

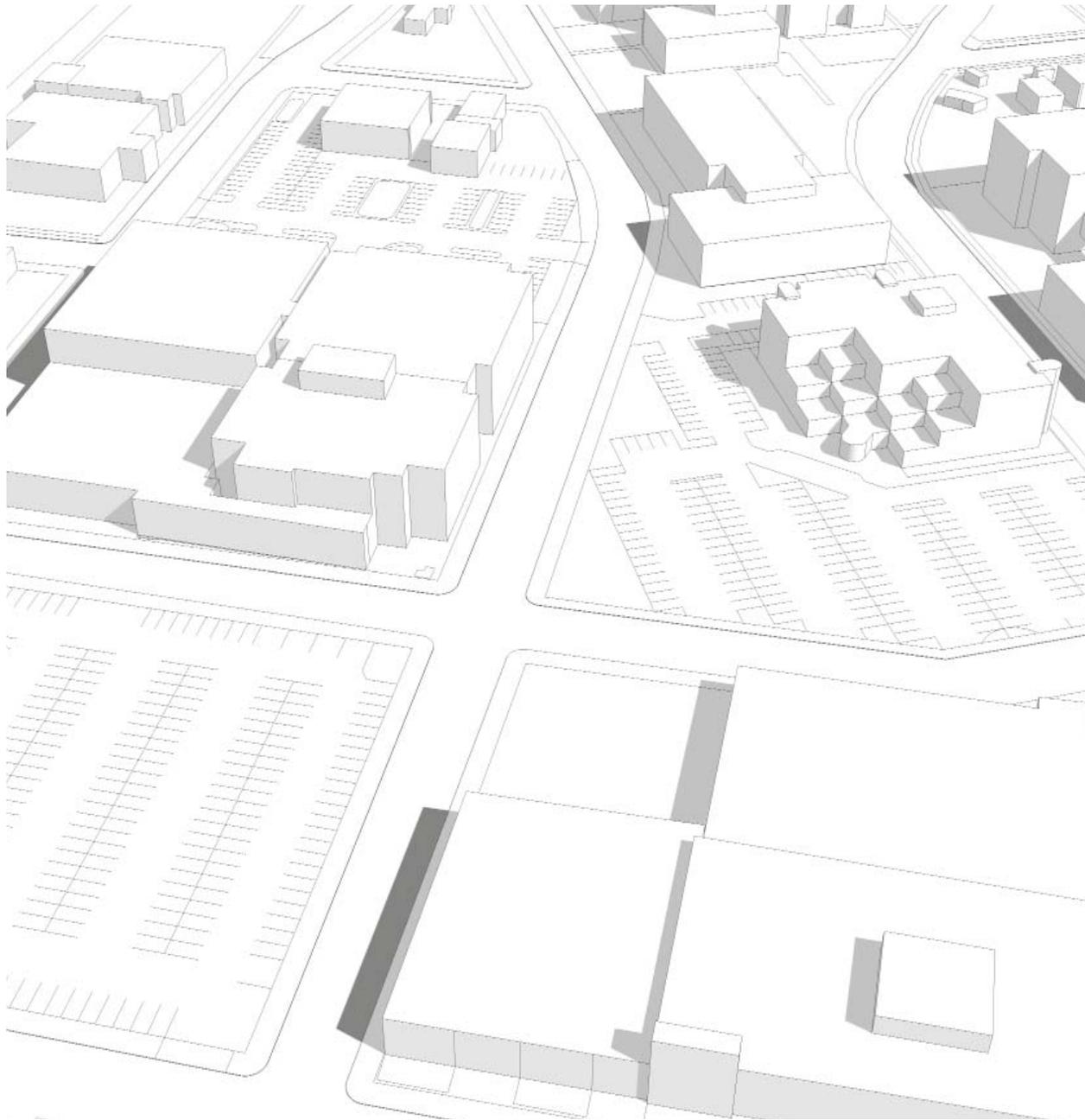


LA CROSSE COUNTY ADMINISTRATIVE CENTER

river ARCHITECTS

APPENDIX
SPACE NEEDS STUDY

NOVEMBER 22, 2013
FINAL REPORT



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MAIN LOBBY WITH OPEN STAIRCASE AT FIRST FLOOR

BUILDING ORGANIZATION

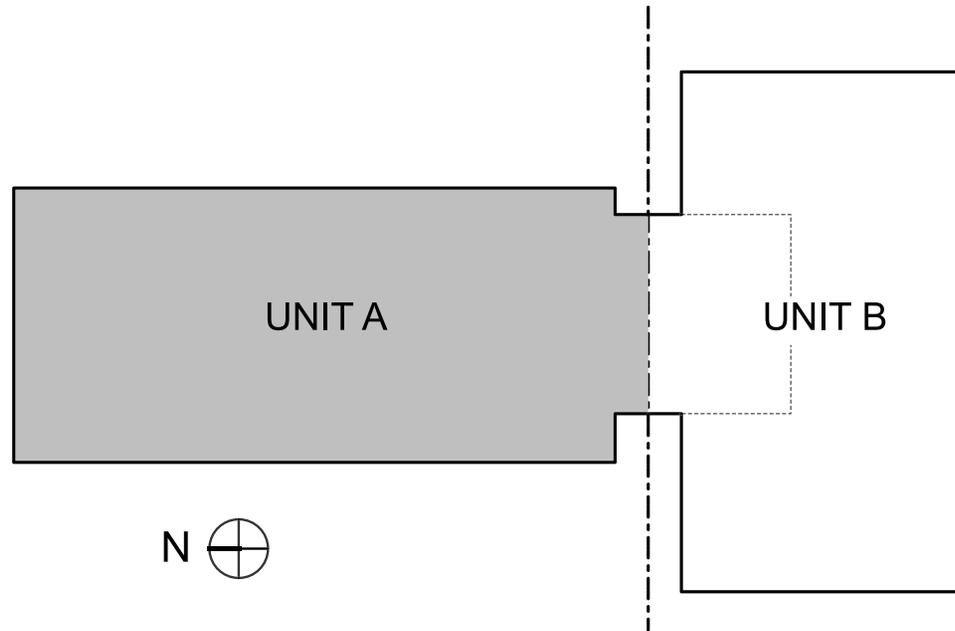
For the purpose of obtaining accurate numbers and communicating with individual departments, River Architects drew out schematic floor plans for each level. These floor plans serve as the basis for the program areas cited earlier in this study, and are helpful to reference when working to understand how La Crosse County Administrative departments currently function. Department spaces are denoted by prefix room numbers (e.g. "3 Office" indicates an office of Department 3 - County Clerk).

Approximate department locations and configurations were noted and photographed during an initial walk-through and original dimensions and configurations were used unless otherwise directed by department representatives. All areas except jail spaces were revised and confirmed by representatives from each department. Storage spaces were noted and assigned during a building walk-through and meetings with the County Staff Work Group.

