

ENROLLED ORDINANCE 166-39

MODIFY AND REDUCE HEALTH AND HUMAN SERVICES BUILDING
CAPITAL PROJECT #00200615

WHEREAS, Waukesha County has received favorable bids for the Health and Human Services Building (HHS) and the County Grounds Service Center Building (CGSC), and

WHEREAS, Waukesha County is currently working in a very favorable bidding climate, and

WHEREAS, delaying the procurement and coordination of critical construction materials until 2012 could expose the County to material escalation costs, and

WHEREAS, critical materials for the HHS and CGSC Buildings can be coordinated and procured by the trade contractor(s) in the fall/winter of 2011, therefore allowing for a strong construction start in Spring 2012 which will keep the project on the bid schedule, and

WHEREAS, fund balance is available in the capital projects funds.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the Department of Public Works – Health and Human Services Building Capital Project #200615 budget be modified to reduce the 2014 capital expenditure plan by \$2,000,000 and increase the 2011 expenditure budget by \$2,000,000 to allow for the purchase of materials.

BE IT FURTHER ORDAINED that the Department of Public Works – Health and Human Services Building Capital Project #200615 budget be modified to increase the 2011 Capital appropriating project Fund Balance revenue budget by \$2,000,000.

BE IT FURTHER ORDAINED that the Department of Public Works – Health and Human Services Building Capital Project #200615 budget be modified to reduce the 2013 Capital expenditure by \$500,000 due to receiving favorable bids, therefore reducing the total project budget from \$36,680,000 to \$36,180,000.

Project #	200615	Project Title:	Health & Human Services Building
Department:	Public Works--Buildings	Sponsor:	Health & Human Services
Phase:	Construction	Manager:	Allison Bussler, Director
Budget Action:	As Planned	Date:	August 2, 2011

REVISED

CAPITAL BUDGET SUMMARY							
Year	2010	2011	2012	2013	2014	TBD	Total
Project Phase	Budget & Concept	Design Const.	Construct	Construct	Construct	Demolition	Project
Expenditure Budget	\$302,500	\$5,616,500	\$15,961,000	\$14,300,000		\$0	\$36,180,000
Revenue Budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net County Cost	\$302,500	\$5,616,500	\$15,961,000	\$14,300,000	\$0	\$0	\$36,180,000
COST DOCUMENTATION			REVENUE				
Design		\$2,355,000					
Construction		\$27,710,000					
Contingency		\$1,195,000					
Misc/Permits/Fees		\$82,000					
Furniture Equipment		\$2,340,000					
Technology		\$2,498,000					
Total Project Cost		\$36,180,000					\$0
EXPENDITURE BUDGET		\$36,180,000					\$0
							REVENUE BUDGET
							\$0

Project Scope & Description

The work involves the design and construction of a new building to house the Department of Health and Human Services, Veterans Services and the Aging and Disability Resource Center (ADRC). The new building would replace the present Health and Human Services Center and the Public Health Center. The building is estimated to replace 97,000 square feet of Health and Human Services space including Veteran's Services, 14,255 square feet of Public Health Center space and 5,000 square feet of ADRC space. In addition, the feasibility of relocating the 9,200 square feet of records storage from Northview to the new HHS building location is also under consideration and will be evaluated. A building program has been prepared by County staff. The identified space needs currently total approximately 139,000 square feet. The County expects to invest \$2.1 million in sustainable design features which will be determined during the budget and concept phase. The budget estimate also includes technology infrastructure such as voice/data systems. Since the County is also considering utilizing the vacant HHS Building as temporary relocation space for the Courts staff during the Courthouse project, the demolition/preservation costs are not in this project, but will be reintroduced as a separate capital project in the future. County staff continues to work with the City of Waukesha Landmarks Commission and the State Historical Society to ensure compliance with any required preservation standards. In the event that the front portion of the building was not deemed historical, the costs for eventual removal of the front portion of the building would be provided. The project will include the demolition of the existing maintenance building and construction of a new maintenance building on a site to be determined. Any project cost adjustments will be identified at the completion of the budget and concept study and design phase in 2011. Funding was advanced to 2011 to cover the demolition of the existing maintenance building, new maintenance building construction and site utility work and to allow both buildings to be bid at the same time. Required zoning change has been approved, favorable bids have been received and approved at the Public Works Committee. Addition funding has been proposed to be advanced in 2011 to allow the procurement of construction materials for a strong construction start of the HHS building in the spring of 2012.

