



## **April 21, 2020 Orientation**

The County operates out of a number of buildings encompassing 1,450,000 square feet.

-Prior to January 1, 2017, the Public Works Department was responsible for the roads, Highway Shop buildings, Airport, and the County Parks. January 1, 2017 the public works buildings came under the responsibility of the Facilities Management Dept.



-UW-Extension oversees the buildings and property at the Fairgrounds, including repairs and improvements. The Fairgrounds are leased to the 4-H Fair Association each year To conduct the fair. In 2015 the Ag & Ext committee hired a contract maintenance company for the maintenance of the buildings. January 1, 2018 the Fairground buildings came under the responsibility of the Facilities Management Dept.



The Facilities Management Department consists of 1-Director 2-Facilities Superintendents, 1- Master Electrician, 3- crew leaders, 1.5- administrative assistances and 14- maintenance workers who are responsible for the construction and maintenance of the following County owned buildings:

Courthouse  
Jail & Sheriff's Offices  
Youth Services Center  
911 Communications Center  
Rock Haven  
Health Care Center  
UW Extension  
Sheriff's Diversion Program  
Health Department/Council on Aging  
Job Center  
UW-Rock County= 6 buildings  
Public Works=2 Main shops & 15 sheds  
Fairgrounds= 13 buildings  
Medical examiners garage

Rock County contracted with Venture Architects who had extensive experience in master planning for government agencies, to evaluate Rock County facilities and develop a masterplan. Below is the masterplan list of projects by priority which was approved by the County Board of Supervisors. Each project individually will require county Board of Supervisors approval.

## Prioritizing the master plan 8 years (Revised 1/14/19)

### **2019**

1. Review site options for a new Human Services building
2. Review options for Fairgrounds grand stand rental
3. Review Information Technologies site options
4. Review Medical examiners site options
5. Review combining (COA) Council on Aging with (ADRC)Aging & Disability Resource Center

**2020 Total \$2,447,489+3%= \$2,520,914**

1. Engineering for new Human Services Building - \$2,155,785 (B) (Engineering has moved to 2019)
2. Review Huber housing, Program needs and recreation needs.
3. Information Technology (J) and Medical examiners engineering for moves.\$291,704

**2021 Total \$27,401,074 +6%= \$29,045,138**

1. Construction for new Human services Building -\$19,112,616 (B) (Construction has moved to 2020)
2. Engineering for Sheriff Office addition & Huber Housing. \$4,112,559 (k) & (S1)- Pinehurst replacement
3. Construction for information Technology (J) and Medical Examiners space- \$4,175,899

**2022 Total \$40,707,882 +9%=\$44,371,591**

1. Construction of Sheriff's Office Admin. (k) & Huber (S1) ( Pinehurst replacement) \$40,707,882

**2023 Total \$6,054,547 +12% = \$6,781,093**

1. Demo of Pinehurst- \$500,000
2. Fairgrounds- Engineering and construction- New Craig center- \$5,554,547 (N)

**2024 Total \$1,800,000 +15% = \$2,070,000**

1. HCC Demo- \$1,800,000

**2025 Total \$1,735,927+ 18% = \$2,048,394**

1. Fairgrounds additional parking \$1,735,927 (P)

**2026 Total \$2,217,396 + 21% = \$2,683,049**

1. Fairgrounds pavilion \$2, 217,396 (O)

**Total of all= \$82,364,315 + inflation = \$89,520,179**

### **Others- Total =\$ 59,048,476**

1. Engineering for Job Center remodeling- \$720,643 (C)
2. Fairgrounds grandstand \$4,831,564 (M)
3. Construction for Job Center remodel - \$9,914,514 (C)
4. Engineering and Construction of 911 addition- \$2,042,550 (I)
5. Engineering for Jail - \$3,012,359 (S2)
6. Construction for Jail - \$36,244,590 (S2)
7. Construction of (4) recreation courts – \$2,282,256 ( Q)

Rock County as part of this plan has purchased the former Pick N Save on Center Ave and is in the final design stage for housing many Human services functions, Job center, Council on Aging, Adult with Disabilities Resource Center (ADRC), Crisis, behavior Health and Justice Point. This will be out for bid in May of 2020. Currently working on the space needs assessment for Information Technology (IT) and 911. Just kicked off the Sheriff's Office space needs assessment.

