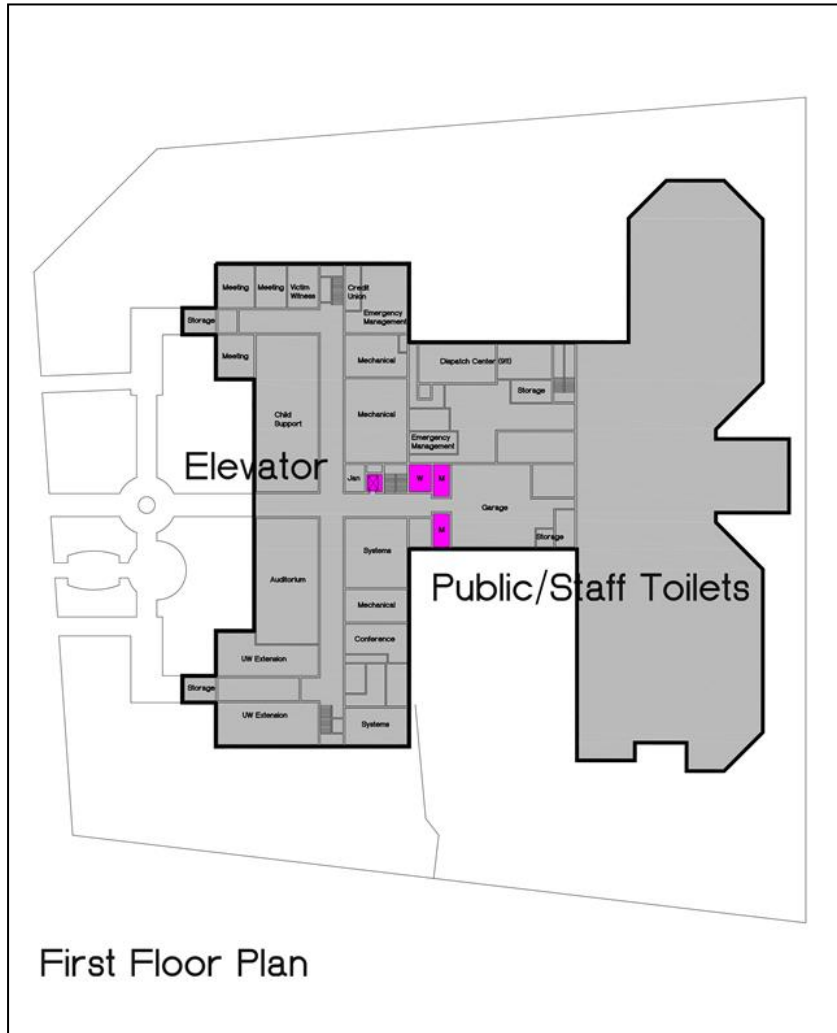
✓ Clerk Of Courts

- Larger Work Areas
- More Circulation Space
- Record Storage

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3. Courthouse – Infrastructure Deficiencies