Location

The building will be located at the southeast corner of the grounds of the existing Health and Human Service Center Campus.

Analysis of Need

The Health and Human Services Center was rehabbed in 1996 at a cost of \$1,275,000. That work was anticipated to extend the life of the building 10 – 15 years. That time horizon has been reached. The building, constructed in 1911, has served the county's needs for many years. However, it was never meant to be an office building. For example, twenty-three air-handling units serve the HHS building. Replacing these units and providing the necessary duct-work is estimated to cost several million dollars. But just replacing these units will do nothing to improve the energy efficiency and comfort levels in the building. Similarly, the Public Health Center has undergone numerous renovations over its life. It was never designed for the use currently required of it. For example, the front door is in the back of the building. Additionally, the building has historically been an obstacle to the adjacent golf course. Finally, it makes organizational sense to include the ADRC and Veterans Administration in the new HHS building, since both populations would be better served.

Alternatives

- Build a smaller building to just replace the Health and Human Services building.
- Perform extensive remodeling and renovations to both buildings.
- Continue to operate all programs and services as their present location utilizing existing facilities.

Ongoing Operating Costs

The project is expected to reduce energy costs given the opportunity to increase operational efficiency that state of the art equipment provides. Operating costs for other activities like housekeeping and maintenance will rise in direct proportion to the new versus existing square footages. Operating costs for the current building are \$1.1 million.

Previous Action

Approved as new project in 2006-2010 Plan. Approved as planned in 2007-2011 Plan. Cost update in 2009-2013 Plan. Cost update, accelerated, and scope change in 2011-2015 Plan.