The addition to the 1955 Courthouse was dedicated February 27, 1999. Planning for the building began in 1992. Some suggested that the Courthouse be constructed next to the Jail, but at that time the land surrounding the Jail was not in the County Seat, where courthouses must be located by law. The east and west parking structures were built in lieu of surface parking to protect the green space/ parks in front and out back. The buildings design including the balconies, columns and the tower, were features built to mimic and blend into the surrounding historical neighborhood. In Oct of 2016 the tower was removed due to structure design problems requiring approximately \$750,000 in repairs.

Rock County Hired Mead Hunt, experts in Security of Facilities to evaluate our current Courthouse practices and procedures. Data showed violent acts against courthouses continues to rise. Mead Hunt recommend following the National State Courts best practices. Rock County completed Phase I in June of 2018. Phase II and III was completed early 2020 with just a few punch list items yet to be finished. (The elevator door openings on 1<sup>st</sup> floor). Phase I, II and III was a \$7,900,000 investment. The County Board approved deputies screening in 2020. Armed officers was one of the National State Courts best practice recommendation listed as a high priority.



The Lower Courthouse Park and the Upper Courthouse Park are properties of Rock County. Under an 1863 agreement with the City of Janesville, the City may use and maintain the land for park use. The original agreement gives the County "the right to erect, maintain, repair, and rebuild on any part of said land, and at any time for the Court House. This original agreement was upheld as recently as 1997, for the Courthouse addition and construction of the front west parking garage.

