

# /County Board Presentation/



## Wood County

### River Block Building and Courthouse Study

Wisconsin Rapids, Wisconsin

Tuesday, April 19, 2016

**Venture**Architects  
*Justice Planning and Design*

**H** HARWOOD  
**E** ENGINEERING  
**C** CONSULTANTS

# /Presentation Outline/

- Purpose
- 2014 Master Plan Revisit
- River Block Remodeling
- Courthouse Remodeling
- Summary of Project Budgets
- Recommendation



# /Purpose/

- To Provide an Update on Plans to Use River Block Building and Courthouse Remodeling Opportunities



# /2014 Master Plan Revisit/

## Interim Presentation



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



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

## Master Plan “Drivers”

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



**Wood County**  
Interim Presentation  
Tuesday, April 15, 2014

**/Venture/Architects** | 5

# /2014 Master Plan Revisit/

## Priorities (In Order)

### Marshfield Area

1. Relocate Marshfield City Hall Departments To Norwood Site

### Wisconsin Rapids Area

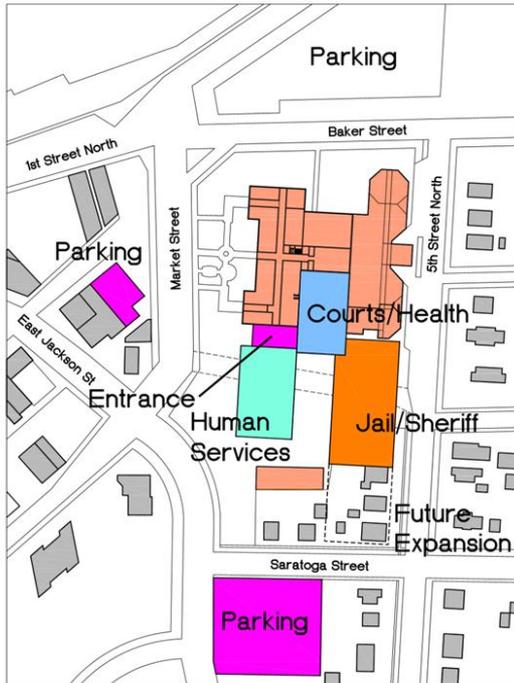
1. Address Courthouse Security Needs  
(Courts Only, Entire Courthouse)
2. Address Future Justice Needs: Courts, Jail, & Sheriff
3. Address Courthouse Department Space Needs
4. Address Courthouse Parking Needs
5. Consolidate Wisconsin Rapids Human Services Into One Location  
(Including The Possibility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

### Wood County

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# /2014 Master Plan Revisit/

## Downtown Option A – Master Plan & Phases



Phase One  
Secure Entrance  
Human Services/911/Emerg Mgt/Systems  
Clerk of Courts/Family Court Commissioner  
Courthouse Remodeling

Phase Two  
Courts/Health/Maintenance  
Courthouse Remodeling

Phase Three  
Jail/Sheriff's Department  
Courthouse Remodeling

**Budget**  
**\$20.0**  
**Million**

Option A Master Plan (February 25, 2014) Reviewed 6-26-14  
Wood County Space Needs Analysis Study