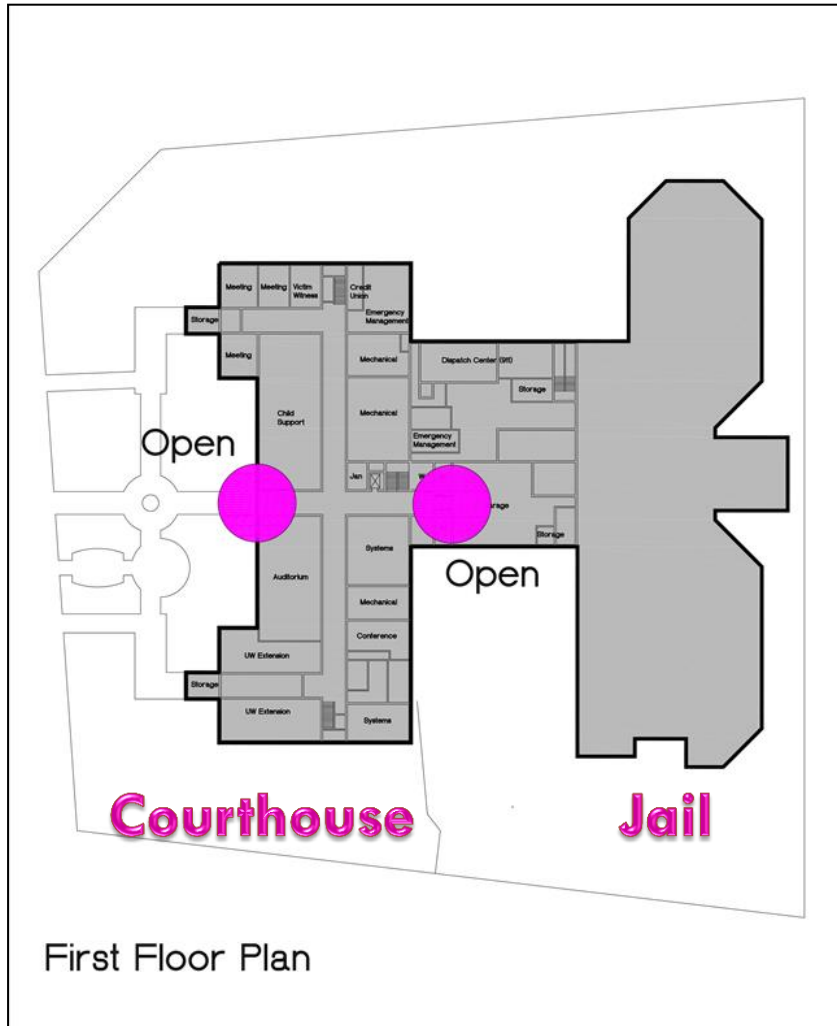


- ✓ **Elevator (ADA Accessibility)**
 - Single Elevator
 - Problems when Not In Operation
- ✓ **Toilets (ADA Accessibility)**
 - Insufficient Number Of Fixtures For Building Population (Current Code)
- ✓ **HVAC**
 - Multiple Heating & Cooling Systems
 - Old Equipment – Limited Replacement Part Availability
 - Inefficient System – High Operating Cost
 - Lack Of Ventilated Air
 - No Zoning – Hot & Cold Problems

Priorities (In No Particular Order)

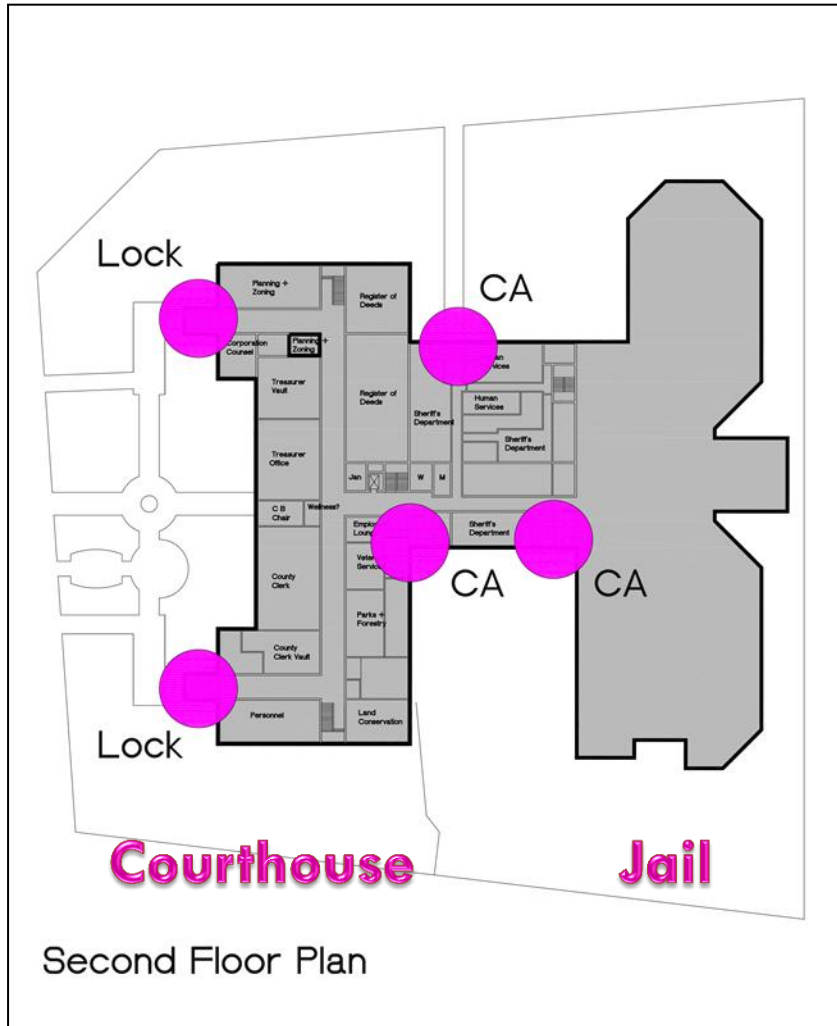
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4a. Courthouse Security – Existing Conditions 1st Floor



