

ENROLLED RESOLUTION 168-7

RESOLUTION TO SELL AND RELOCATE OR TEAR DOWN THE OLD
WAUKESHA COUNTY HEALTH AND HUMAN SERVICES BUILDING

WHEREAS, the Waukesha County Department of Public Works currently conducts preventative maintenance, breakdown maintenance and general maintenance to over 150 pieces of mechanical, electrical, and plumbing equipment ranging from unit ventilators to pumps within the Health and Human Services (HHS) building. The majority of this equipment has surpassed its useful life and requires continuous maintenance to prolong the life of the equipment, and

WHEREAS, the HHS building currently houses 2 steam boilers and associated equipment that are 33 years old and require constant maintenance to extend their useful life. The facility currently houses package roof top units and split systems for cooling. The equipment ranges from 8 years to over 38 years in age. Package roof top units have a life expectancy of 15 to 20 years and split systems can range from 20 to 30 years of use life. The original design of the facility and the number of modifications and additions through the decades resulted in numerous hot and cold spots that require constant maintenance to balance the systems, and

WHEREAS, the plumbing infrastructure and interior electrical distribution is original and any significant upgrades will result in structure modifications to walls, floors and ceilings, and

WHEREAS, the exterior of the building requires extensive tuck pointing and is in poor to fair condition along with original and aging window systems, and

WHEREAS, the existing building currently does not have a fire sprinkler system. Any further modifications to the building will require, by code, that a sprinkler system be installed resulting in significant structural modifications to walls, floors, and ceilings along with plumbing and electrical infrastructure modifications, and

WHEREAS, the original 1910 structure has significant structural deficiencies and corrosion in the cast-in-place, steel reinforced, concrete beams and panels and would require significant repairs, and

WHEREAS, all interior finishes of the building vary from fair to poor condition. All carpet is in poor condition and needs to be replaced, and

WHEREAS, while the County's property insurance carrier will insure vacant properties for the short term, many insurers will not underwrite vacant buildings because they represent a much greater likelihood of loss due to vandalism, theft, arson, unrepaired water leaks, and similar circumstances, and

WHEREAS, in 2014 the property insurance will cost the County \$11,300 plus an additional \$4,670 vacancy surcharge for a total of \$15,970 to continue the current property insurance coverage, and

WHEREAS, Waukesha County budgeted approximately \$54,000 for general maintenance of the building in 2014, and

WHEREAS, the cost to update the mechanicals, electrical and plumbing infrastructures, and interior finishes would be in excess of \$24 million, and

WHEREAS, the cost to demolish the building and address the necessary land improvements after demolition is estimated to be \$3.3 million.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA
RESOLVES that the Administration begin the process of obtaining the appropriate local, state and federal approvals for the sale and relocation of the old Health and Human Services building.

BE IT FURTHER RESOLVED that if there are no willing bidders to purchase and move the old Health and Human Services building in six month's time, the Administration should bring forth a capital project to remove the building.

Adopted by the Waukesha County Board of Supervisors: January 28, 2014

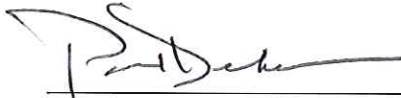
Approved by the Waukesha County Executive: January 30, 2014