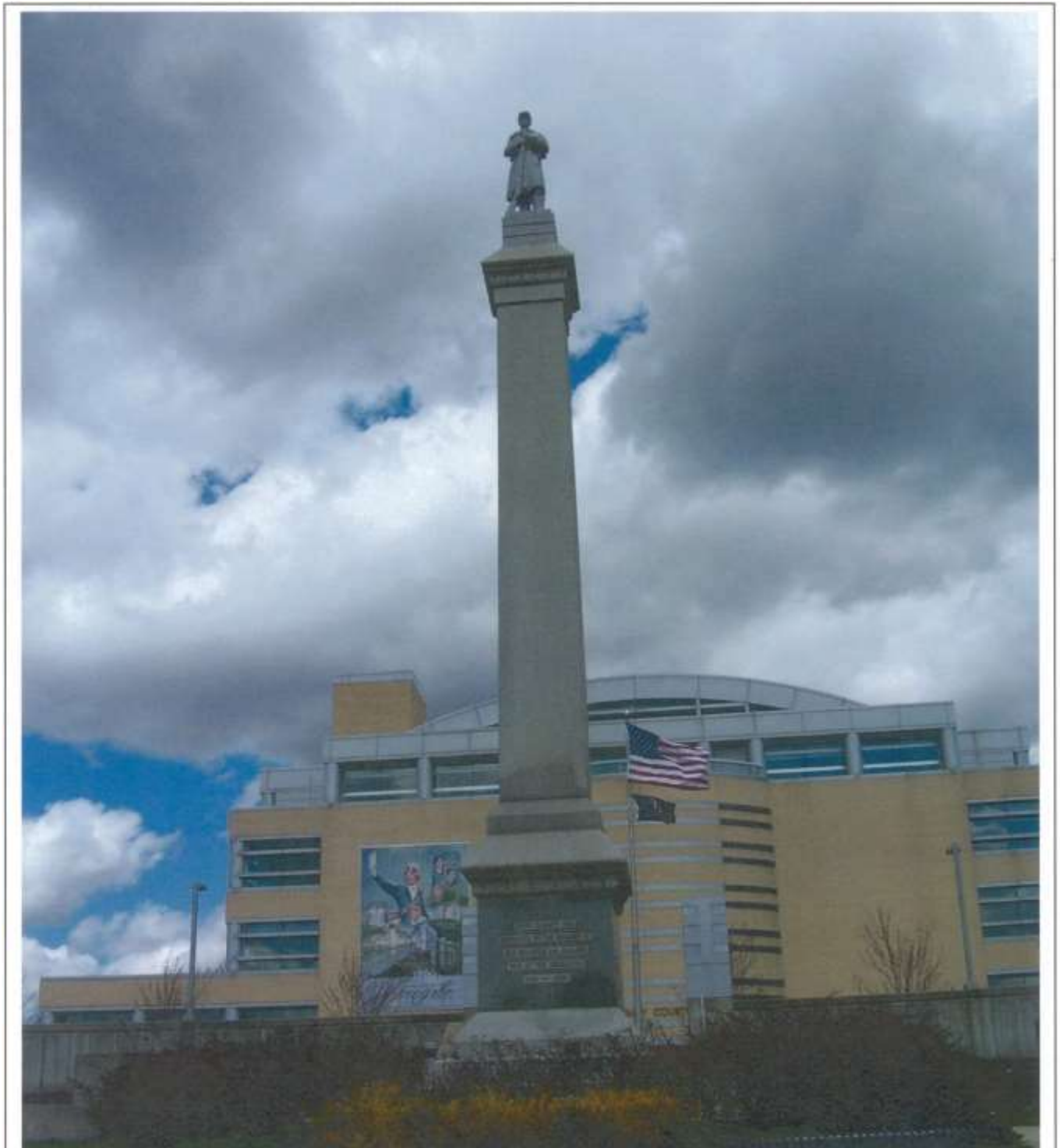
Lower Courthouse Park



Upper Courthouse Park



The monument in front of the Courthouse is the property of the County. It was constructed by the County in 1901 at a cost of \$8,125.00. The 24' X 24' foundation extends 12' below grade. The 27' center column of limestone is once solid piece. The monument including the statue stands a total of 53 ft. high. The two fractures visible on the monument date back to its early years. Even in 1957 the fractures were documented. The "experts" tell us to leave them alone and do not caulk them shut. In 2019 we light the front of the statue and in 2020 we are adding additional lighting to light the entire monument and statue from all directions.



The first building you come to driving out Hwy 51 North is the former Glen Oaks. The building, is now home to the Council on Aging and Public Health.



The next two buildings along the road include the UW Extension building (formerly the counseling center), and behind that, the Sheriff's Community Corrections building.(was originally built as the Youth Home, then renovated into the Adolescent Services Center, and now Community Corrections).



At the corner of Hwy 51 and US 14 is the Rock County Complex. At that location there are a number of County buildings and thus the location where the majority of County services originate. The farmland adjacent to the Complex, and 400 acres of farmland across the highway is all County property. The County leases that farmland out.





As you turn in on County Trunk F the first building on the left is the 911 Communications Center.

Following the 911 Center is the Health Care Center. The five-story building no longer houses residents, and is basically an office building. Despite what the sign says, tenants include Human Services, Emergency Management, and Information Technology. The fourth floor and the majority of the lowest level remain vacant. As part of the master plan has departments located in this building to be relocated to a more efficient space and this building will be taken down in 2024.

Built as a hospital in 1972, the building layout is not an efficient use of space for an office building. The building envelope is very energy inefficient, and temperature control is challenging in many areas. Even though the building has newer boilers and chillers, no renovations have been made. A conditions assessment shows by 2023 almost \$10,000,000 worth of building infrastructure is beyond its useful life and needs replacement.

In 2017 an engineering/architectural study of the building was conducted to determine if renovation was a viable option. The study showed it would cost more to renovate for an office building then to build new. We would also lose efficiencies by renovating due to the design structure of the current building.