- ✓ **Building Entrances**
 - Front Entrance – Open
 - Dock Entrance - Open
- ✓ **Secure Perimeter**
 - Limited Security

4a. Courthouse Security – Existing Conditions 2nd Floor



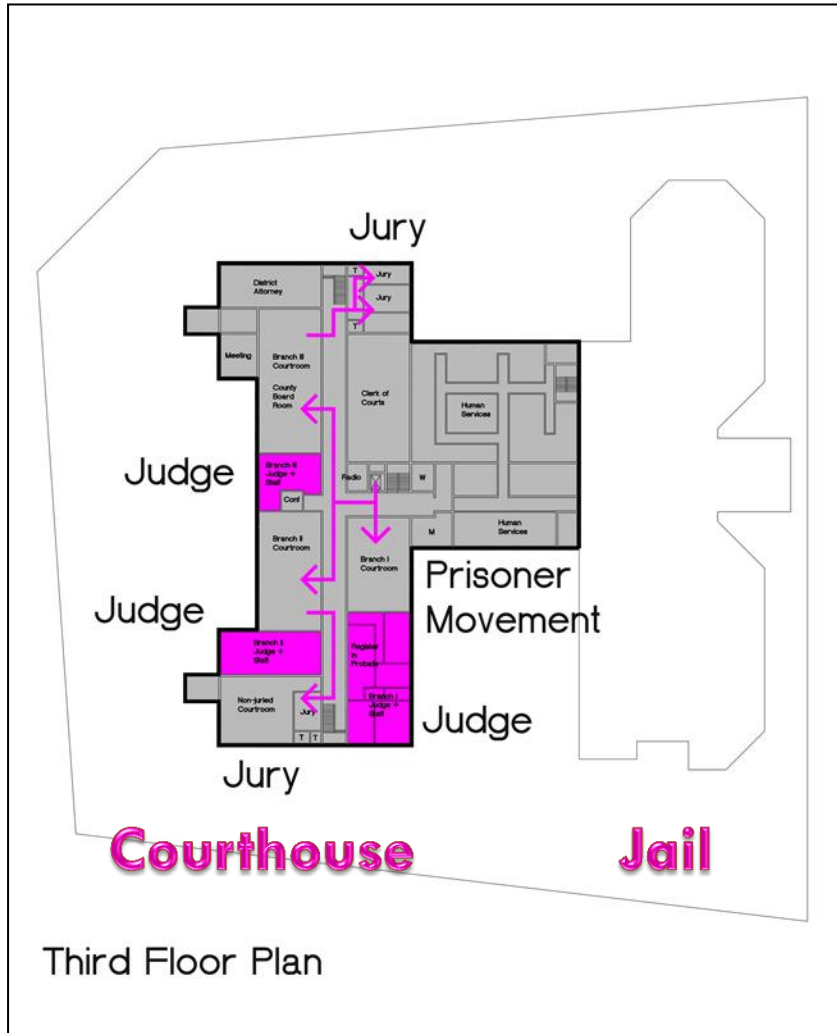
✓ Building Entrances

- Staff Entrances – Card Access (CA)
- Fire Exits – Locked On Outside

✓ Secure Perimeter

- Limited Security

4a. Courthouse Security – Existing Conditions 3rd Floor

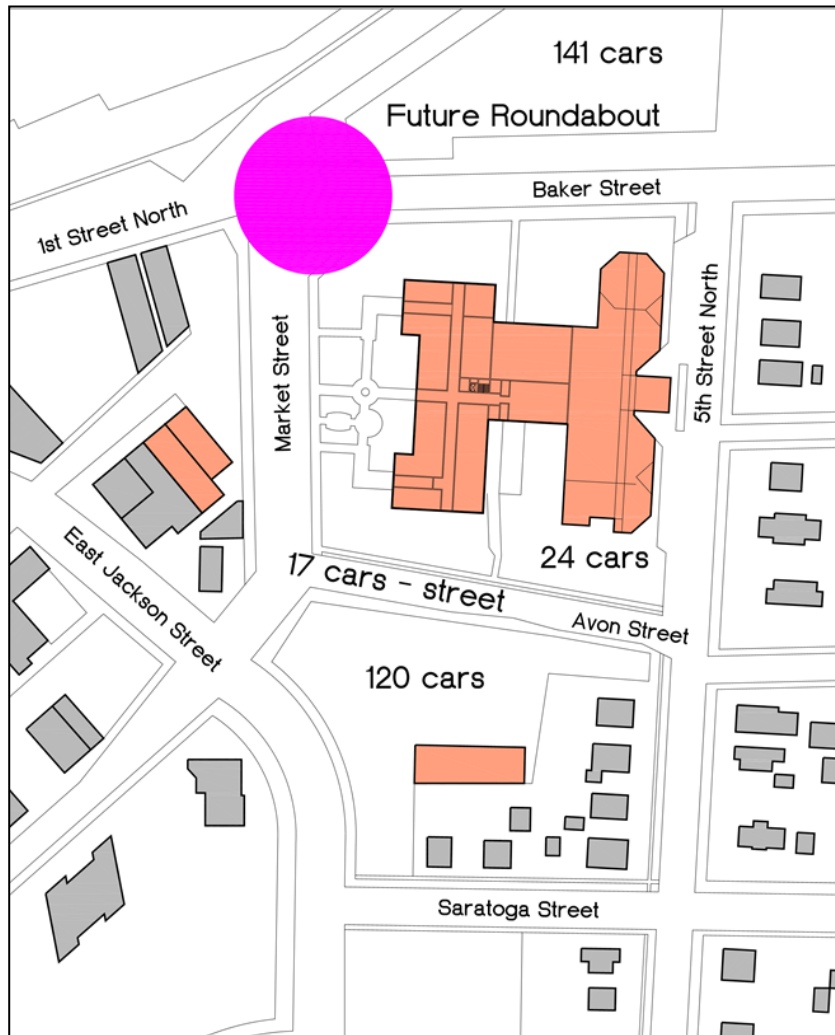


- ✓ **Prisoner Movement To / From Courtrooms In Public Corridor**
- ✓ **Jury Movement To / From Jury Deliberation Rooms In Public Corridor**
- ✓ **Judge & Court Staff Security**

Priorities (In No Particular Order)

