

Project #	850-14-03	Project Title	Government Facility Building
Department	Facilities	Manager	Space & Properties Committee, County Executive, and others
Phase	Concept		
Budget Action	Update Scope, \$	Date	April 17, 2013 Revised June 22, 2015 Revised June 22, 2016 Revised May 11, 2017

CAPITAL BUDGET SUMMARY						
Year	Prior to 2020	2020	2021	2022	2023	Total
Project Phase	Design	Design	Construction	Construction	Construction	Project
Expenditure Budget	1,125,000	TBD	TBD			1,125,000
Revenue Budget						0
Net County Cost	1,125,000	0	0	0	0	1,125,000
COST DOCUMENTATION				REVENUE		
Architect/Engineering		1,125,000				0
Land		0				0
Land Improvements		0				0
Building		0				0
Building Improvements		0				0
Plans		0				0
Project Manager/Contractor		0				0
Site Preparation		0				0
Equipment		0				0
Furniture		0				0
Fixtures		0				0
Advertising/Legal Notices		0				0
		0				0
Total Project Cost		1,125,000		Total Revenue		0

Project Scope & Description:

The County has been working to develop the concept and design for a government facility to replace the current courthouse and jail, attending to needs for space that improve safety, security, and efficiency, along with right-sizing for Portage County's future. In accordance with Strategic Goal II, *Provide More Functional, Flexible County Facilities*, this facility concept and design is part of a long range comprehensive physical space plan for Portage County.

The County Board of Supervisors passed Resolution No. 118-2016-2018, on April 18, 2017, approving the Executive/Operations Committee recommendations and endorsement of the Space & Properties Committee to move forward with a new two-story Government Facility building to meet the County's present and future needs being constructed downtown Stevens Point, adjacent to the existing Portage County Annex Building, while a renovation of 1516 Church Street is completed. Jail facility needs will be determined at a future date while a long-term inmate housing contract is continued.

Location:

County campus area.

Analysis of Need:

Multiple studies have been conducted, DLR Group Study (2003-2004), Goldman & Associates Study (2005-2006), and Venture Architects Study (2008-2009). Existing jail and courthouse facilities are inadequate. They do not meet modern standards for safety, security, and access.

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Alternatives:

Determining the future of the jail at a later date will certainly lead to some remodeling needs that have to be done in the interim. Those immediate remodeling needs are addressed under the Sheriff's Office projects. Remodeling the current jail in order to keep the facility into the foreseeable future will cost millions and result in fewer jail beds than its current capacity. After that investment, the facility would still be inadequate and not be up to modern standards and efficiencies. An addition to the current jail can be constructed, but this would increase staff and other costs. The County can continue to house prisoners in other counties, but this results in unnecessary funds/time on transport costs and trips, safety concerns, and missed program/treatment/case management opportunities which can increase recidivism. While the courthouse can be remodeled and used for other administrative purposes, it cannot fully be remodeled and solve the safety, security, attorney-client privacy space, and access needs and address needs for a fourth courtroom in the future.

Ongoing Operation Costs:

To be determined.

Previous Action:

2014-2019 Capital Plan: Approved as new project. Allocated \$25,000. Original project title Community Corrections Center.

2014 – Professional Architectural Design & Planning Services agreement for \$15,000 with Venture Architects.

2015-2020 Capital Plan: As planned. 2015 – Extension of Venture Architects agreement not to exceed \$100,000.

2016-2021 Capital Plan: Updated Scope, \$. Project title changed to Government Facility Building project.

2017-2022 Capital Plan: Update Scope, \$. May 2017 – Venture Architects contract for \$24,950, for a Scope of Work to include updating space program, layouts, and cost estimates. Contract work will be completed in conjunction with a RFP for an Owner's Representative. Project includes updated estimates, which will be further refined after contract work completed.

2018-2023 Capital Plan: Update \$. An Owners Rep has been hired to assist with the project. An RFP was issued to hire an architect for verification of the program requirements and the first stages of design. The County selected BRBW for architectural services.

2019-2024 Continuing to develop concept.