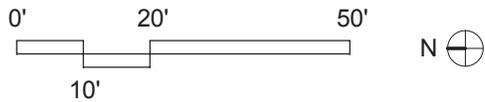
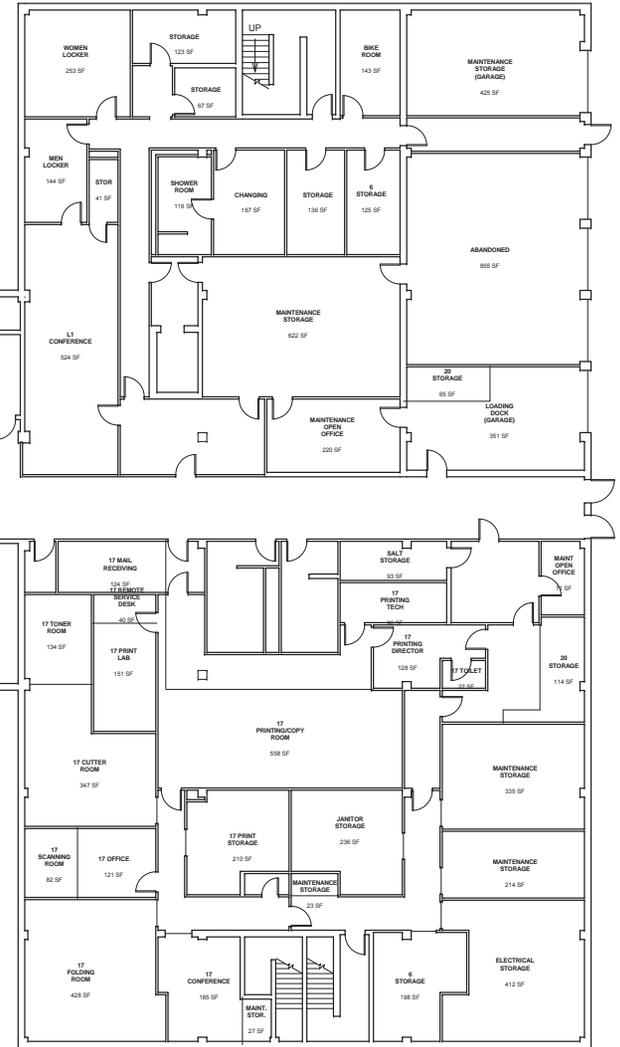
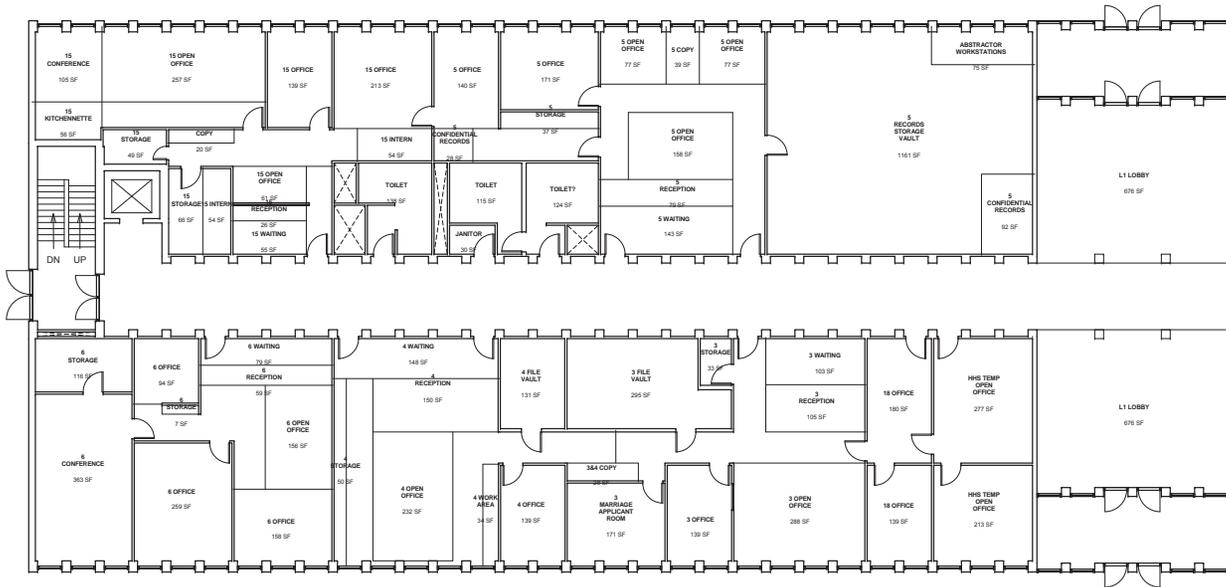
Considering the scope of this study, every effort has been made to obtain accurate numbers, but the exact dimensions cannot be guaranteed without pursuing actual site measurements. This would take place during a future schematic phase of design. These drawings are not to be used for construction.

Existing Building “Units”

The diagram to the left shows how the existing building can be regarded as two separate “units” of building. Currently, Unit A has four levels, while Unit B has three levels plus a smaller node protruding south from Unit A as shown by the dashed line. The drawings for the original building reference this two-part separation, so this study will continue to use this nomenclature throughout.



