

# Interim Presentation



## **Wood County** Space Needs Analysis Study Tuesday, April 15, 2014

**Venture** Architects

212 North 25<sup>th</sup> Street, Milwaukee, WI 53233 | (414) 271-3359 | [www.ventarch.com](http://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



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# Project Approach

## PLANNING STEPS

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





# Master Plan “Drivers”

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



# Priorities (In Order)

## Marshfield Area

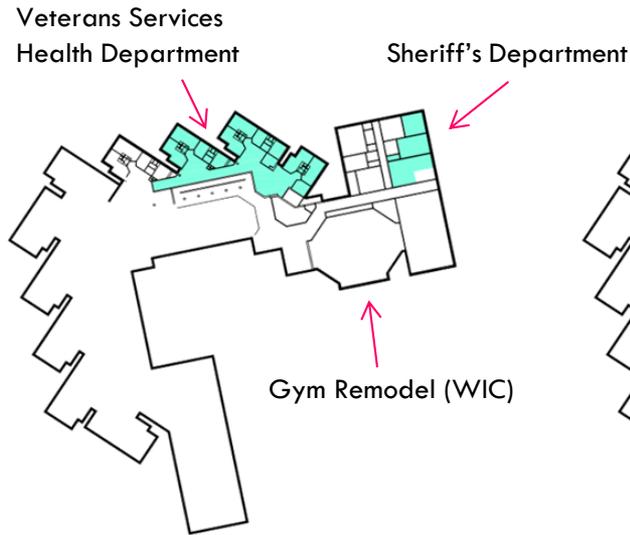
1. Relocate Marshfield City Hall Departments To Norwood Site

## Wisconsin Rapids Area

1. Address Courthouse Security Needs  
(Courts Only, Entire Courthouse)
2. Address Future Justice Needs: Courts, Jail, & Sheriff
3. Address Courthouse Department Space Needs
4. Address Courthouse Parking Needs
5. Consolidate Wisconsin Rapids Human Services Into One Location  
(Including The Possibility Of Health Department Colocation)
6. Address Courthouse Infrastructure Deficiencies  
(Elevator, Toilets, Boiler / Systems, IT Service, Etc.)
7. Make Decision On Annex Building / Property

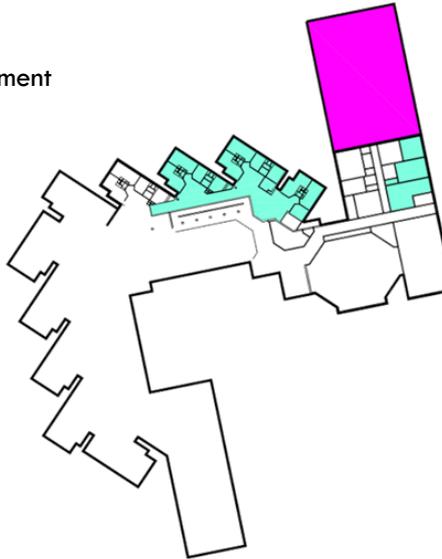
# 1. Relocate Marshfield City Hall Departments To Norwood

## Move In As Is



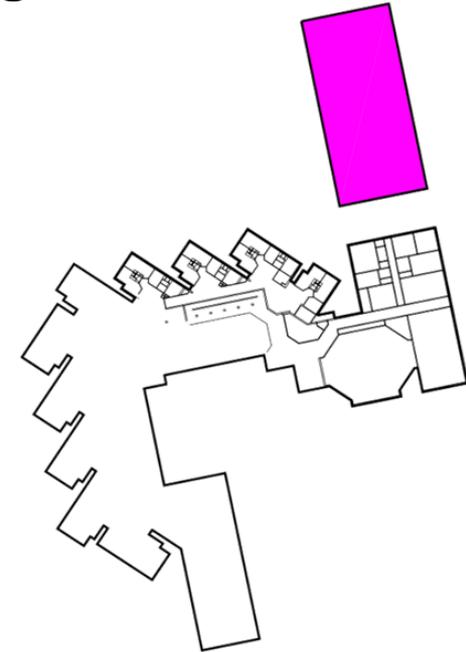
- Minimal Project Cost

## Addition + Remodeling



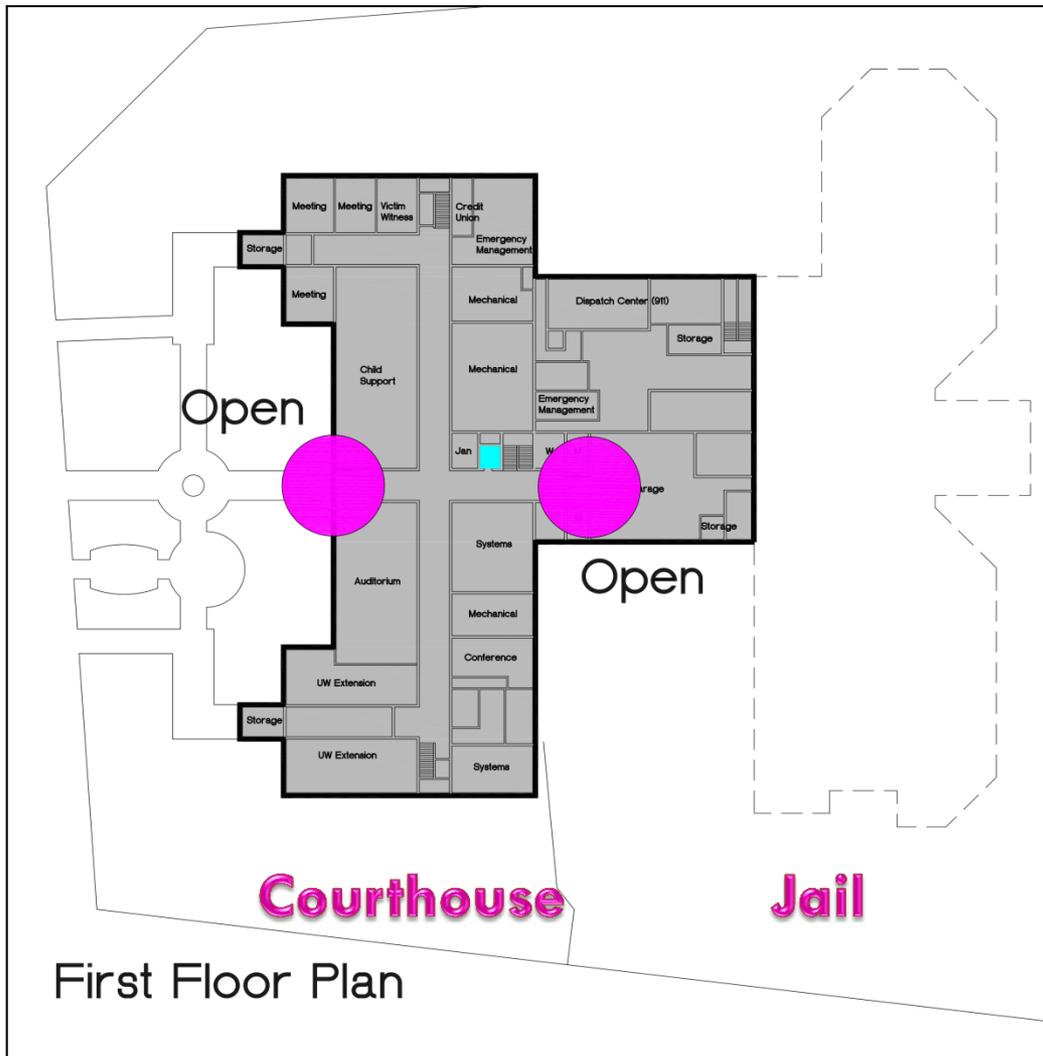
- 1,300 SF Remodel
- 7,700 SF Addition
- Bid 2015
- \$1.9 Million Project Cost