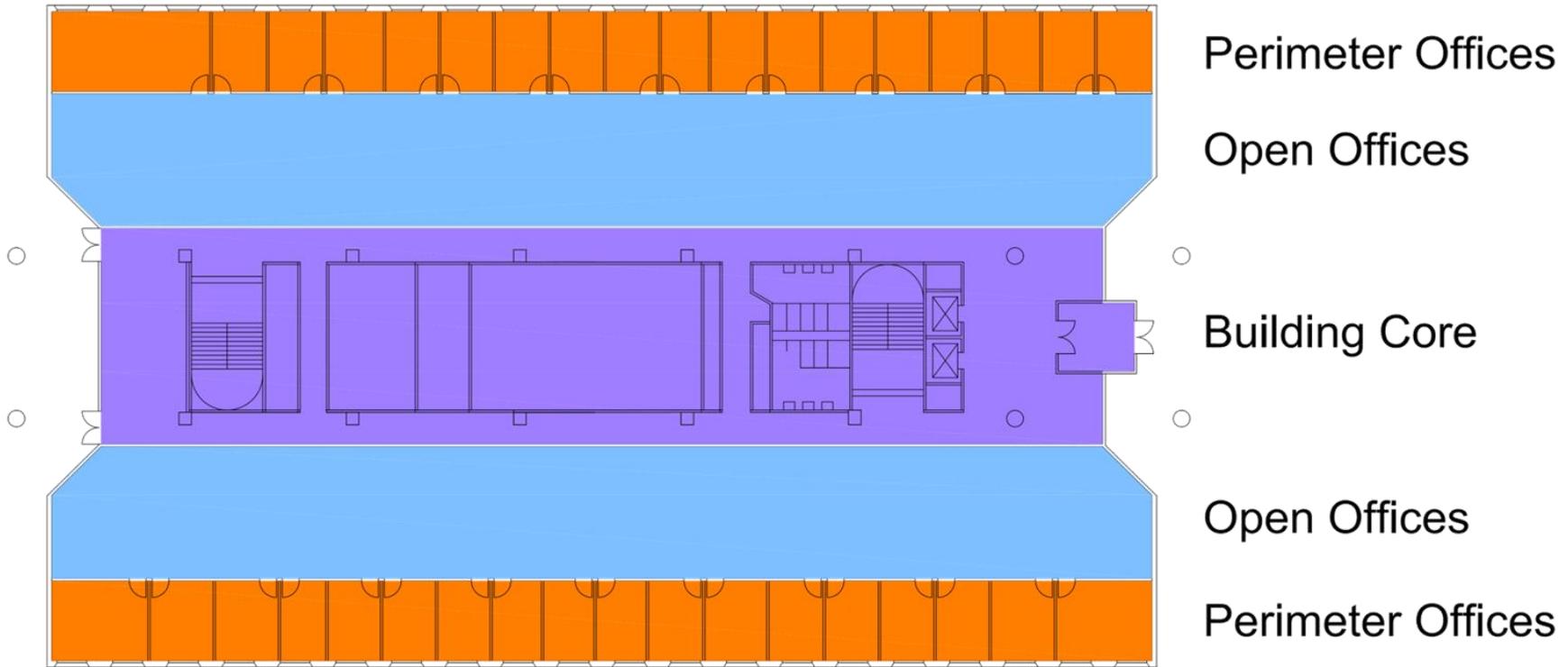


# /River Block Remodeling/

- 3-Story Building / No Basement
- Constructed in 1980-1981
- 23,100 SF First Floor
- 24,600 SF Second Floor
- 25,500 SF Third Floor
- 73,200 SF Total
- Open Plan With Perimeter Offices
- \$20.0 Million Built New

# /River Block Remodeling/

## Typical Floor Plan



## First Floor Plan

# /River Block Remodeling/

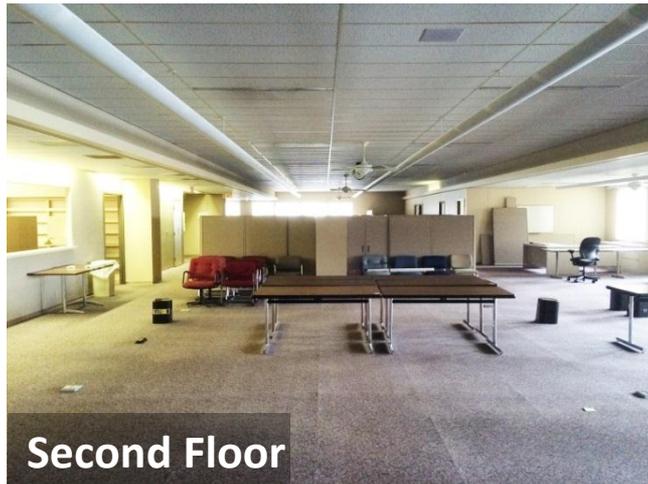
## Interior Spaces



Typical Office



First Floor



Second Floor



Third Floor

# /River Block Remodeling/

- **Existing Conditions**

- ✓ Overall in Good Condition for being 36 years old
- ✓ Existing building systems are generally in good condition  
They have been well maintained, but not upgraded
- ✓ Existing heating system does not provide adequate heat
- ✓ Electricity comes from the Consolidated Water Power Company