Project #	850-17-01	Project Title	Courthouse Remodel Project
Department	Facilities	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	As Planned	Date	June 8, 2016

CAPITAL BUDGET SUMMARY						
Year	Prior to 2020	2020	2021	2022	2023	Total
Project Phase	Construction	Construction	Construction	Construction	Construction	Project
Expenditure Budget	1,300,000	TBD	TBD			1,300,000
Revenue Budget	(351,000)	TBD	TBD			(351,000)
Net County Cost	949,000	0	0	0	0	949,000
COST DOCUMENTATION				REVENUE		
Architect/Engineering		0		City Share		351,000
Land		0				0
Land Improvements		0				0
Building		0				0
Building Improvements		1,300,000				0
Plans		0				0
Project Manager/Contractor		0				0
Site Preparation		0				0
Equipment		0				0
Furniture		0				0
Fixtures		0				0
Advertising/Legal Notices		0				0
Total Project Cost		1,300,000		Total Revenue		351,000

Project Scope & Description:

The County/City Building is fifty-seven years old, completed in 1959. Although the building has held up well through the years, we must now make significant renovations in order to maintain the aging infrastructure. This project incorporates several smaller capital projects into one.

With the potential of a new Government Facility Building project it is important to ensure that the County/City Building will be a part of our future campus. This investment, besides improving the structural components and energy efficiency of the building, also ensures maintenance of our historical infrastructure.

This project is essentially the total remodel of the County/City Building, including an interior demolition and build out once the building's next and best use is determined. The project plan below builds from smaller exterior repairs that are necessary to the larger remodeling in later years once other government facility decisions have been made. This incremental approach allows the County to plan for funding into the future without neglecting the necessary repairs that should be made now while other building decisions are being made.

Venture Architects completed an analysis of the County/City Building with the assistance of an engineering and construction firm and developed cost estimates for remodeling, which are attached to the project as reference.

2017 Projects:

Courthouse Plumbing Inspection - \$25,000

- Inspect all drain and supply lines in the Courthouse. This would involve using a camera to visually see the interior of buried lines wherever possible. After inspection of the pipes, a repair/replacement plan will be created. Additional money may be required and if needed will be requested after the inspection of the pipes.

Project #	850-17-01	Project Title	Courthouse Remodel Project
Department	Facilities	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	As Planned	Date	June 8, 2016

Courthouse under Building Ramp Replacement - \$139,888

- Project would replace the deteriorating concrete and sidewalk of the ramp under the Courthouse with asphalt. Existing sidewalk in the ramp is not Americans with Disabilities Act (ADA) compliant, there are drainage issues in the ramp, and the general appearance of the structure is poor. Project would pour new curb alongside retaining wall to stop deterioration and clean up appearance. The existing storm drain would be replaced with one that would run the entire span of the garages, eliminating the potential for water flow into the building. A new ADA ramp will be poured on the west side of the structure for handicap access. Engineering & design specifications are already completed for this project.
- Project was started in the fall of 2017. Project came in at 139,888. Paid to date a total of 129,248 balance to be paid after retaining wall resurfacing expected in spring of 2018.

Courthouse Tuckpoint and Caulk - \$173,900

- Tuckpointing is the process of removing damaged mortar between bricks and replacing it with fresh mortar. The Courthouse has several joints in need of grounding and filling of new mortar. Failed or cracked joints will allow water to enter and cause further deterioration of the joint with the freeze/thaw cycle. Many of the windows on the basement level are in need of re-caulking. Some of the windows are allowing water to enter causing damp substructures and failing plaster around the windows. The caulk joints between the marble will be inspected and replaced as part of this project.
- Caulking work was started in 2017 for \$18,900. Additional funds will be required to complete the remainder of the caulking and tuck pointing. An updated estimate will be available by April 1, 2018.

2018 Projects:

Courthouse Elevator Cab & Controls Upgrades - \$350,000

- Replace controls and upgrade cab of elevators at the Courthouse. These upgrades will meet current ADA requirements. Controls for elevators are over fifty years old and have exceeded life expectancy. Replacement parts may not be available in the future and reliability will decrease.
- New estimate was received in 2017, previous estimate was for upgrade of one elevator.