Ground Level Plan



Second Level Plan



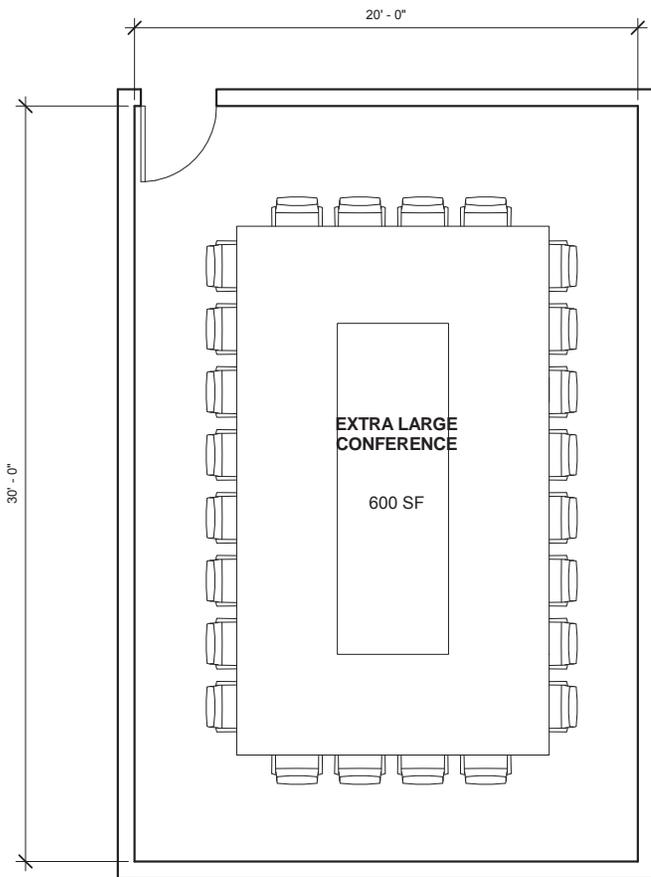


EXISTING CONFERENCE ROOMS WITH OPERABLE PARTITION

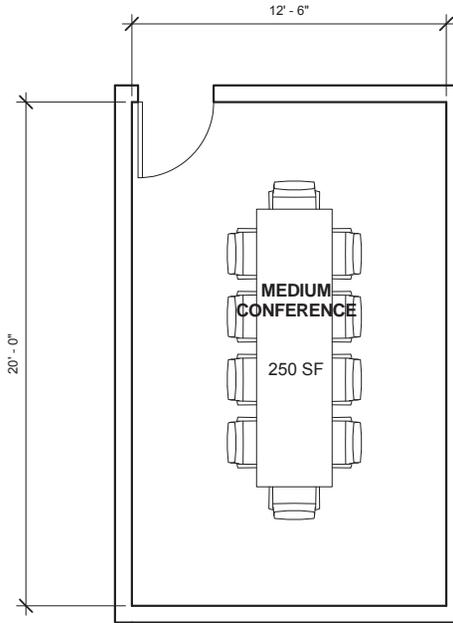
DESIGN MODULES

Establishing spacial modules that can be aggregated together assists with redefining a building program. It also may promote a sense of equitable subdivision, assuring each individual that they are being addressed on equal terms with those in other departments. These modules become the point of reference on which customization can occur. They are simply one iteration of multiple possibilities for each space, but they give a number and dimension to what was abstract. Each module will be modified to suit staff needs and building organization as design is developed.

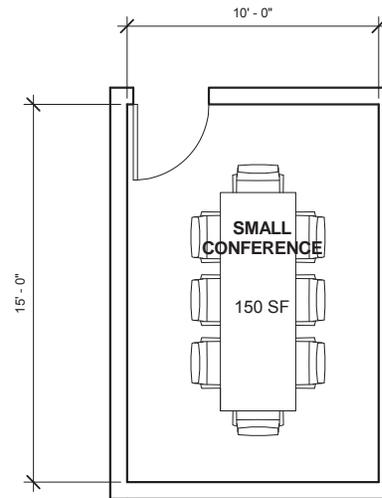
In this study, support spaces, office types and conference types were all standardized. Each proportion was informed by both an "ideal" proportion of each space and an "existing" proportion to address modular use within the existing Administrative Center's 10' structural rhythm. Moving forward, the module can be used for either existing or new conditions.



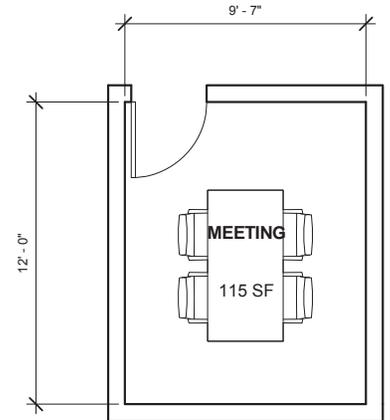
EXTRA LARGE CONFERENCE
600+ SF Module
24 Occupants +



MEDIUM CONFERENCE
250 SF Module
8-12 Occupants



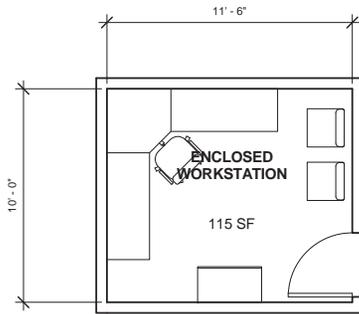
SMALL CONFERENCE
150 SF Module
6-8 Occupants