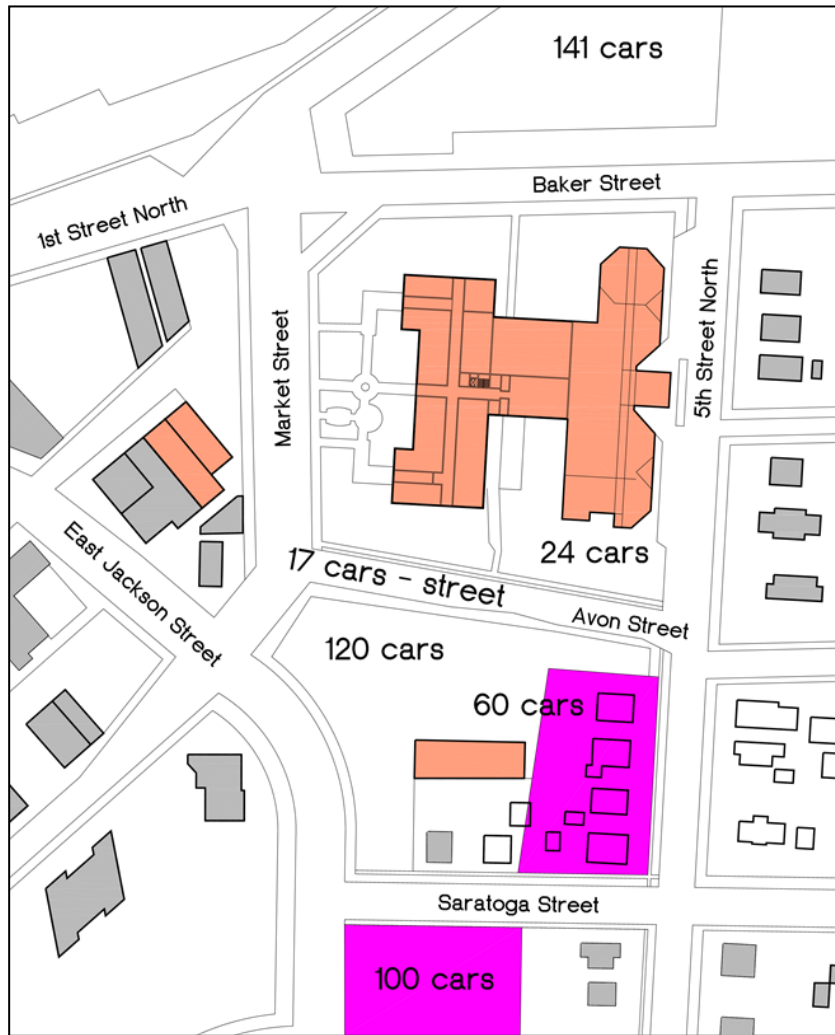
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5a. Courthouse Parking Needs – Existing Condition



- ✓ **302 Existing Parking Spaces (On / Off Property)**
- ✓ **Roundabout Will Eliminate 10 Spaces ±**
- ✓ **Anticipated Completion Summer 2014**