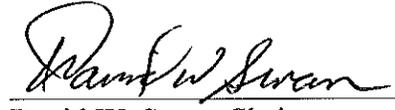
MODIFY AND REDUCE HEALTH AND HUMAN SERVICES BUILDING
CAPITAL PROJECT #00200615

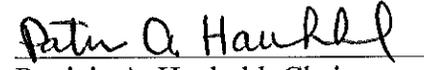
Presented by:
Executive Committee

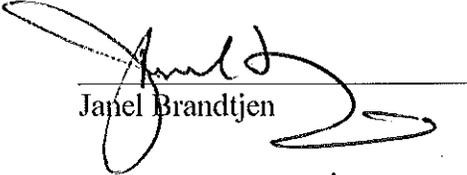
Approved by:
Public Works Committee

Approved by:
Finance Committee


James T. Dwyer, Chair

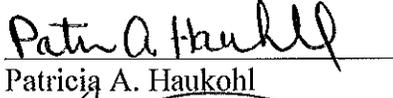

David W. Swan, Chair

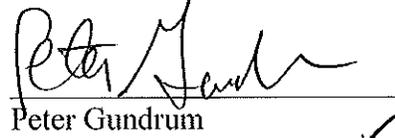

Patricia A. Haukohl, Chair

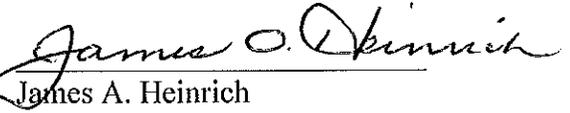

Janel Brandtjen

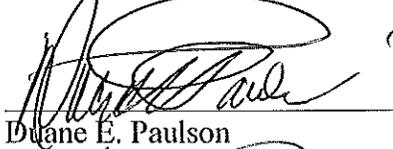

Daniel Draeger

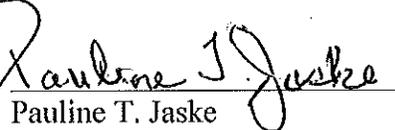

Dave Falstad

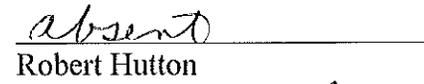

Patricia A. Haukohl


Peter Gundrum

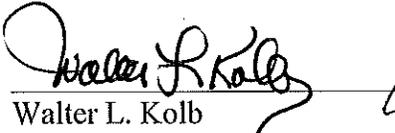

James A. Heinrich


Duane E. Paulson

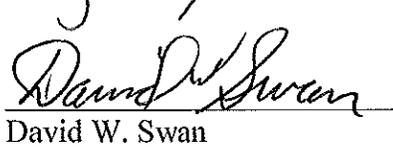

Pauline T. Jaske

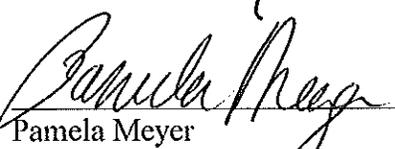

absent
Robert Hutton

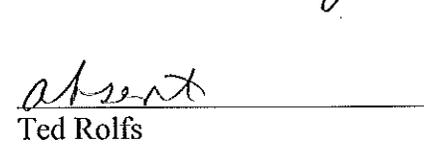

Fritz Ruf

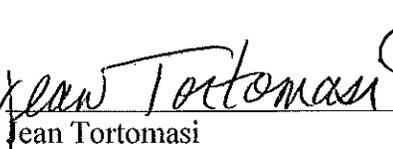

Walter L. Kolb


Pamela Meyer

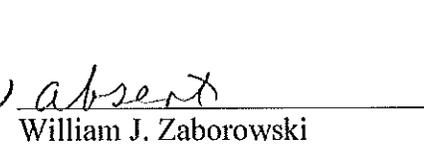

David W. Swan


Pamela Meyer


absent
Ted Rolfs


Jean Tortomasi


Thomas J. Schellinger

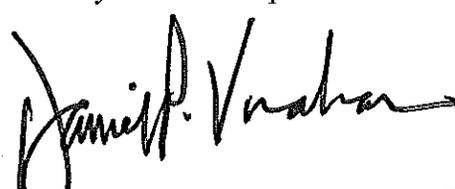

absent
William J. Zaborowski

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 8-26-2011, 
Kathy Nickolaus, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X
Vetoed: _____

Date: 8-26-11, 
Daniel P. Vrakas, County Executive

FISCAL NOTE

MODIFY CAPITAL PROJECT 200615 HHS OFFICE BUILDING TO PROVIDE FUNDING FOR THE DESIGN OF THE CAMPUS GROUNDS SERVICE CENTER IN 2010

This ordinance modifies the 2011 project expenditures for project 20615 Health and Human Services Office Building to pull forward \$2,000,000 (from the 2014 plan) to the 2011 budgeted expenditures. The ordinance would allow procurement of construction materials earlier than planned in a favorable cost climate. This action and the construction bid climate allow for the reduction in total projects costs in this ordinance by \$500,000.

To implement ordinance provisions, the 2011 capital budget for this project will be modified to appropriate \$2,000,000 of unassigned Capital Project fund balance to provide funding for the 2011 project expenditure increase. The ordinance also modifies the 2011-2015 Capital Plan to reduce the 2014 plan expenditure by a commensurate \$2,000,000 and reduce the overall plan expenditures in the 2013 project year by \$500,000.

This ordinance and the current adopted 2011-15 Capital Plan will allocate all available capital project fund balance identified in the 2010 year end financials.



Lawrence M. Dahl
Accounting Services Manager

8/3/11

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WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-08/23/11

(ORD) NUMBER-1660039

1 D. FALSTAD.....AYE
 3 R. HUTTON.....NAY
 5 J. JESKEWITZ.....AYE
 7 P. HAUKOHL.....AYE
 9 J. HEINRICH.....AYE
 11 F. RUF.....AYE
 13 P. DECKER.....AYE
 15 P. MEYERS.....AYE
 17 J. TORTOMASI.....AYE
 19 S. WIMMER.....AYE
 21 W. ZABOROWSKI.....AYE
 23 D. DRAEGER.....AYE
 25 G. YERKE.....AYE

2 T. ROLFS.....AYE
 4 J. DWYER.....AYE
 6 J. BRANDTJEN.....AYE
 8 T. SCHELLINGER.....AYE
 10 D. SWAN.....AYE
 12 P. WOLFF.....AYE
 14 M. INDA.....AYE
 16 D. PAULSON.....AYE
 18 K. CUMMINGS.....AYE
 20 P. JASKE.....AYE
 22 P. GUNDRUM.....AYE
 24 W. KOLB.....AYE

TOTAL AYES-24

TOTAL NAYS-01

CARRIED X

DEFEATED _____

UNANIMOUS _____

TOTAL VOTES-25