## New Building



- 11,100 SF New
- Bid 2015
- \$2.6 Million Project Cost

# 1. Courthouse Security – Existing Conditions 1<sup>st</sup> Floor



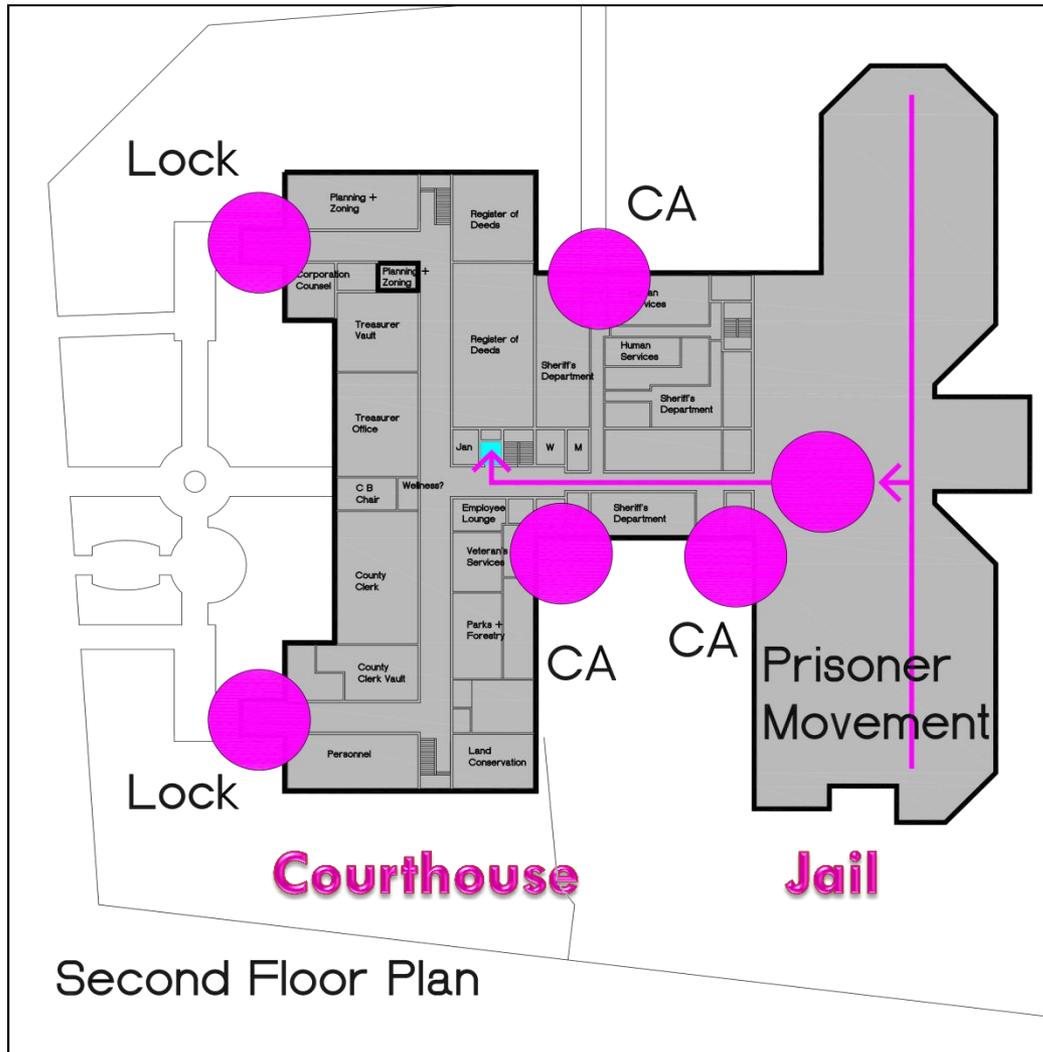
## ✓ Building Entrances

- Front Entrance - Open
- Dock Entrance - Open

## ✓ Secure Perimeter

- Limited Security

# 1. Courthouse Security – Existing Conditions 2<sup>nd</sup> Floor



## ✓ Building Entrances

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

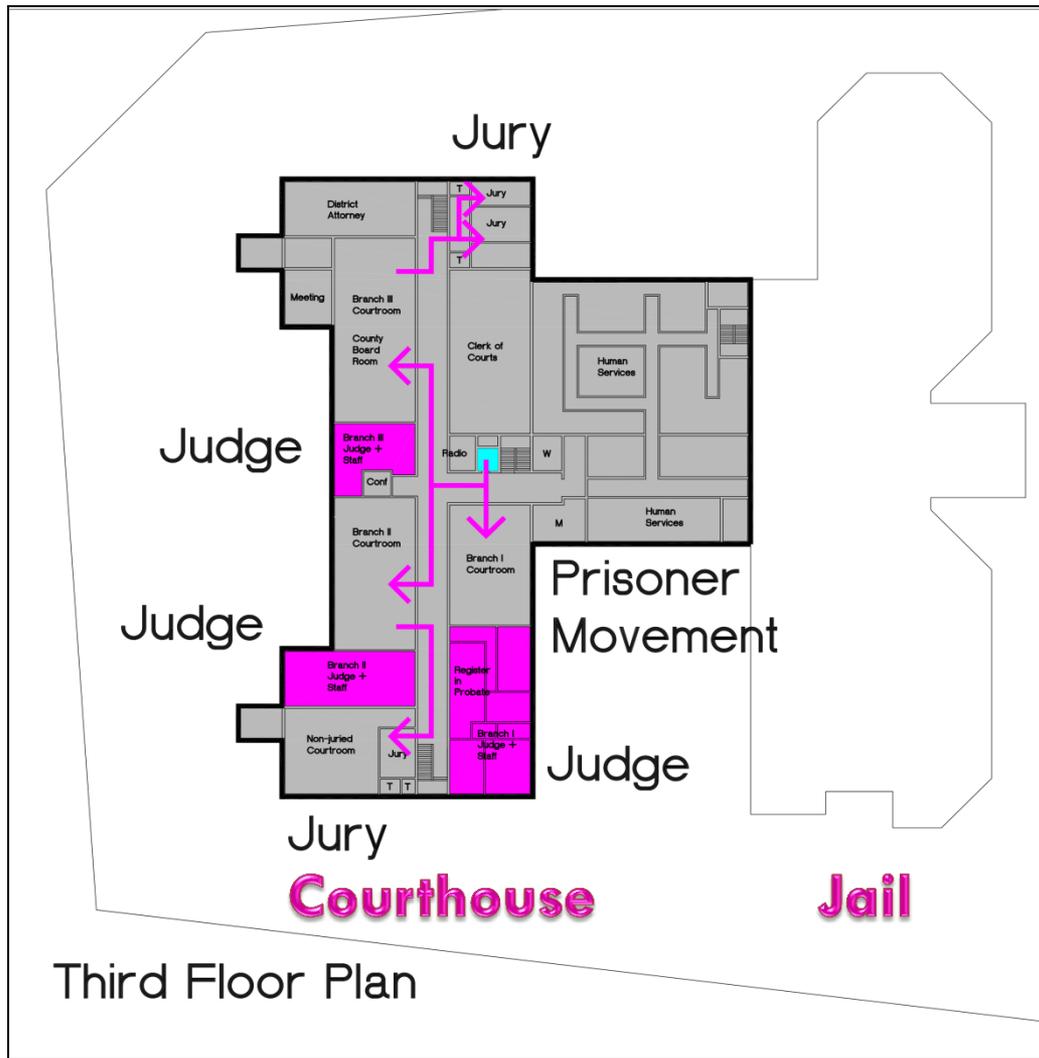
## ✓ Secure Perimeter

- Limited Security

## ✓ Prisoner Movement

- Between Jail And Courtrooms In Public Corridor