5b. Courthouse Parking Needs – Options



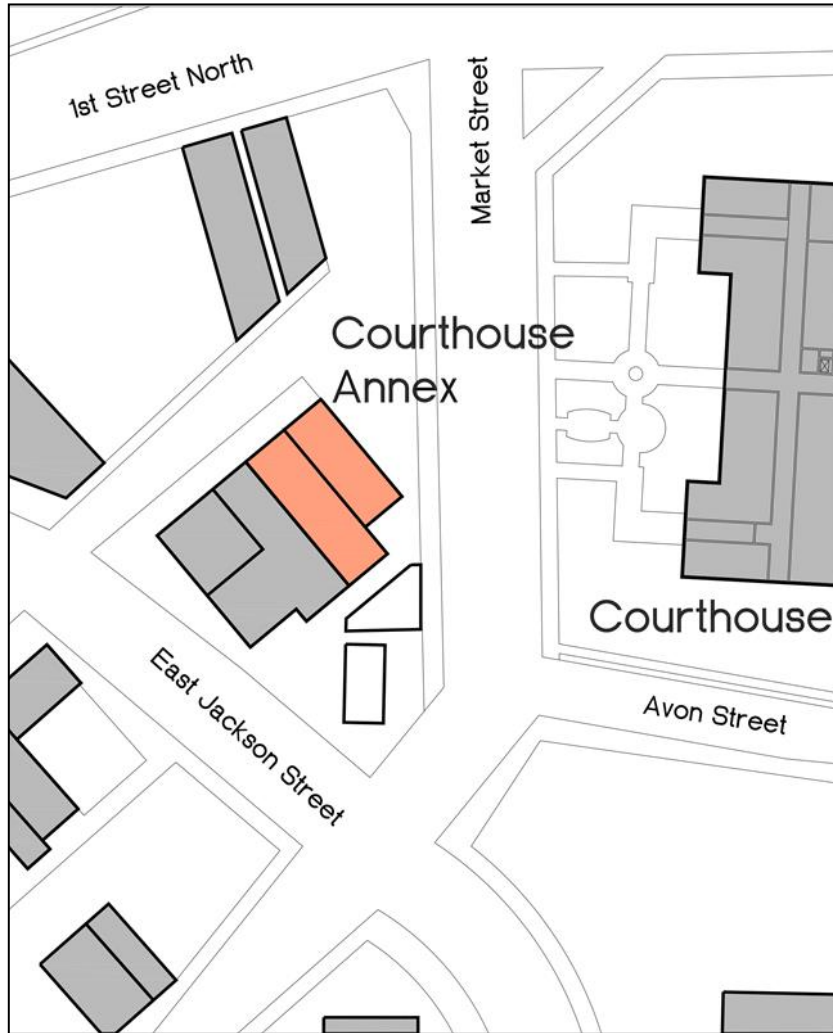
✓ Potential Future Parking Spaces

- 60 Cars
- 100 Cars
- Additional Street Parking

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6a. Annex Building / Property – Existing Condition



- ✓ **5,500 Sq. Ft. Site**
- ✓ **Building Condition**
 - Mold Problems
 - One Interior Fire Stair
 - No ADA Accessibility
- ✓ **Fiber Connection To Courthouse**

6a. Annex Building / Property – Photographs



Exterior



Basement Floor



First Floor