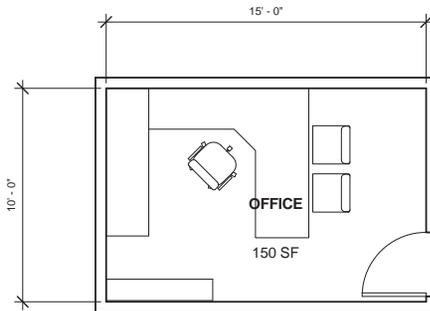
MEETING ROOM
115 SF Module
4-6 Occupants

Conference Rooms

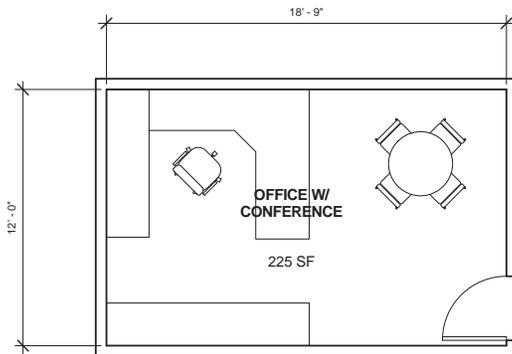
A range of conference rooms were developed to respond to the proposed conference needs of the County. Beyond these four options shown below, larger conference spaces for the County Board Room and Committee Rooms were included in the proposed program.



ENCLOSED WORKSTATION
115 SF Module



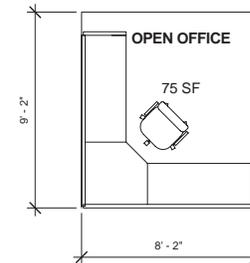
ENCLOSED OFFICE
150 SF Module



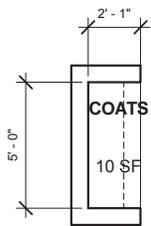
ENCLOSED OFFICE WITH CONFERENCE
225 SF Module

Offices

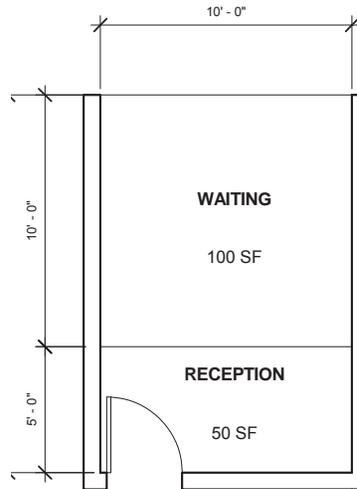
A range of office modules were developed to understand how much area updated offices that correctly serve the programmatic needs of staff might require. Each office module satisfies a different programmatic need. For instance, an open office module is useful for those staff that do not require privacy or space to meet with clients. At the other end of the spectrum, an enclosed office with conference provides meeting space for up to four (4) individuals within a private office.



OPEN OFFICE
*75 SF Workstation or
 50 SF Hotel Workstation*



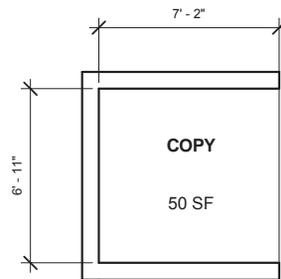
COATS ROOM AREA
10 SF Closet Space (with or without partitions)