# 1. Courthouse Security – Existing Conditions 3<sup>rd</sup> Floor



## ✓ Prisoner Movement

- Between Jail And Courtrooms In Public Corridor

## ✓ Jury Movement

- To / From Jury Deliberation Rooms In Public Corridor

## ✓ Judge & Court Staff Security

- Minimal

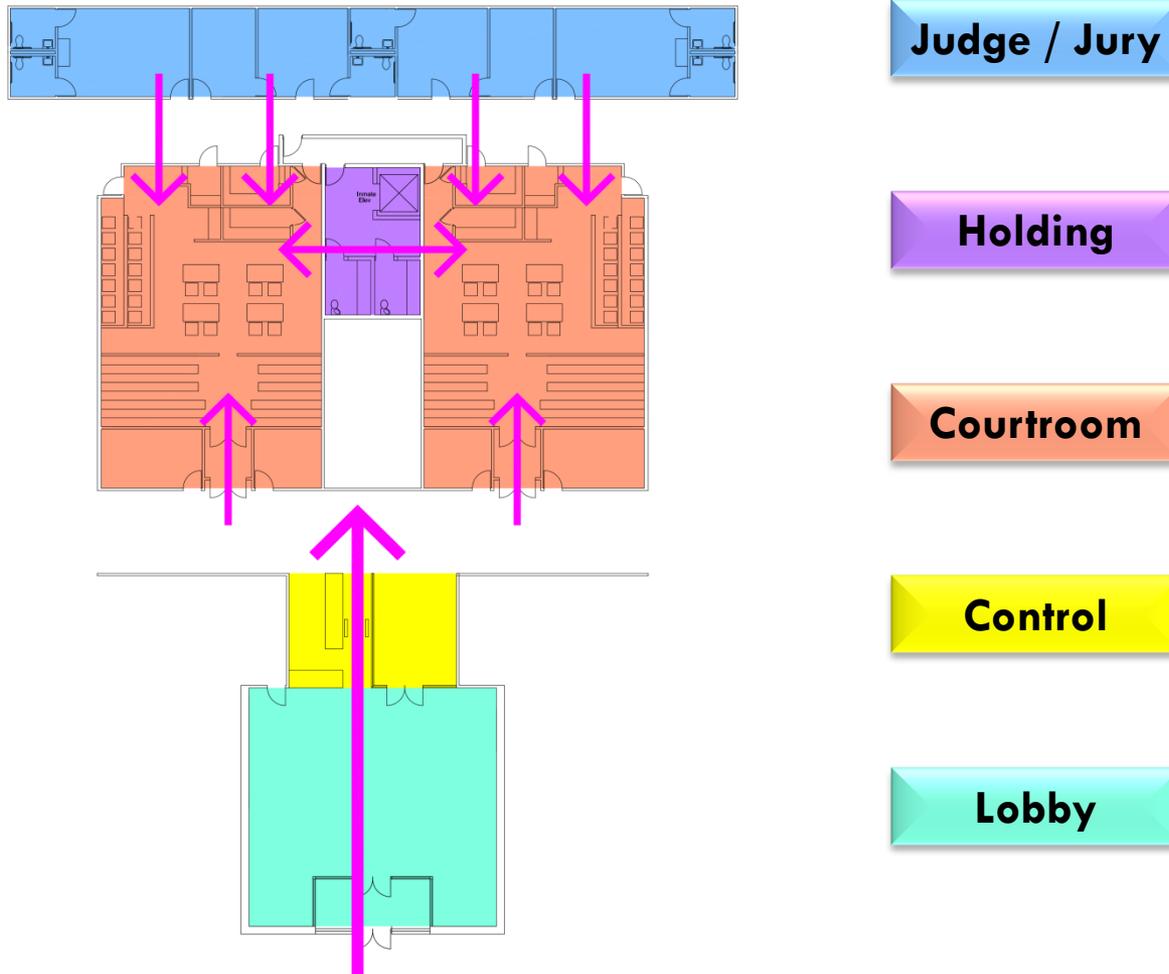
## ✓ Prisoner Holding Areas

- Minimal

## ✓ Attorney / Client Conference Rooms

- Minimal

# 1. Courthouse Security – 3-Way Movement Separation



## 2. Future Justice Needs – Current Situation

### ✓ Courts + Court Support Departments

- 4<sup>th</sup> Judgeship Is A Future Possibility (High on the State's List)
- Clerk of Courts Is Too Small
- District Attorney Is Too Small
- Register In Probate Is Too Small