Second Floor

6b. Annex Building / Property – Options

✓ **Tear Down - Build New Building**

- 5,500 Sq. Ft. x 3 Floors = 16,500 Total Sq. Ft.
- Systems – 5,180 Dept. Sq. Ft.
- Dispatch (911) – 3,544 Dept. Sq. Ft.
- Emergency Management – 1,742 Dept. Sq. Ft.

✓ **Tear Down – Build Parking Lot**

- 20 Spaces

✓ **Sell Building / Property**

Priorities (In No Particular Order)

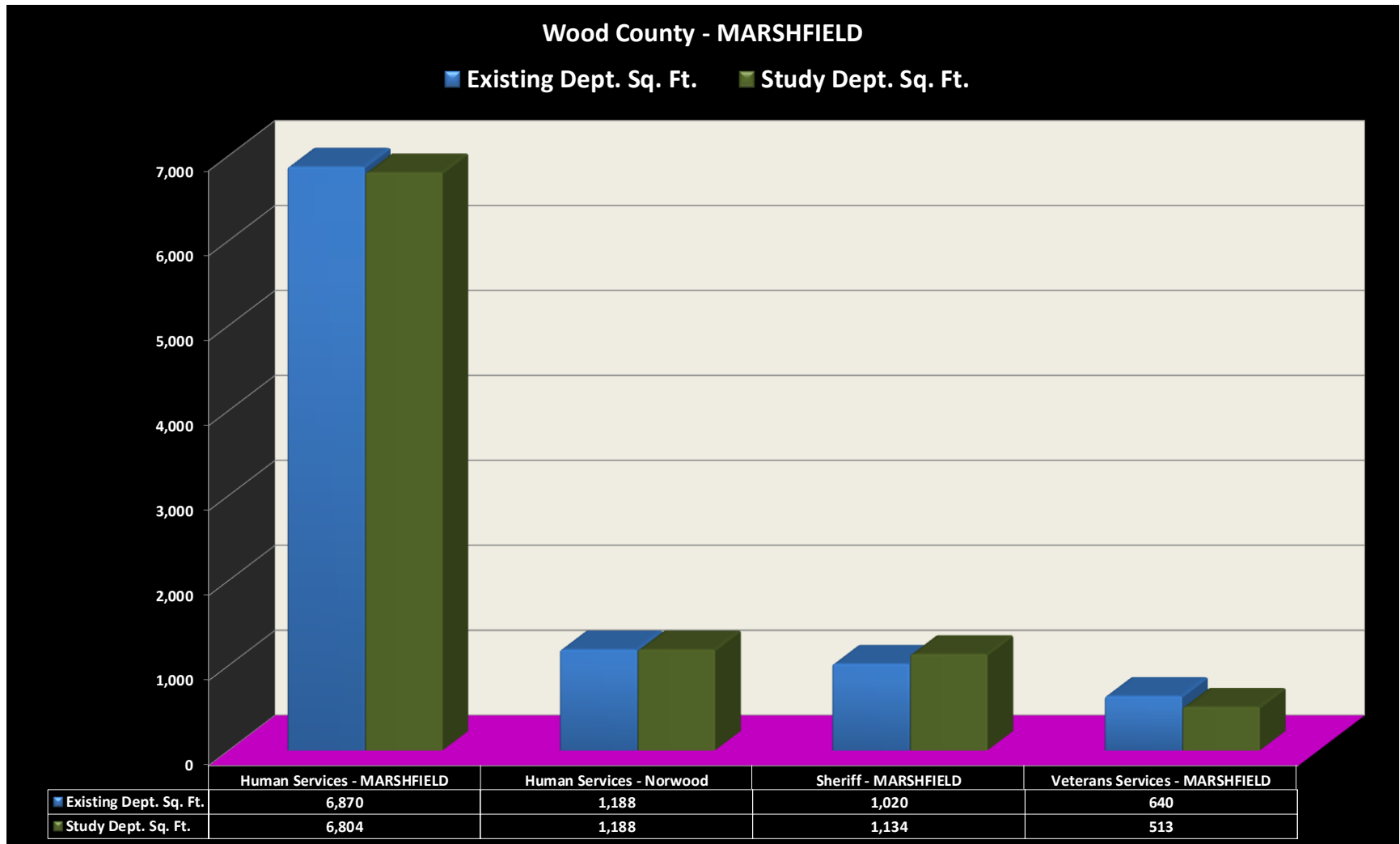
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7a. Marshfield City Hall To Norwood – Existing Condition