Courthouse Window Replacement - \$695,000

- Replace all windows at the Courthouse, including asbestos abatement.
- First floor windows are over 50 years old and second floor windows are over 25 years old offering very limited energy efficiency.

2019 Projects:

Begin Mechanical, Electrical, and Plumbing Upgrades

- Replacement & upgrade of existing HVAC system with a Variable Air Volume (VAV) system to include air conditioning for the entire building and installing a new Direct Digital Control system.
- Upgrading lighting and ceilings throughout building.

Begin Fire Protection Upgrades

2020 Projects:

Finish Mechanical, Electrical, and Plumbing Upgrades

Begin Interior Demolition & Build Out

2021 Projects:

Finish Interior Demolition & Build Out

*Important to note that repairs in the early years are mainly exterior in nature. Displacement of offices early on is unlikely. However, if displacement would need to occur, the County can utilize the 2nd floor of the 1039 Ellis Street Building as temporary office space.

Location:

Project #	850-17-01	Project Title	Courthouse Remodel Project
Department	Facilities	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	As Planned	Date	June 8, 2016

Portage County Courthouse, 1516 Church Street, Stevens Point

Analysis of Need:

All of the projects improve the structural quality of the building. The projects completed in 2017 have a higher priority due to necessity of repair. Many of the upgrades bring the building into Adults with Disabilities Act (ADA) compliance. Given the age of the building, if repairs and/or replacement parts (e.g. for elevators) are not purchased now, they may not be available in the future and reliability will decrease.

Alternatives:

Do nothing and fix issues as they arise, which is poor planning and will become costly.

Ongoing Operation Costs:

There are no significant ongoing operation costs associated with repairs. The largest one of note is the asphalt on the ramp replacement will need to be resealed every three years at the approximate cost of \$2,500. Significant utility savings and a dramatic improvement in environment comfort are expected.

Previous Action:

Several of the projects have been proposed in previous Capital Plans. This new proposal incorporates them into one complete project.

2017-2022 Capital Plan: New. May 2017 – Venture Architects contract for \$24,950, for a Scope of Work to include updating space program, layouts, and cost estimates. Contract work will be completed in conjunction with a RFP for an Owner’s Representative.

2018-2023 Capital Plan: A Owners Rep has been hired and an RFP is in process to hire an Architect for design of a new Government Building and the remodel of the Current Courthouse. The City of Stevens Point has moved the Police Department out of the current Courthouse, freeing up additional space available for County operations. The City of Stevens Point is in the process of designing a New City Hall

Project #	850-20-01	Project Title	Control System Upgrades
Department	Facilities Management	Manager	Todd Neuenfeldt
Phase	Equipment		
Budget Action	New	Date	June 6, 2019

CAPITAL BUDGET SUMMARY						
Year	2020	2021	2022	2023	2024	Total
Project Phase	Equipment	Equipment	Equipment	Equipment	Equipment	Project
Expenditure Budget	50,000					50,000
Revenue Budget						0
Net County Cost	50,000	0	0	50,000	0	50,000
COST DOCUMENTATION				REVENUE		
Architect/Engineering		0		State Grant		0
Land		0		User Fees		0
Land Improvements		0				0
Building		0				0
Building Improvements		0				0
Plans		0				0
Project Manager/Contractor		0				0
Site Preparation		0				0
Equipment		50,000				0
Furniture		0				0
Fixtures		0				0
Advertising/Legal Notices		0				0
Total Project Cost		50,000		Total Revenue		0

Project Scope & Description: The current Building Control Software (Insight) will not operate after Windows 7 is no longer supported. Windows 7 is expected to stop receiving updates in the next one to two years. The upgraded software (Desigo) will be installed as the software for the County wide building Control System.

Location: The head unit for the building software resides in the Annex and on the Facilities and Assistant Facilities Director’s laptops. The software is used for building control in the Annex, LEC, 1039 Ellis, ADRC, HCC, Library (Downtown Location only) and The Ruth Gilfry Building.

Analysis of Need: Automated building controls are necessary in modern buildings for environmental control and can be expanded to included building automation such as lighting control.

Alternatives: Continued operation of Insight after Windows 7 is no longer supported could result in loss of building HVAC controls.

Ongoing Operation Costs: None

Previous Action: None