RESOLUTION TO SELL AND RELOCATE OR TEAR DOWN THE OLD
WAUKESHA COUNTY HEALTH AND HUMAN SERVICES BUILDING

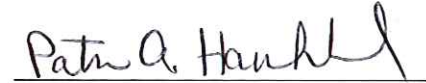
Presented by:
Executive Committee

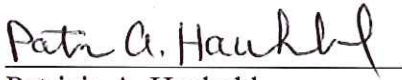
Approved by:
Public Works Committee

Approved by:
Finance Committee


Paul L. Decker, Chair



David W. Swan, Chair


Patricia A. Haukohl, Chair

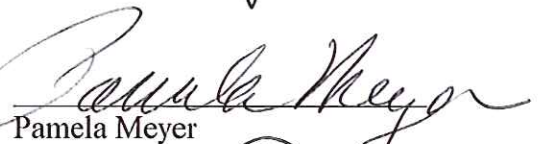

Patricia A. Haukohl


Jennifer A. Grant

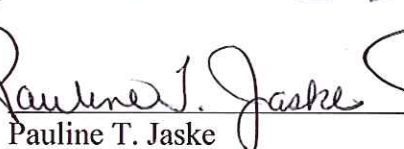

Daniel J. Draeger


James A. Heinrich

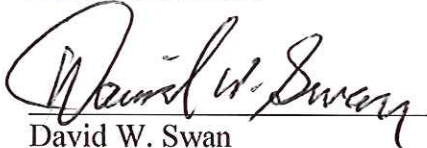

Keith Hammit

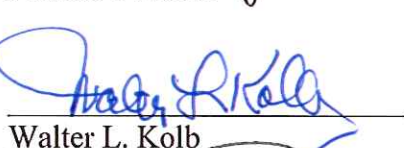

Pamela Meyer


Duane E. Paulson

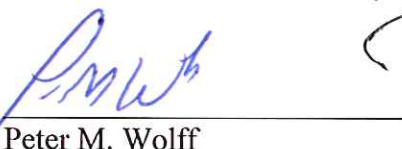

Pauline T. Jaske



Richard Morris

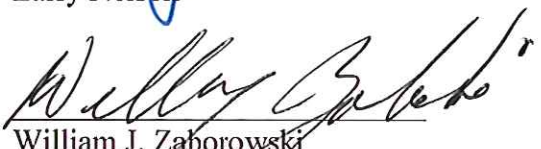

David W. Swan

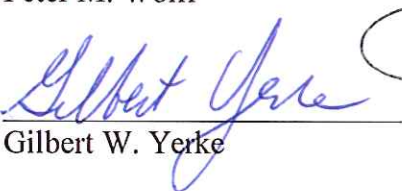

Walter L. Kolb

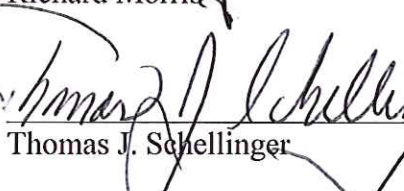

Larry Nelson


Peter M. Wolff


Richard Morris


William J. Zaborowski


Gilbert W. Yerke



Thomas J. Schellinger

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

Date: 1/28/2014, 
Kathleen Novack, County Clerk

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

Approved: X
Vetoed: _____

Date: 1-30-14, 
Daniel P. Vrakas, County Executive

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-01/28/14

PROPOSED AMENDMENT TO RES-R-007
(RES) NUMBER-1680007

- 1 C. SLATTERY.....
- 3 R. MORRIS.....NAY
- 5 J. BRANDTJEN.....AYE
- 7 J. GRANT.....AYE
- 9 J. HEINRICH.....NAY
- 11 F. RUF.....NAY
- 13 P. DECKER.....NAY
- 15 W. KOLB.....NAY
- 17 D. PAULSON.....NAY
- 19 C. CUMMINGS.....AYE
- 21 W. ZABOROWSKI.....NAY
- 23 K. HAMMITT.....NAY
- 25 G. YERKE.....AYE

- 2 D. Zimmermann.....AYE
- 4 J. BATZKO.....AYE
- 6 J. JESKEWITZ.....
- 8 P. HAUKOHL.....NAY
- 10 D. SWAN.....NAY
- 12 P. WOLFF.....NAY
- 14 P. MEYER.....AYE
- 16 M. CROWLEY.....NAY
- 18 L. NELSON.....AYE
- 20 T. SCHELLINGER....AYE
- 22 P. JASKE.....AYE
- 24 D. DRAEGER.....AYE

