

ATTACHMENT A
COMPLETE ASSESSMENT AVAILABLE
UPON REQUEST

Facilities Improvement Study

Waukesha County Human Services Center

May 1995

EPPSTEIN•UHEN
ARCHITECTS



May 14, 1995

County Executive Daniel M. Finley
Waukesha County Administration Center
1320 Pewaukee Road
Waukesha, Wisconsin 53188

Re: Waukesha County Human Services Center
Facilities Improvement Study
E.U. Project No.: 3-94248-01

County Executive Finley:

We are pleased to submit this Facilities Improvement Study for the Waukesha County Human Services Center through an evaluation of the existing Office Building at 500 Riverview Drive.

- Sections 1 and 2 of this report describe the project Statement and Approach
- Section 7 contains individual responses to concerns identified by the County.
- Section 6, Opinion of Probable Cost Summary, indicates the least costly approach is the reuse of the East Wing, redistribution of Divisions, "redecorating", and minor remodeling with upgrading of existing mechanical systems totaling approximately \$1,200,000. Option 2, Major Remodeling would include all of the above, but also include complete replacement of the heating, air conditioning and ventilation system and a total renovation for an estimated amount of more than \$6,500,000. Option 2 costs are high largely because, in order to revamp the mechanical and distribution system, major disruption of systems and demolition of existing walls and ceilings would be required. The existing system would likely need to be shut down in its entirety, requiring displacement of the department during construction. Option 3, a new building with costs similar to Option 2, is proposed on County-owned property and does not include land value in the cost estimate, nor does it address future disposition of the existing Office Building.
- The estimate prepared for the minor remodeling of the Office Building was done independently with the intent of meeting program needs as opposed to matching the established appropriation.

Fundamental to our conversations with personnel within Human Services was their need for privacy due to the many extremely sensitive meetings that occur each day. It was our distinct impression that personnel were willing to accept some level of inconvenience as dictated by the existing building in order to maintain that high degree of confidentiality and client sensitivity afforded by the current private offices. Nonetheless, we have attempted to address the shortcomings of the building in both Options 1 and 2.

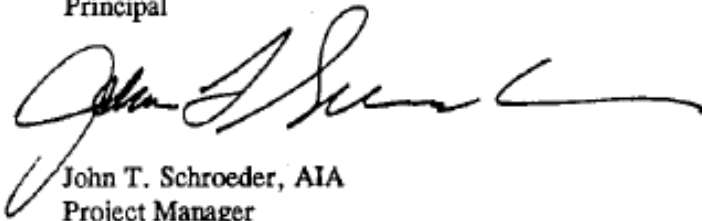
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We are especially grateful to the Waukesha County Department of Facilities Management and the Department of Human Services for their involvement and significant contribution to this report. We are confident that this report will provide adequate information for the Office of the County Executive, and the County Board of Supervisors to make well-informed decisions.

Sincerely,



John C. Fox, AIA
Principal



John T. Schroeder, AIA
Project Manager



Sandy Weber, ASID
Programming, Space Planning and Interior Design

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