# /River Block Remodeling/

- Overall approach to remodeling work has been to reuse as much as possible, including all finishes and moveable furniture.
- Construction budget focuses primarily on interior improvements to accommodate department move in.
- Acoustical privacy is an issue in the existing offices. They do not adequately address acoustical privacy as walls do not go to structure.
  - ✓ New offices will be constructed similarly

# /River Block Remodeling/

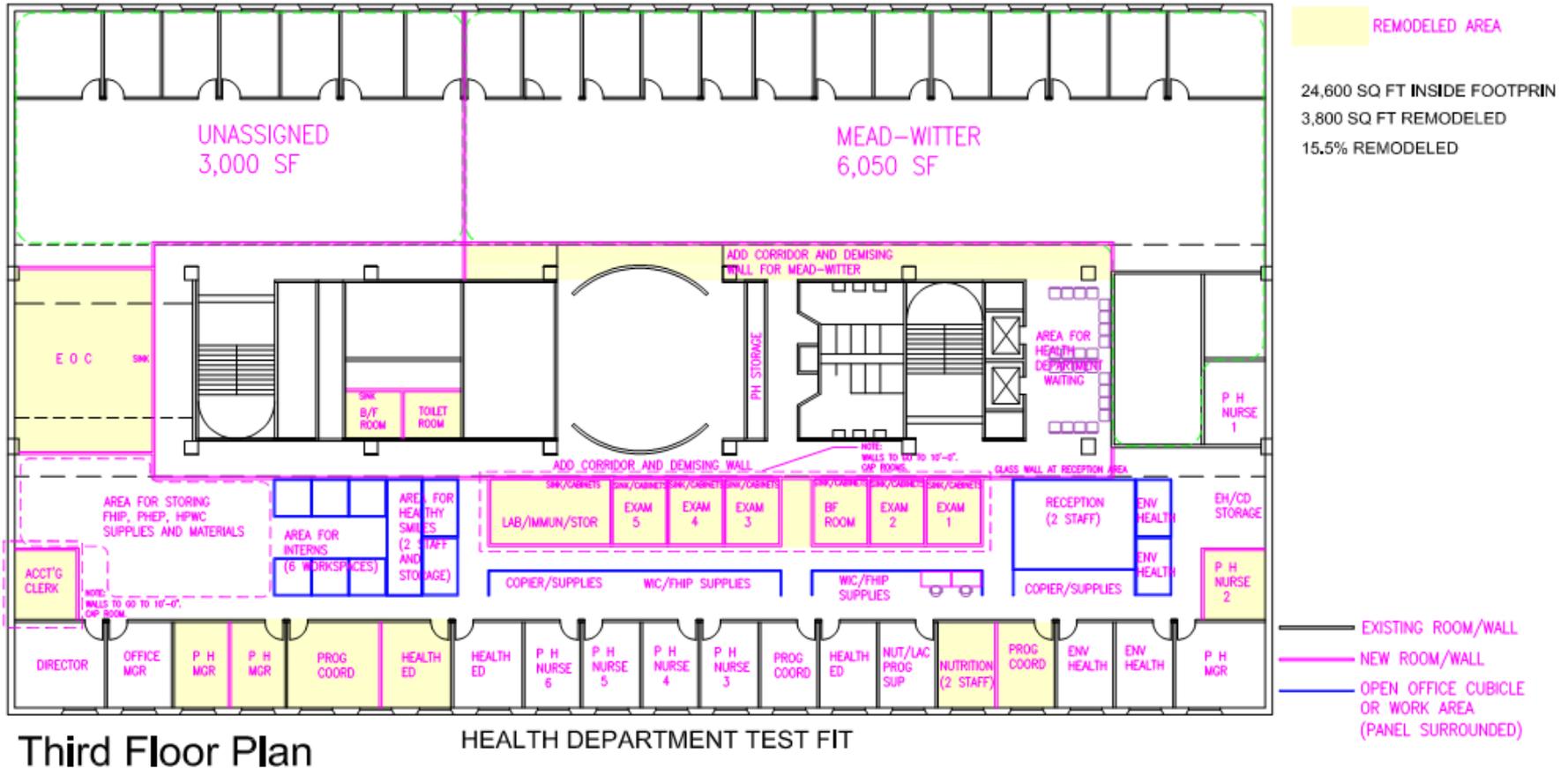
- Human Services will be on first and second floors with 5,700 SF available for other departments
- Health Department will be on third floor with 3,000 SF available for other departments, plus Mead-Witter space
- Recommended areas (highlighted in yellow) for each floor
  - ✓ First Floor 21.5% of Floor
  - ✓ Second Floor 11.5% of Floor
  - ✓ Third Floor 15.5% of Floor