### ✓ Jail

- 127 Existing Bed Jail
- Currently Leasing 65 Jail Beds From Waupaca County. (Will Be 75 In 2016)
- Current ADP is 220

### ✓ Sheriff's Department

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

## 2. Future Justice Needs – Space Recommendation 20 Year Plan / Beyond

### ✓ **Courts + Court Support Departments**

- Plan For 4<sup>th</sup> Judgeship
- Plan For Future Courts Beyond 4<sup>th</sup> Judgeship
- Larger Clerk Of Courts, District Attorney, And Register In Probate Offices

### ✓ **Jail**

- Plan for 300 Bed Jail (Need 220 Beds Today)
- Master Plan To 400 Beds

### ✓ **Sheriff's Department**

- Space for Year 2034 (20 Year Projection)

### ✓ **Dispatch Center**

- Space For Year 2034 (20 Year Projection)

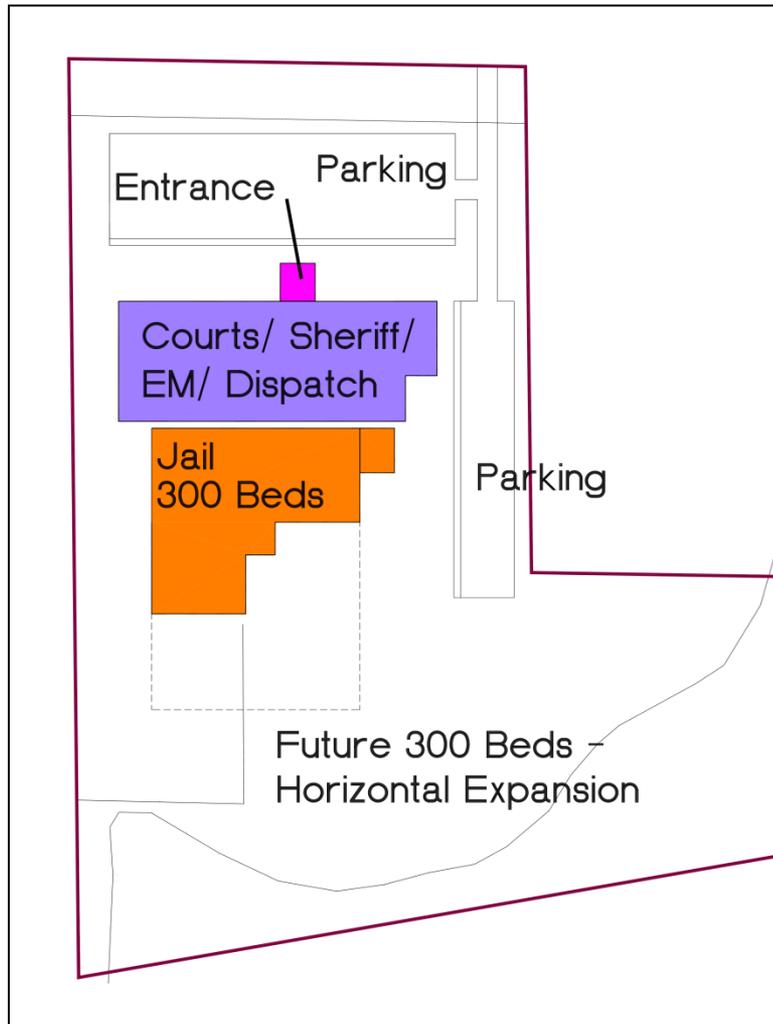
## 2. Future Justice Needs – Two Location Options



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Interim Presentation  
Tuesday, April 15, 2014

## 2. Future Justice Needs – 17<sup>th</sup> Avenue Option



- ✓ **Build New Justice Center**
  - Jail and Sheriff's Department
    - 300 Beds Jail
    - Master Plan To 400 Beds
  - 4 Court Rooms, Clerk Of Court, District Attorney, Register In Probate, Child Support, Victim Witness
  - Dispatch Center
  - Emergency Management

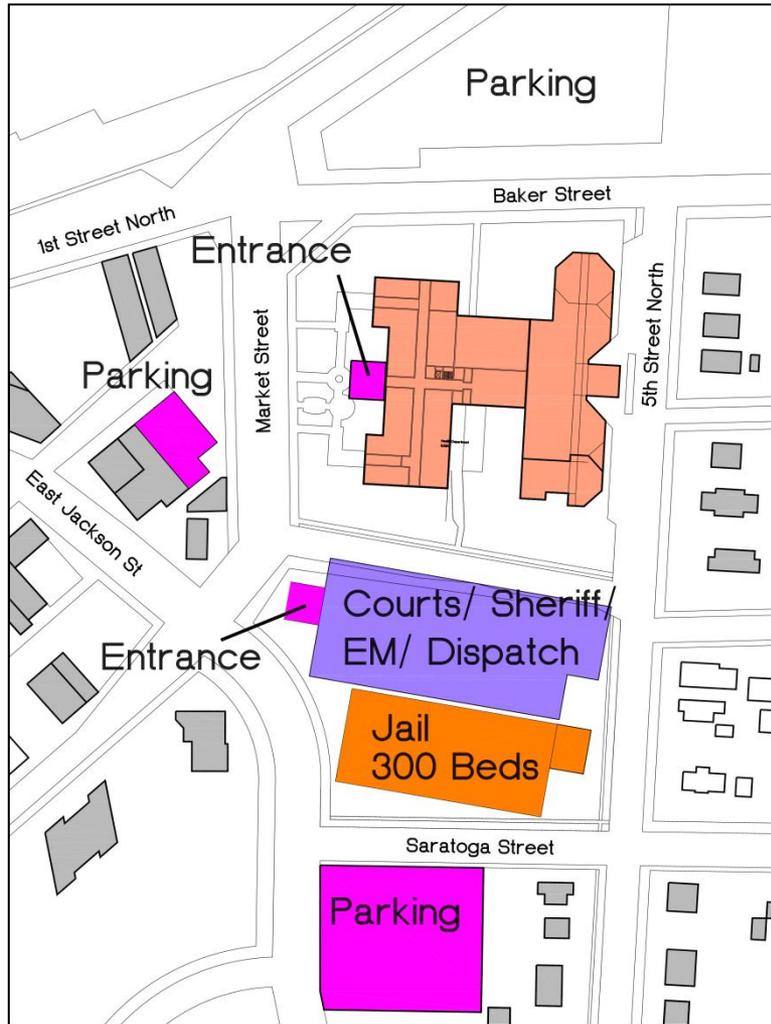
## 2. Future Justice Needs – 17<sup>th</sup> Avenue Option