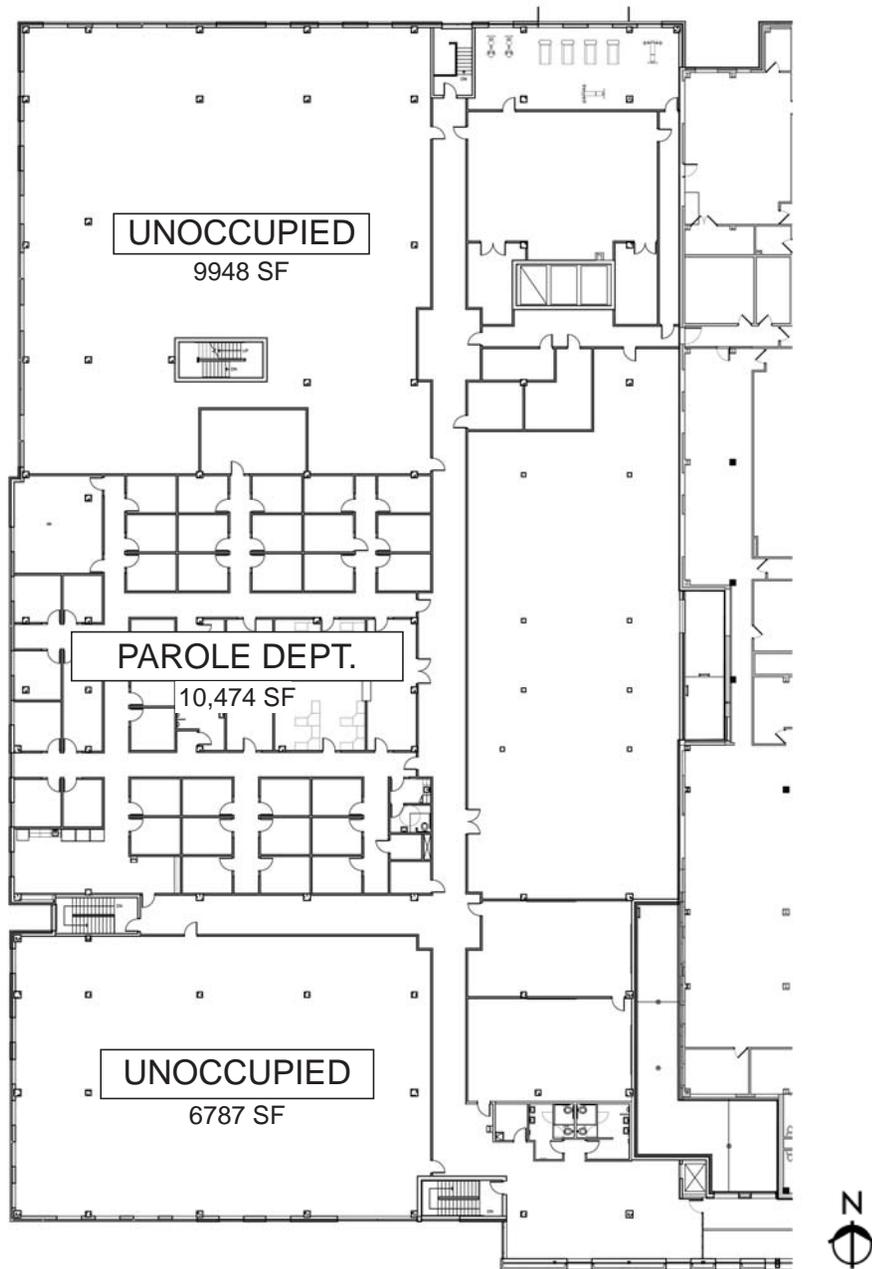
WAITING ROOM AND RECEPTION AREA
150 SF Space (with or without partitions)

Support Spaces

Support spaces can be reconfigured in a number of different shapes, shared between two departments, or included as part of another space entirely. For instance, the Copy Room shown to the left and below will likely double as a collating area for a department or set of departments. If the program calls for that workspace to be part of a larger storage or work area, then the Copy Room square footage would be added to the area of the other space and all partitions removed.



COPY ROOM AREA
50 SF Space (with or without partitions)



OPTIONS & ASSUMPTIONS

L.E.C. Build-out

EXISTING CONDITIONS

Schemes A through D all take advantage of the existing Build-out space within the L.E.C. At a much lower cost / square foot, using this space seems like a natural solution to satisfy the security concerns of Child Support and the adjacency separation of Corporation Counsel from the court system.

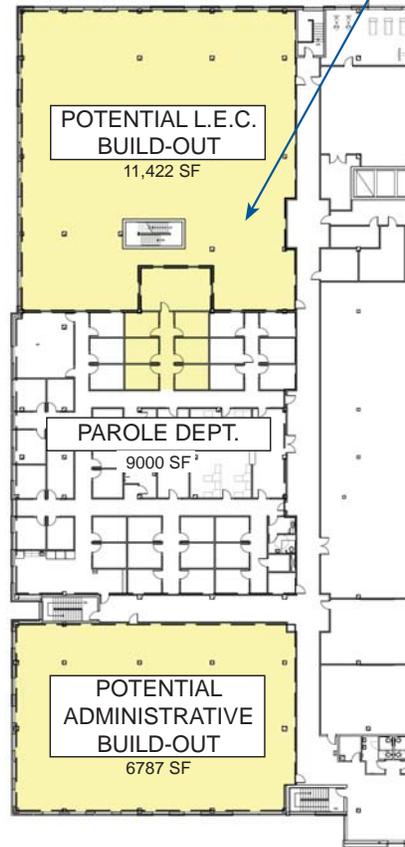
This unoccupied space provides a number of alternatives to consider for the future, but it is our recommendation that only the southern unoccupied space be used for Administrative purposes (Partial L.E.C. Build-out). As the project develops, it may be useful to know that there are options to absorb **more** than the proposed 5,000 SF of Administrative Center program in a "Full L.E.C. Build-out", so we've included this alternative for future consideration.