TOTAL AYES-11

TOTAL NAYS-12

CARRIED _____

DEFEATED X

UNANIMOUS _____

TOTAL VOTES-23

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-01/28/14

(RES) NUMBER-1680007

- | | |
|--------------------------|--------------------------|
| 1 C. SLATTERY..... | 2 D. Zimmermann.....AYE |
| 3 R. MORRIS.....AYE | 4 J. BATZKO.....AYE |
| 5 J. BRANDTJEN.....AYE | 6 J. JESKEWITZ..... |
| 7 J. GRANT.....AYE | 8 P. HAUKOHL.....AYE |
| 9 J. HEINRICH.....AYE | 10 D. SWAN.....AYE |
| 11 F. RUF.....AYE | 12 P. WOLFF.....AYE |
| 13 P. DECKER.....AYE | 14 P. MEYER.....AYE |
| 15 W. KOLB.....AYE | 16 M. CROWLEY.....AYE |
| 17 D. PAULSON.....AYE | 18 L. NELSON.....NAY |
| 19 C. CUMMINGS.....NAY | 20 T. SCHELLINGER....AYE |
| 21 W. ZABOROWSKI.....AYE | 22 P. JASKE.....AYE |
| 23 K. HAMMITT.....AYE | 24 D. DRAEGER.....AYE |
| 25 G. YERKE.....AYE | |

TOTAL AYES-21

TOTAL NAYS-02

CARRIED X

DEFEATED _____

UNANIMOUS _____

TOTAL VOTES-23

1 RESOLUTION TO SELL AND RELOCATE OR TEAR DOWN THE OLD
2 WAUKESHA COUNTY HEALTH AND HUMAN SERVICES BUILDING
3
4

5 WHEREAS, the Waukesha County Department of Public Works currently conducts preventative
6 maintenance, breakdown maintenance and general maintenance to over 150 pieces of
7 mechanical, electrical, and plumbing equipment ranging from unit ventilators to pumps within
8 the Health and Human Services (HHS) building. The majority of this equipment has surpassed
9 its useful life and requires continuous maintenance to prolong the life of the equipment, and
10

11 WHEREAS, the HHS building currently houses 2 steam boilers and associated equipment that
12 are 33 years old and require constant maintenance to extend their useful life. The facility
13 currently houses package roof top units and split systems for cooling. The equipment ranges
14 from 8 years to over 38 years in age. Package roof top units have a life expectancy of 15 to 20
15 years and split systems can range from 20 to 30 years of use life. The original design of the
16 facility and the number of modifications and additions through the decades resulted in numerous
17 hot and cold spots that require constant maintenance to balance the systems, and
18

19 WHEREAS, the plumbing infrastructure and interior electrical distribution is original and any
20 significant upgrades will result in structure modifications to walls, floors and ceilings, and
21

22 WHEREAS, the exterior of the building requires extensive tuck pointing and is in poor to fair
23 condition along with original and aging window systems, and
24

25 WHEREAS, the existing building currently does not have a fire sprinkler system. Any further
26 modifications to the building will require, by code, that a sprinkler system be installed resulting
27 in significant structural modifications to walls, floors, and ceilings along with plumbing and
28 electrical infrastructure modifications, and
29

30 WHEREAS, the original 1910 structure has significant structural deficiencies and corrosion in
31 the cast-in-place, steel reinforced, concrete beams and panels and would require significant
32 repairs, and
33

34 WHEREAS, all interior finishes of the building vary from fair to poor condition. All carpet is in
35 poor condition and needs to be replaced, and
36

37 WHEREAS, while the County's property insurance carrier will insure vacant properties for the
38 short term, many insurers will not underwrite vacant buildings because they represent a much
39 greater likelihood of loss due to vandalism, theft, arson, unrepaired water leaks, and similar
40 circumstances, and
41

42 WHEREAS, in 2014 the property insurance will cost the County \$11,300 plus an additional
43 \$4,670 vacancy surcharge for a total of \$15,970 to continue the current property insurance
44 coverage, and
45

46 WHEREAS, Waukesha County budgeted approximately \$54,000 for general maintenance of the
47 building in 2014, and
48