# /River Block Remodeling/

## Floor Plan



# /River Block Remodeling/

- **Upgrades to building systems fall under two categories**  
*(Refer to Harwood Engineering's study for more details)*
  - ✓ Before Moving In  
Improvements that need to be done now
  - ✓ In The Future  
Improvements that should be considered to bring building up to current standards

# /River Block Remodeling/

## HVAC Recommendations - Before Moving In

<b>Heating</b>	<ul style="list-style-type: none"><li>• Provide Additional Heat (Gas or Electric)</li><li>• Change Baseboard Controls</li></ul>
<b>Air Handling</b>	<ul style="list-style-type: none"><li>• Repair Vibration in Supply Fan</li><li>• Add Reheat to VAV Boxes</li><li>• Update Fan Controls</li><li>• Clean Louvers</li><li>• Add Direct Ducted Returns</li></ul>
<b>Humidification</b>	<ul style="list-style-type: none"><li>• Nothing</li></ul>
<b>Cooling</b>	<ul style="list-style-type: none"><li>• New Dampers</li><li>• Clean Louvers</li></ul>
<b>Exhaust Fans</b>	<ul style="list-style-type: none"><li>• New Toilet Room Fans</li></ul>
<b>Testing / Balancing</b>	<ul style="list-style-type: none"><li>• Complete Testing, Adjusting, Balancing (TAB)</li></ul>

# /River Block Remodeling/

## Electrical Recommendations - Before Moving In

<b>Electrical Service</b>	<ul style="list-style-type: none"><li>• Reconfigure Electric Service to Building</li></ul>
<b>Normal Power Distribution</b>	<ul style="list-style-type: none"><li>• Provide Power For New Heating Loads (Related to Additional Electric Heating)</li></ul>
<b>Emergency Power</b>	<ul style="list-style-type: none"><li>• Replace Entire System</li></ul>
<b>Lighting</b>	<ul style="list-style-type: none"><li>• Install Modern (LED) Lamps and Controls</li><li>• Provide Additional Lighting in Open Areas</li></ul>
<b>Office Floor Distribution</b>	<ul style="list-style-type: none"><li>• Clean In-Floor Ducts</li><li>• Remove Flat Wire</li></ul>
<b>Fire Alarm</b>	<ul style="list-style-type: none"><li>• Replace Entire System</li></ul>
<b>Telecommunications</b>	<ul style="list-style-type: none"><li>• Replace Entire System</li></ul>

# /River Block Remodeling/

## Plumbing Recommendations - Before Moving In

- |  |
|--|
| <ul style="list-style-type: none"><li>• <b>Repair Broken Sewer Lines</b></li></ul>                                       |
| <ul style="list-style-type: none"><li>• <b>Provide Plumbing For New Uses: ADA Toilets, Exam Rooms, Kitchen</b></li></ul> |
| <ul style="list-style-type: none"><li>• <b>Fire Sprinklers Are Not Required Due to Limited Work</b></li></ul>            |

# /River Block Remodeling/

## Budget Information Provided By:



General Conditions	\$	71,000	
Architectural	\$	592,000	
Plumbing	\$	67,000	
HVAC	\$	565,000	
Electrical	\$	641,000	
Contingency	\$	<u>280,400</u>	15%
<b>Total Construction</b>	<b>\$</b>	<b>2,225,400</b>	
IT Infrastructure	\$	294,000	
<b>Total Non-Construction</b>	<b>\$</b>	<b><u>378,000</u></b>	15%
<b>Total Project</b>	<b>\$</b>	<b>2,897,400</b>	

# /Courthouse Remodeling/

- **Relocation of Systems, Dispatch, and Emergency Management to One Location**
  - ✓ Meet Space Needs
  - ✓ Share Space and Staff
- **Provide Space For Other Departments**
- **Plan For The Future**
  - ✓ Future Fourth Courtroom and Associated Functions