PARTIAL BUILD-OUT

The initial step of moving 5000 square feet of departmental GSF is currently reflected in Schemes A through D. The diagrams show a buildable zone of 6787 SF, which more than satisfies departmental needs for Child Support and Corporation Counsel. The 10,000 SF Build-out space to the North would be saved for future L.E.C. use.

PARTIAL BUILD-OUT (SELECTED)

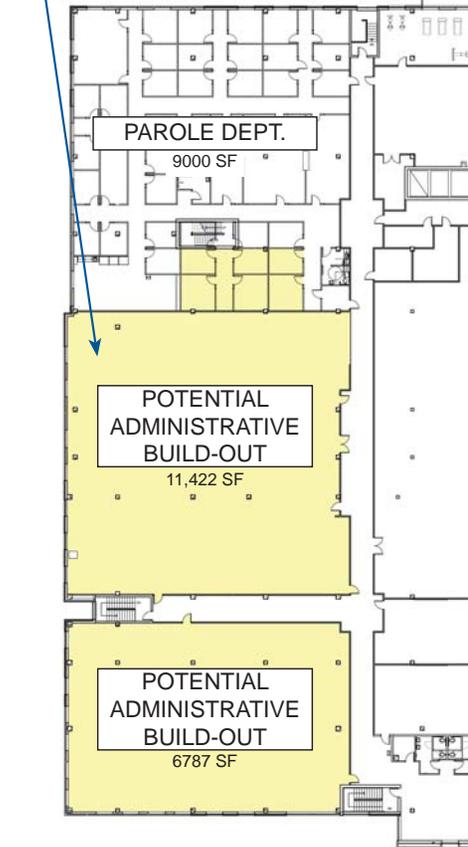
SAVE FOR FUTURE L.E.C. EXPANSION



FULL BUILD-OUT

SHIFT FOR COHESIVE BUILD-OUT SPACE

VS.