- ✓ **Current Lease of 8,530 SF**
- ✓ **Lease Expires June, 2014**
- ✓ **Lease Extension Is Probable**
- ✓ **Departments Include:**
 - Human Services 6,870 SF
 - Veterans Services 640 SF
 - Sheriff's Department 1,020 SF

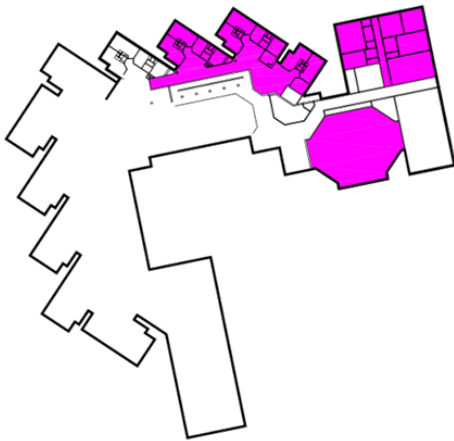


7b. Marshfield City Hall To Norwood – Space Recommendation

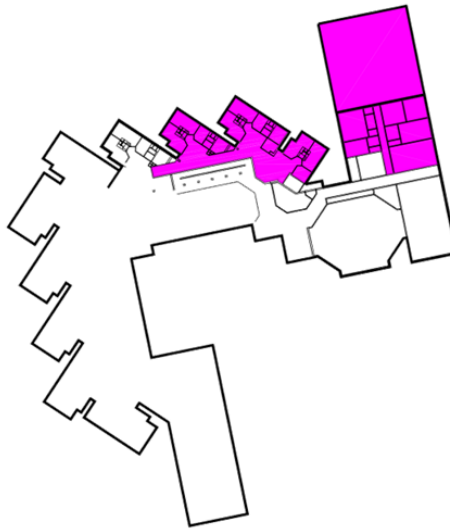


7c. Marshfield City Hall To Norwood – Options

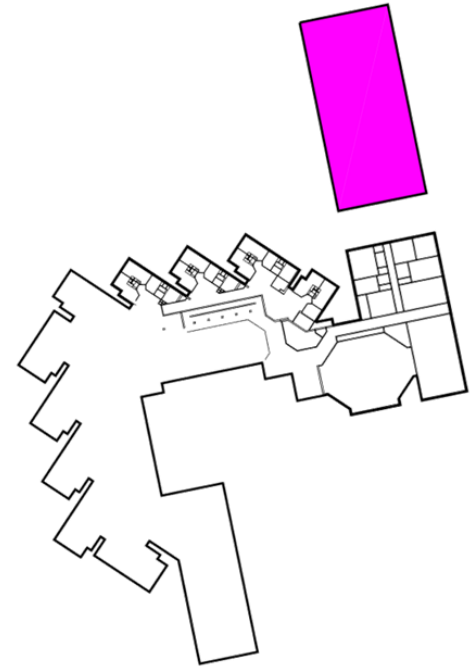
Move In As Is



Addition + Remodeling



New Building



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8a. Future Justice Needs – Current Situation