# /Courthouse Remodeling/

## Floor Plan

### River Block Candidates

Land Conservation  
1,500 SF

Finance  
400 SF

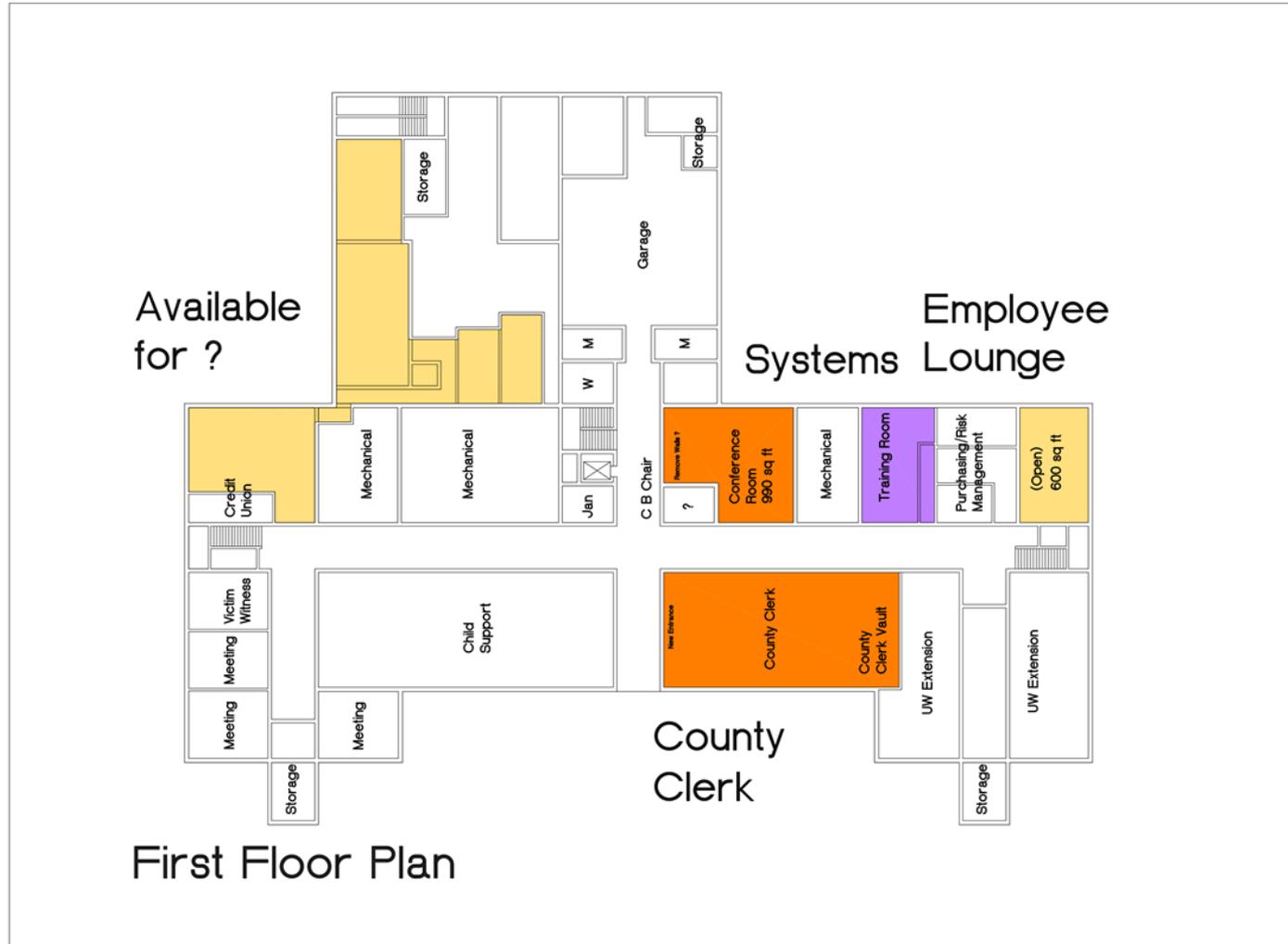
Personnel  
1,100 SF

Parks + Forestry  
1,200 SF

Veteran's Services  
740 SF

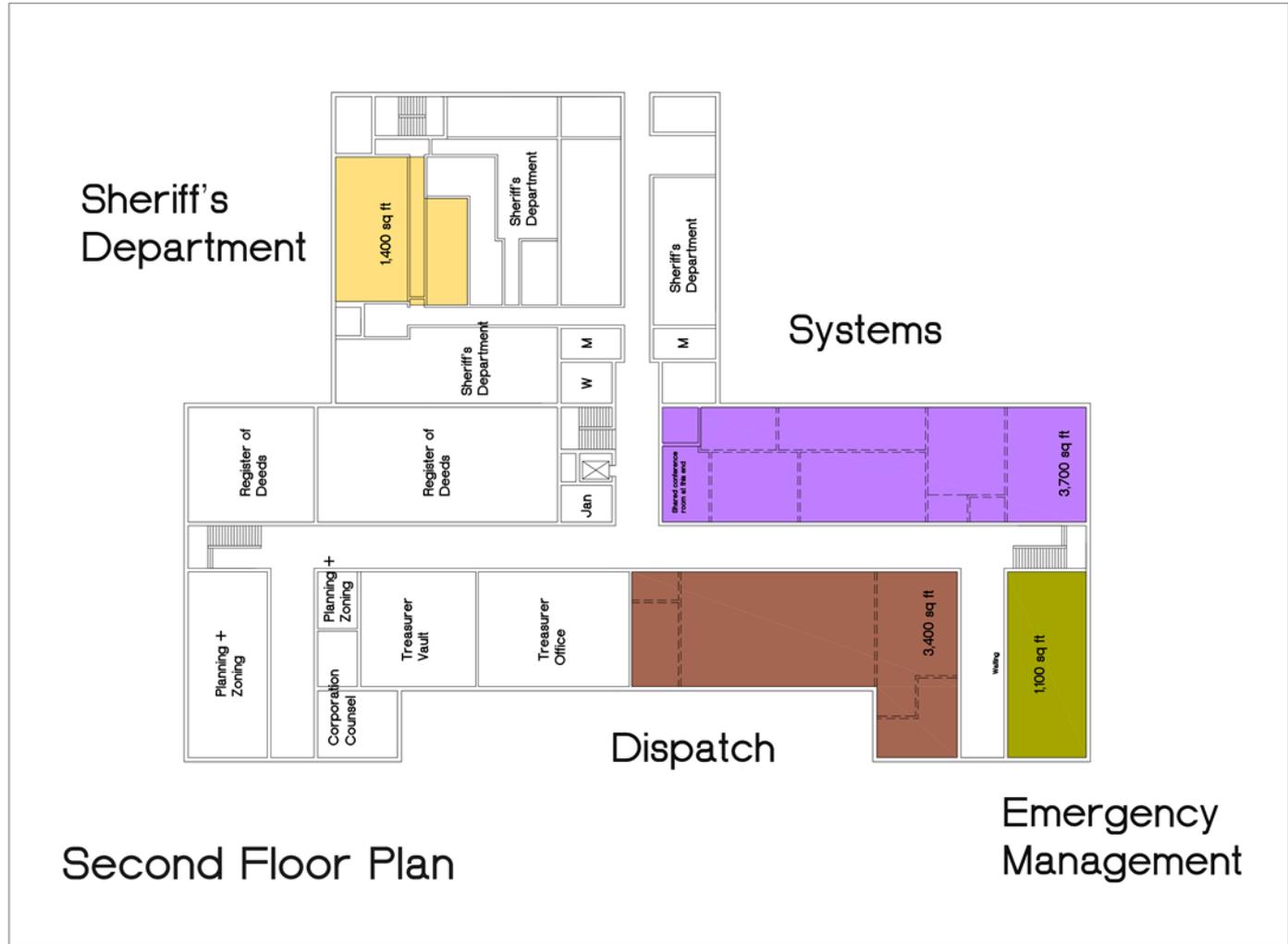
Need 4,940 SF

Have 5,700 SF  
available at River  
Block on the Second  
Floor



# /Courthouse Remodeling/

## Floor Plan



# /Courthouse Remodeling/

## Floor Plan



# /Recommendations/

- Finalize Budget for River Block Remodeling
- Finalize All Courthouse Remodeling Plans, as Appropriate
- Begin Planning for County Clerk Relocation
- Complete Bid Documents for River Block Remodeling



**RECOMMENDED**

# /Questions and Answers/



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