### ✓ Remodel Courthouse

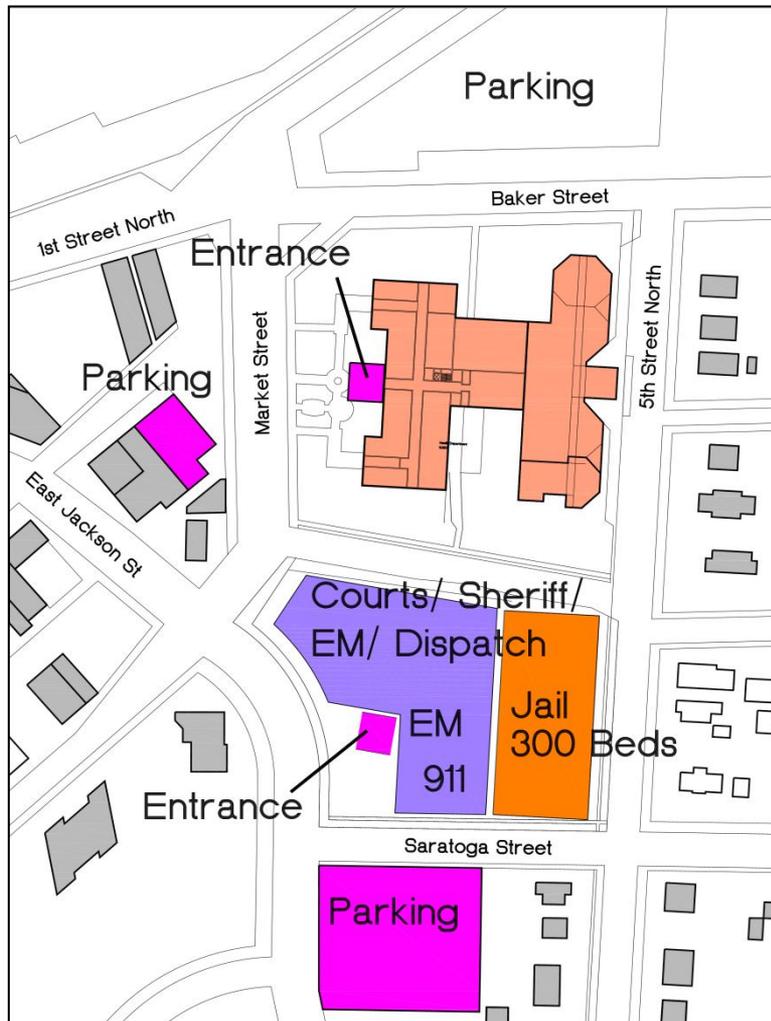
- General Government
- Human Services
- Health Department
- New Addition For Elevator / Toilets
- Additional Surface Parking

## 2. Future Justice Needs – Downtown Option A



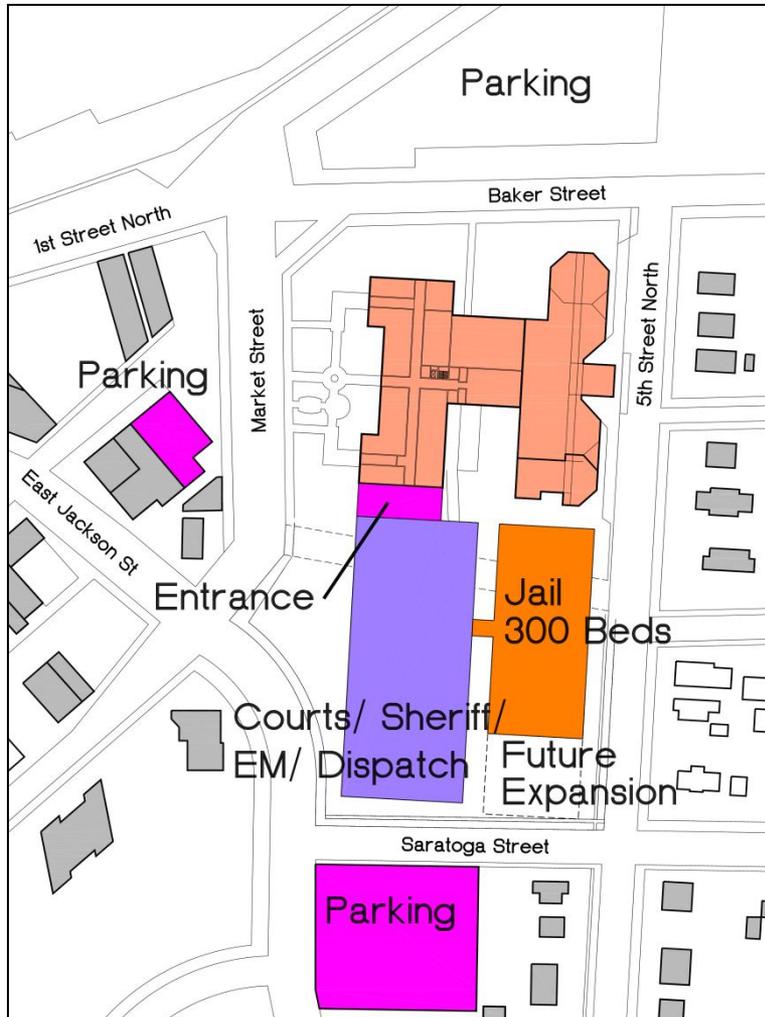
- ✓ **Build New Justice Center**
  - Jail and Sheriff's Department
    - 300 Beds Jail
    - Master Plan To 400 Beds
  - 4 Court Rooms, Clerk Of Court, District Attorney, Register In Probate, Child Support, Victim Witness
  - Dispatch Center
  - Emergency Management
  - No Utility Relocation
  
- ✓ **Remodel Courthouse**
  - General Government
  - Human Services
  - Health Department
  - New Addition For Elevator / Toilets
  - Additional Surface Parking

## 2. Future Justice Needs – Downtown Option B



- ✓ **Build New Justice Center**
  - Jail and Sheriff's Department
    - 300 Beds Jail
    - Master Plan To 400 Beds
  - 4 Court Rooms, Clerk Of Court, District Attorney, Register In Probate, Child Support, Victim Witness
  - Dispatch Center
  - Emergency Management
  - No Utility Relocation
  
- ✓ **Remodel Courthouse**
  - General Government
  - Human Services
  - Health Department
  - New Addition For Elevator / Toilets
  - Additional Surface Parking