✓ Courts

- 4th Judgeship Is A Future Possibility

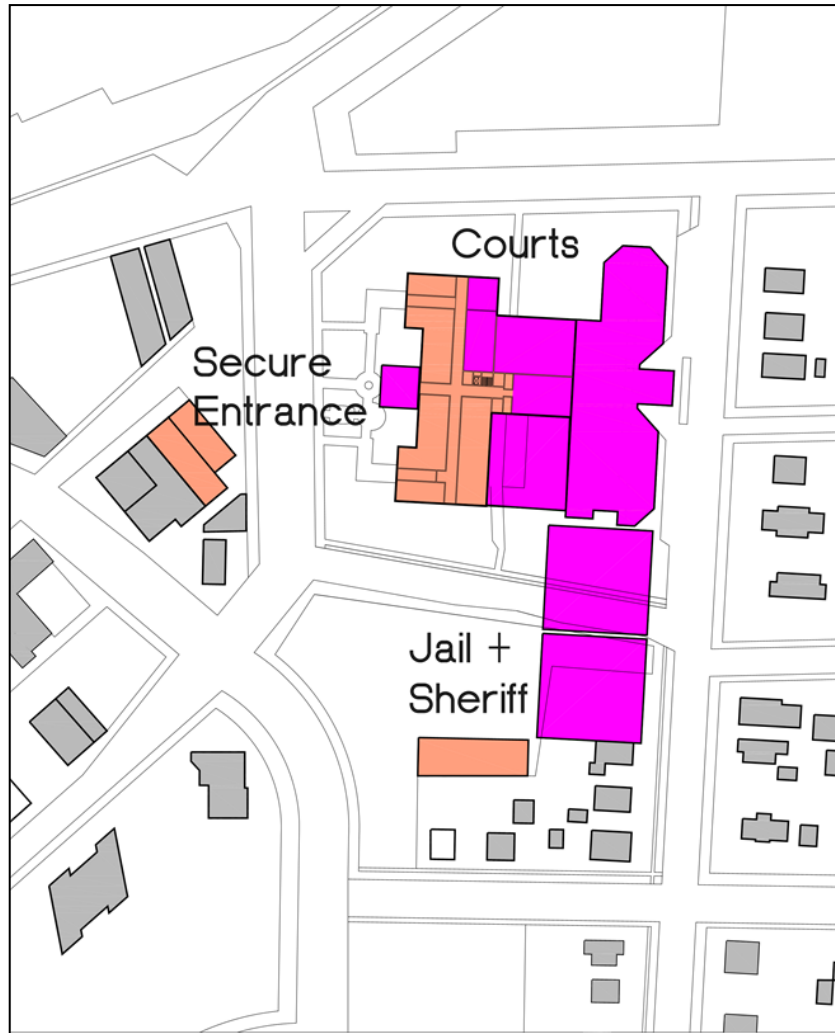
✓ Jail

- 127 Existing Jail Beds
- Currently Leasing 65 Jail Beds From Waupaca County. (Will Be 75 In 2016)

✓ Sheriff's Department

- Office Area
- Locker and Training Area
- Evidence and Record Storage

8b. Future Justice Needs – Future Options



✓ Expand At The Courthouse

- Courts
 - Fourth Courtroom
 - Expanded Clerk Of Courts
 - Expanded District Attorney
- Jail
 - Use Existing Jail Beds
 - Master Plan For 300 to 350 Beds
- Sheriff's Department
- Secure Entrance

8b. Future Justice Needs – Future Options



✓ Build New Justice Center

- 1999 Jail and Sheriff's Department
 - 136 Bed (1999) Jail Plus 164 To 214 Additional Beds Equaling 300 To 350 Beds
- Add 4 Court Rooms, Clerk Of Court, District Attorney, Register In Probate, Child Support, Victim Witness

Questions and Answers