## Rock Haven

Below are pictures of the former and new Rock Haven Buildings. While the new 2013 building was designed for resident safety it was also designed in neighborhoods that is better for the resident and allows Rock County the ability to easily adapt to State changes in licensing requirements for different programs.

As part of the engineering/architectural study conducted in 2016 of the Health Care Center building, the former Rock Haven building was also reviewed and it was also deemed as not economically feasible for renovation for an office building. This was the second evaluation. The first one was prior to building the new Rock Haven. At that time it was evaluated for renovating to bring to current building codes in order to continue to operate it as a nursing home. The 1963 former Rock Haven was taken down in 2018.



The Rock County Sheriff's Office and Jail are located at the corner of Hwy 51 and 14. In addition to the construction of the main jail in the mid 80's, the County renovated the adjacent 1927 Pinehurst TB Sanitarium for Huber and Sheriff's Offices.

In 2011 new booking, holding, and medical spaces were constructed on to the building. Behind the Pinehurst building, is the new Emergency Services vehicle garage. The former boat garage was moved to a site adjacent to the Community Gardens and is used by the Sheriff's Recap garden program.



UW & Extension Garage (former boat garage)





The Youth Services Center is located along HWY 14, east of the Jail. The building is operated by Human Services, and is licensed for 20-shelter care, and 35-secure, beds.

At the May 8, 2014 County Board meeting, the Board voted to award the contract for construction of an outdoor recreation yard. The yard was constructed off the east side of the building.



The UW-Rock County Campus is owned by the County. The state staffs the facilities, pays for utilities, maintains the campus, and funds the purchase of all movable equipment. The County funds capital repairs and building projects.



Back in 2000, the County hired an architectural firm to do a Master Plan for the Campus that would serve as a guide for future renovations and new construction. An update to the Master Plan led to construction of Allen Hall. The \$9.3 Million project was completed in 2009. The Campus raised private funds of \$1 Million towards the project and the State provided \$2 Million for movable equipment and furniture.

In 2011 the Campus approached the County about needing space for a new nursing degree program. A third update to the Master Plan was completed and presented to the General Services Committee in August. With building and renovation needs documented in the Master Plan, a project outside the Master Plan became a priority. An engineering firm was hired to evaluate and recommend options for an emergency mass notification system and security improvements. The \$1,170,000 mass notification project was completed in 2017.





The photo above looks south from the Campus parking lot to the 4 acre parcel the County Board deeded to the University of Wisconsin - Rock Residential Foundation for purposes of constructing a residence hall for students. With changes in the UW system and cut backs. This project was put on hold by the Foundation. The County Board Resolution did include a clause whereby the land reverts back to the County if the Foundation hasn't entered into a construction contract within two years from the transfer. The State UW Whitewater college programs now merged with U-Rock and now offers more programs. It was rebranded and is now UW Whitewater of Rock County.

Southern Wisconsin Regional Airport (formerly known as Rock County Airport) is **not** under the responsibility of Facilities Management department. It is the responsibility of the Airport Manager and his staff. We do however work together as a team to assist each other with guidance on building maintenance needs and resources.





The County also purchased the Hendricks building, which houses the Job Center. The Job Center is located at 1900 Center Avenue. The County leased the former K-Mart building and remodeled it back in 1998. Human Services is the main tenant and landlord to several Job Center State Agencies. Later vacant space in the building was renovated for the ADRC (Aging and Disability Resource Center) program. The programs in this building will move to the newly renovated building at 1717 Center Ave.



Human Services also leases space on South Franklin Street in Janesville for its Community Support Program and 303 W Court street for Drug and alcohol program. The programs in these spaces will be moved to the new renovated building at 1717 center ave.



In Beloit, the County leases 13,019 square feet of space at the Eclipse Center for Human Services, Veterans Services and the Health Department.