## 2. Future Justice Needs – Downtown Option C

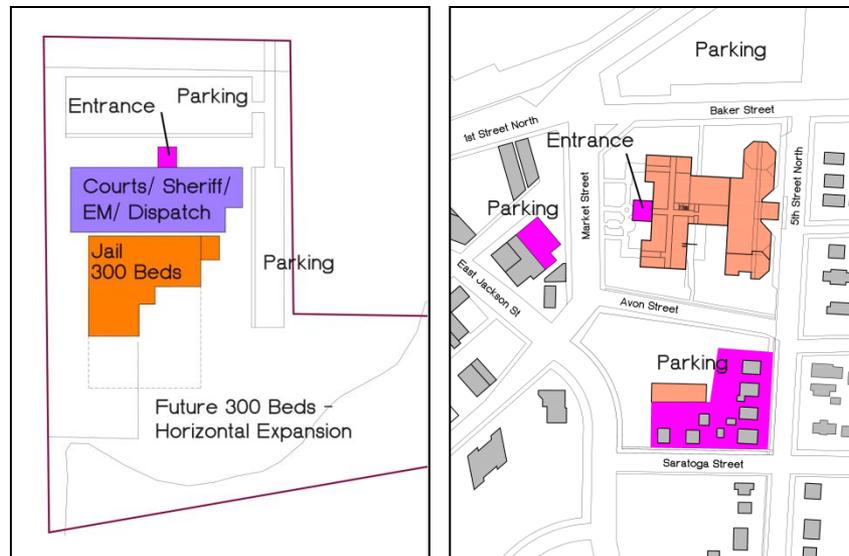


- ✓ **Build New Justice Center**
  - Jail and Sheriff's Department
    - 300 Beds Jail
    - Master Plan To 400 Beds
  - 4 Court Rooms, Clerk Of Court, District Attorney, Register In Probate, Child Support, Victim Witness
  - Dispatch Center
  - Emergency Management
  - Utility Relocation
  - New entrance
  
- ✓ **Remodel Courthouse**
  - General Government
  - Human Services
  - Health Department
  - Additional Surface Parking

## 2. Future Justice Needs – Budget Information

### ✓ 17<sup>th</sup> Avenue Option: \$58.0 Million Project Cost

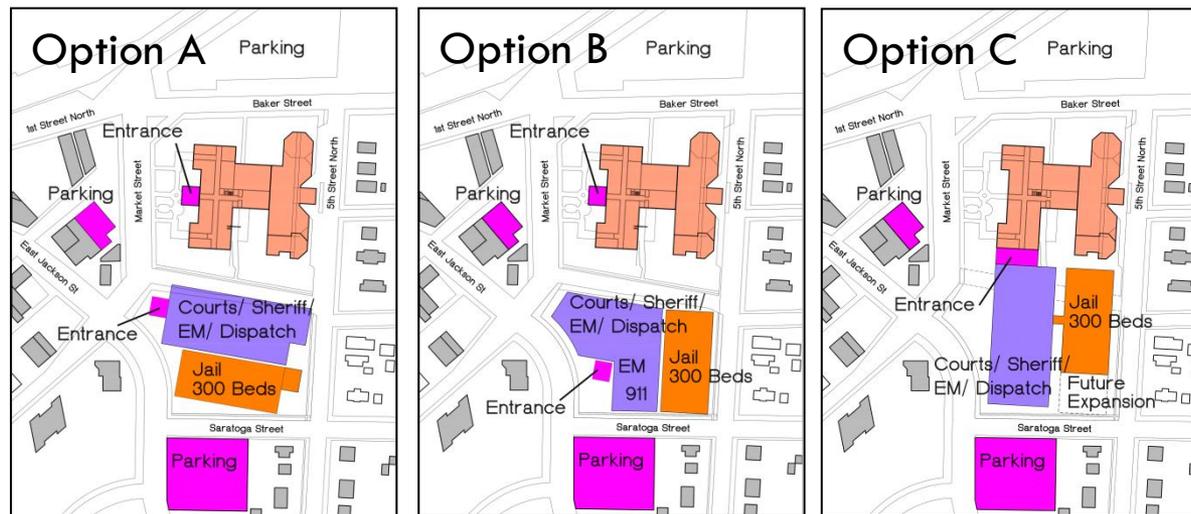
- New Justice Center
- Remodel Courthouse And Jail For General Government, Human Services, And Health Department
- New Courthouse Entrance
- Additional Downtown Surface Parking
- Assumes Utility Availability At 17<sup>th</sup> Avenue Site
- Does Not Include Courthouse Infrastructure Upgrades (TBD)
- Bid 2015



## 2. Future Justice Needs – Budget Information

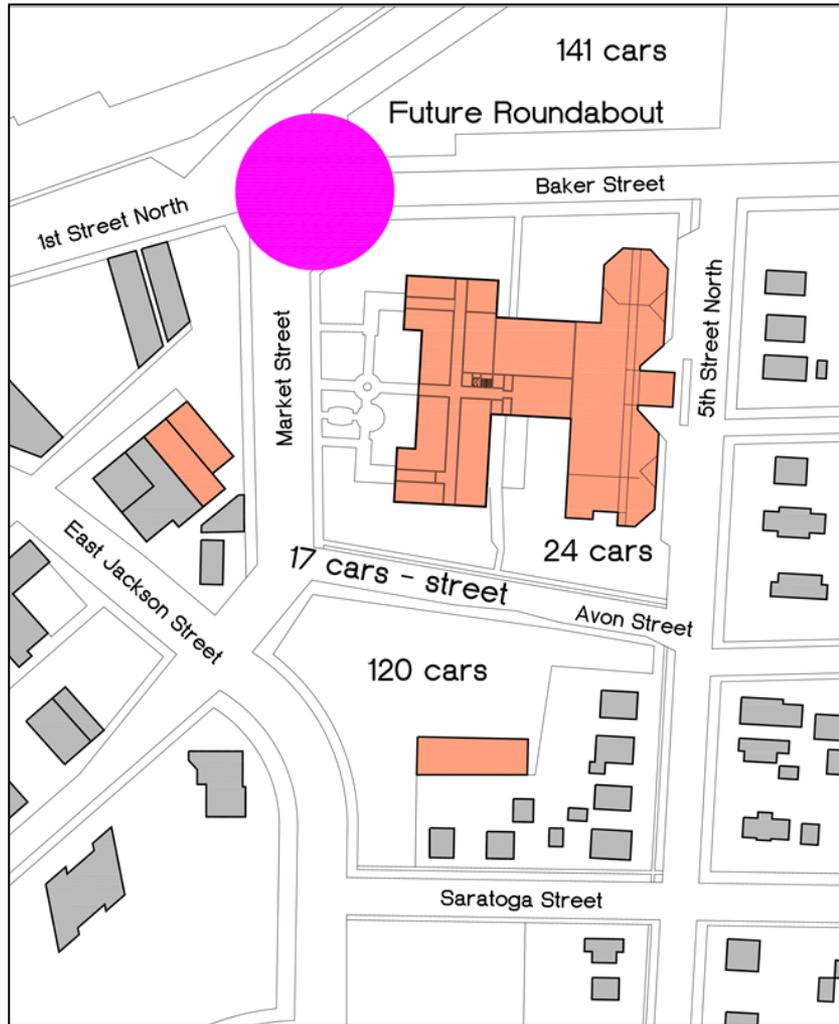
### ✓ Downtown Option: \$63.0 Million Project Cost

- New Justice Center
- Remodel Courthouse And Jail For General Government, Human Services, And Health Department
- New Courthouse Entrance
- No Utility Relocation ( \$ 500,000 Utilities Are Relocated In Option C )
- Additional Downtown Surface Parking
- No Parking Structure ( If Required )
- Does Not Include Courthouse Infrastructure Upgrades (TBD)
- Bid 2015





## 4. Courthouse Parking Needs – Existing Condition



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

# 4. Courthouse Parking Needs – Current & Future

DEPARTMENT	NAME	STAFF		PUBLIC																																	
		CURRENT Total (2014)	FUTURE Total (2034)	CURRENT Total (2014) By Day										FUTURE Total (2034) By Day																							
				Mon		Tues		Wed		Thurs		Fri		Mon		Tues		Wed		Thurs		Fri															
				am	pm	am	pm	am	pm	am	pm	am	pm	am	pm	am	pm	am	pm	am	pm	am	pm														
Child Support	Brent Vruwink	11	13	11	11	11	11	11	11	11	11	11	11	11	11	13	13	13	13	13	13	13	13	13	13												
Clerk Of Courts	Cindy L. Joosten	15	16	3	4	3	4	5	2	4	3	5	6	4	5	4	5	6	3	4	3	5	7	4	3	5	7										
Clerk of Courts - Jurors	Cindy L. Joosten	0	0	75	25	75	25	75	25	75	25	75	25	75	25	75	25	75	25	75	25	75	25	75	25	75	25										
Corporation Counsel	Peter Kastenholz	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
County Clerk	Cindy Cepass	4	7	4	0	3	0	4	0	4	0	3	0	7	0	7	0	7	0	7	0	7	0	7	0	7	0										
Courts	Greg Potter	11	15	40	40	6	32	5	6	30	5	12	4	40	40	7	32	6	7	35	6	13	5	40	40	7	32	6	7	35	6	13	5				
Credit Union	Teri/Credit Union	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Family Court Commissioner	Cindy L. Joosten	1	1	0	0	0	0	0	10	40	0	0	0	0	0	0	0	10	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Dispatch Center (911)	Lori Heideman	21	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
District Attorney	Craig Lambert	10	15	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
Emergency Management	Steven R. Kreuser	5	5	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1		
Health	Sue Kunferman	30	30	16	16	16	16	8	8	8	8	8	4	16	16	16	16	8	8	8	8	8	4	16	16	16	16	8	8	8	8	4	16	16	16	16	
Human Resources	Ed Reed	5	7	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
Human Services - 12th Street	Kathy Roetter	60	60	60	50	65	50	60	70	65	65	55	30	60	50	65	50	60	70	65	65	55	30	60	50	65	50	60	70	65	65	55	30	60	50	65	50
Human Services - Centralia	Kathy Roetter	25	25	18	32	18	32	18	32	34	26	18	32	20	35	20	35	20	35	40	30	20	35	20	35	20	35	20	35	20	35	20	35	20	35	20	35
Human Services - Courthouse	Kathy Roetter	50	50	5	10	5	10	5	10	15	12	5	10	5	10	5	10	5	10	5	12	5	10	5	10	5	10	5	10	5	10	5	10	5	10	5	10
Insurance & Purchasing	Terry Stelzer	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Land Conservation	Jerry Storke	4	4	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	
Maintenance	Terry Rickaby	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Parks	Chad Schooley	5	5	2	3	2	3	2	3	2	3	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Planning & Zoning	Jason Grueneberg	7	7	2	3	2	3	2	3	2	3	2	3	2	3	2	3	2	3	2	3	2	3	2	3	2	3	2	3	2	3	2	3	2	3	2	3
Register In Probate	Sherry Masephol	1	1	3	4	3	4	2	4	3	3	4	3	5	4	3	4	2	4	3	3	4	3	5	4	3	4	2	4	3	3	4	3	5	4	3	
Register of Deeds	Susan Ginter	5	6	5	0	5	0	5	0	5	0	5	0	6	0	6	0	6	0	6	0	6	0	6	0	6	0	6	0	6	0	6	0	6	0	6	0
Sheriff - Administration Squad Cars	Thomas Reichert	7	7	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Sheriff - Detective's Squad Cars	Thomas Reichert	6	6	3	3	3	3	3	3	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
Sheriff - Jail	Thomas Reichert	19	25	10	10	10	10	10	10	10	10	10	10	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Sheriff - Patrol Cars	Thomas Reichert	12	12	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Sheriff Records	Thomas Reichert	3	4	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	
Sheriff - Training Event	Thomas Reichert	20	20	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Systems Department	Amy Kaup	10	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Treasurer	Karen Kubisiak	5	5	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	
UW Extension (parking)	Peter Manley	9	10	4	6	6	6	6	6	6	6	6	3	6	6	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7		
Veterans Department	Rock Larson	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Victim Witness	Patricia Anderson	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		<b>375</b>	<b>412</b>	<b>303</b>	<b>254</b>	<b>275</b>	<b>246</b>	<b>263</b>	<b>240</b>	<b>359</b>	<b>220</b>	<b>266</b>	<b>184</b>	<b>330</b>	<b>273</b>	<b>301</b>	<b>266</b>	<b>288</b>	<b>261</b>	<b>381</b>	<b>241</b>	<b>291</b>	<b>198</b>														

## 4. Courthouse Parking Needs – Summary

STAFF	CURRENT	FUTURE (2034)
<b>Total</b>	<b>375</b>	<b>396</b>
Human Services	135	135
Sheriff	67	74
Courts & Court Related Departments	51	63
General Government	122	124

PUBLIC - Peak	CURRENT	FUTURE (2034)
<b>Total</b>	<b>359</b>	<b>381</b>
Human Services	114	110
Sheriff	27	40
Courts & Court Related Departments	167	174
General Government	51	57

<b>GRAND TOTAL (Staff + Public) =</b>	<b>734</b>	<b>777</b>
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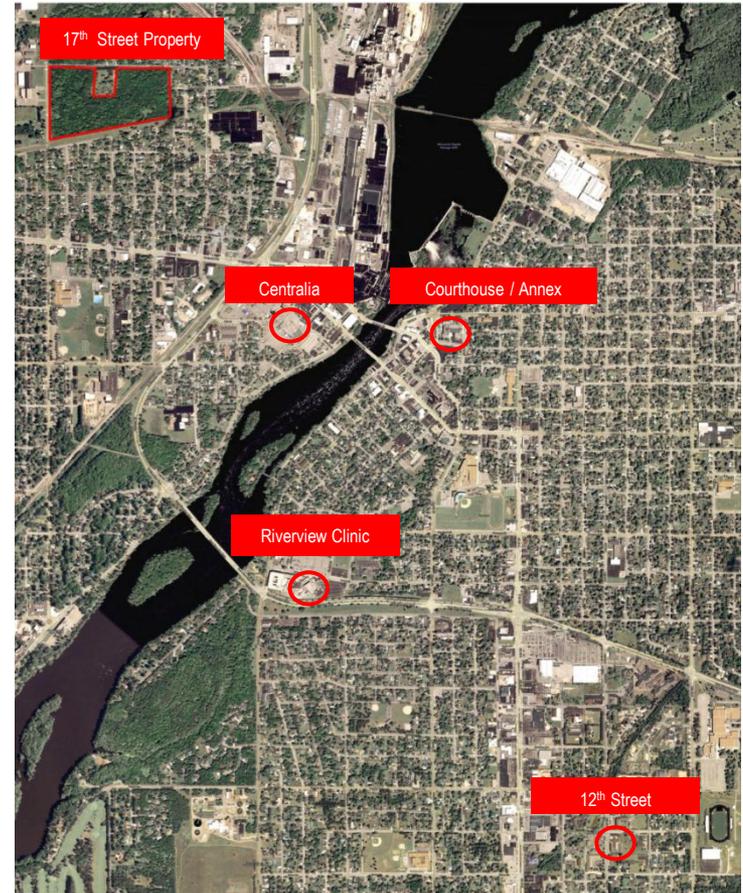
<b>TOTAL Parking Spaces At 60%</b>	<b>440</b>	<b>466</b>
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# 5. Health Department – Options

## Stay As Is Riverview Clinic Leased Space



## Co-Locate With Human Services In Remodeled Courthouse



# 5. Health Department – Options & Recommendation

## ✓ **Stay As Is – Riverview Clinic Leased Space**

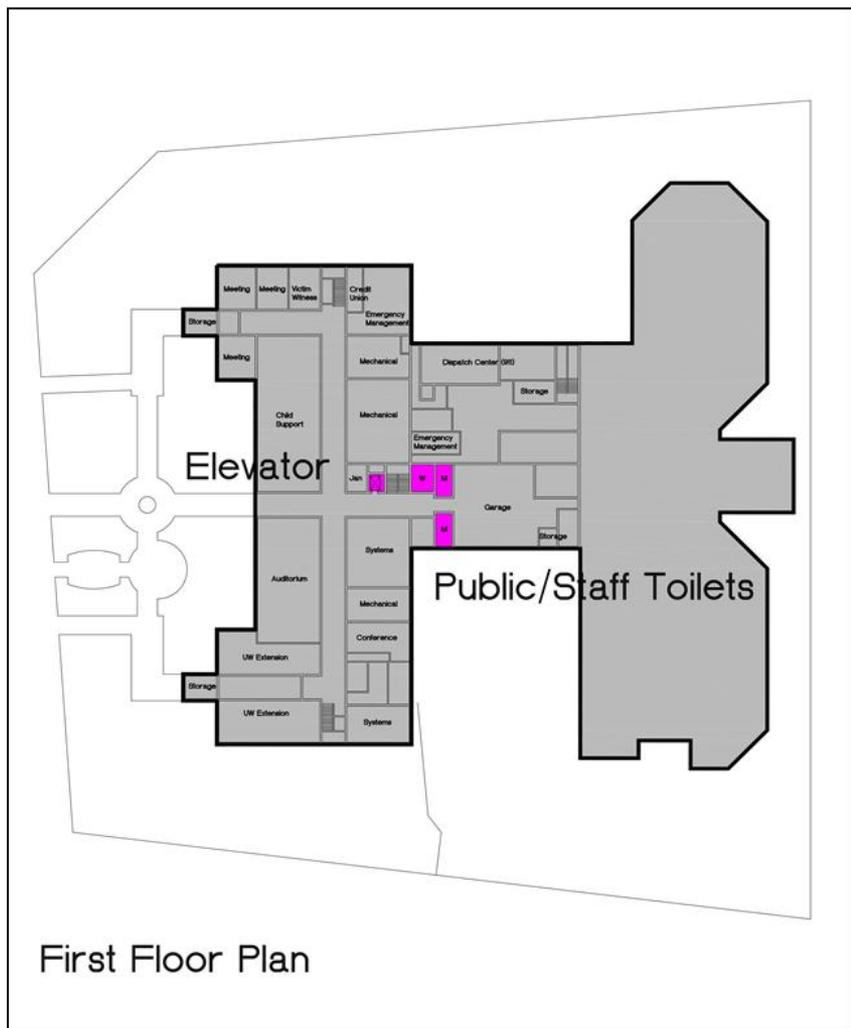
- 15 Year Lease With 5 Year Review
- CPI Annual Inflation Increase
- Includes All Utilities + Housekeeping Costs
- \$1.9 Million Over 15 Years

## ✓ **Remodeled Construction In Courthouse**

- ✓ Includes Debt Service ( 15 Year Loan)
- ✓ Includes All Utilities + Housekeeping Costs
- ✓ \$4.0 Million Over 15 Years

## ✓ **Recommendation – Stay At Riverview Clinic But Plan For Future Relocation To Downtown Campus**

## 6. 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

# 6. Courthouse – Infrastructure Deficiencies

## RECOMMENDATIONS

### NORWOOD

Priority One – NOW ..... \$2,000

- Fire Alarm System

### COURTHOUSE

Priority One – In Next 5 Years..... \$1,320,000

- New Dispatch HVAC Equipment
- New Chiller and Pumps
- New Boiler and Pumps
- New Temperature Controls
- Dry Type Transformers
- Equipment Assessment

Priority Two In Next 5-10 Years ..... \$3,480,000

- Meet Current Standards for Fire Protection & Plumbing
- HVAC Improvements

# 7. Annex Building / Property – Options & Recommendation

## ✓ **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**

## ✓ **Recommendation – Sell Building / Property**

# Questions and Answers