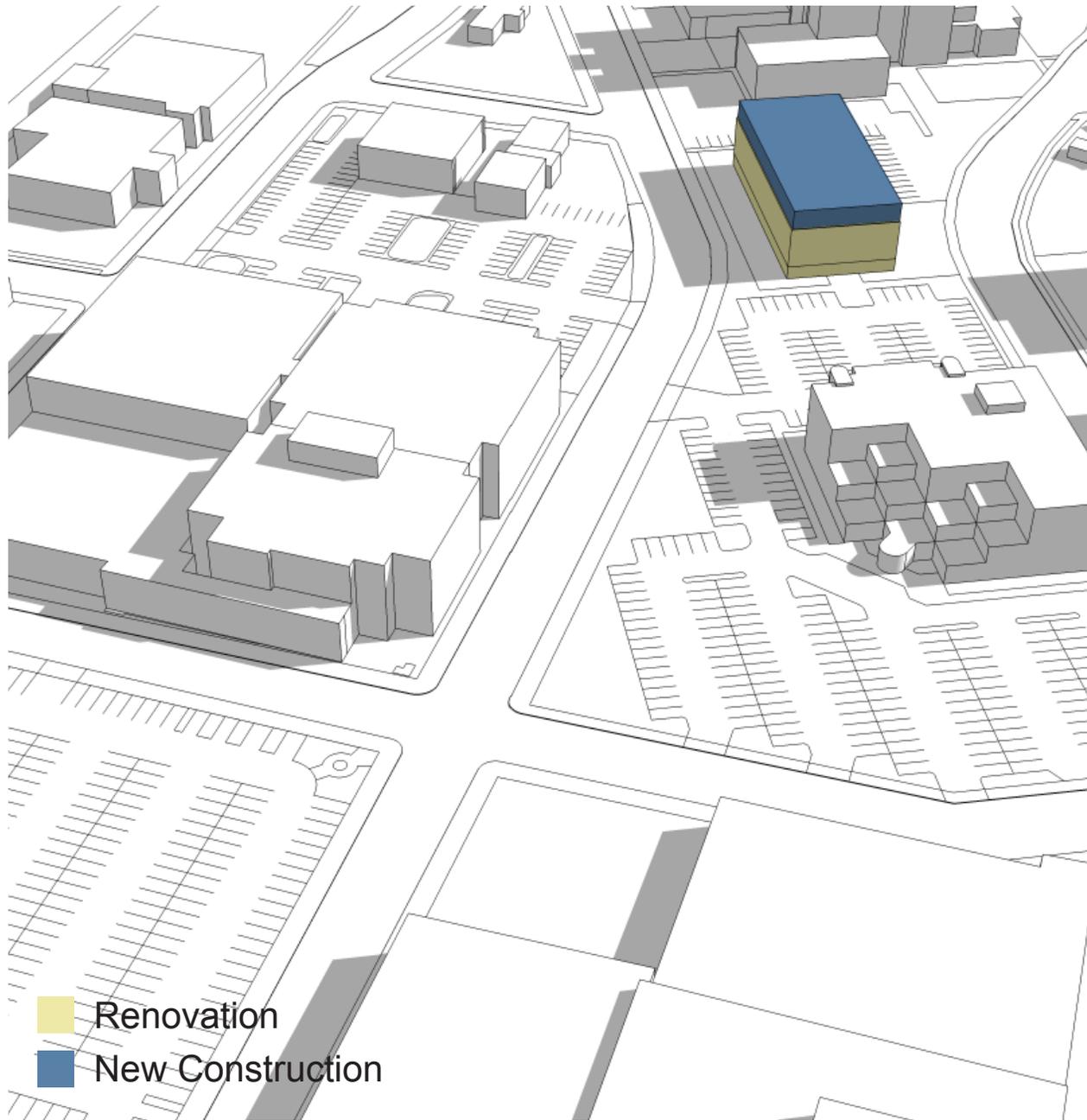


FULL BUILD-OUT

Schemes A through D may also benefit from using the entire Build-out space available in the L.E.C. The diagram to the left shows a concept that moves the parole department to the North to create a larger cohesive build-out area to the south. This larger space could accommodate Child Support and Corporation Counsel, as well as the rest of the internal group (County Administrator, County Board, County Board Room and ancillary spaces, Finance, and Personnel).

This prospect of cheaper build-out space must be tempered by consideration of future L.E.C. expansion. By using the entire available Build-out space, this leaves no option for L.E.C. to expand but upwards. The building has been designed to accommodate an additional two stories directly above the space shown on this diagram, but these spaces may not be easily accessible to any department other than the courts. Any expansion upward would also be at new construction costs.

Considering the current adjacency and public access needs of these departments coupled with possible future needs of the courts, this option is not being considered at this time.



Fifth Level Addition

The north portion of the existing Administrative Center was initially designed for expansion upward. Because this addition would entail new construction cost, it is less feasible than proposed Schemes A and B, which minimize new construction costs. It is useful to understand the potential for future buildable area, so it is included as a supplemental item to either Scheme A or Scheme B.

The entire floor area shown in the diagram to the left is approximately 15,000 gross square feet, or more than 11,000 square feet assignable. The next few paragraphs contain a preliminary evaluation of the structure that confirms this possibility. This structural evaluation was completed by Paul E. Karow, PE of Oneida Total Integrated Enterprises (OTIE).

The north area of the existing building, currently three stories, was designed to allow one future level. Currently, columns on odd-numbered grids, at the two exterior and two interior beam lines, have been stubbed above the main framing elevation for future extension. The existing roof was constructed by placing corrugated steel deck over the roof beams which are spaced at 10'-0" on center. In order to make this framing level a floor, the existing steel deck will be removed. Headed shear studs will be welded to the top flange of all east-west beams and then a flat-formed 4.5 inch concrete slab will be placed over the top. This construction method will establish the floor using composite design, engaging the concrete slab to

provide additional structural capacity, similar to how the lower floors were designed/constructed. For the area to be used as new office-occupied space, floor construction as outlined will provide adequate capacity.

For mechanical equipment areas, depending on the actual loading, it may be necessary to provide additional reinforcement to the existing east-west beams. It is proposed that this would be done with steel cover plates welded to the bottom flanges. Spray fire-proofing will need to be provided on all floor structure to provide required fire rating. It is proposed that the new roof structure would utilize wide flange steel beams at similar 10 foot spacing and spanning east-west to north south beams and the steel wide-flange column extensions. New 2"-3" corrugated steel deck would be placed over the steel beams. Roof design could accommodate either ballasted or adhered roofing. Lateral bracing of the existing building was done using type 2 "wind" connections in both directions at all beam/column intersections. It is conceivable that bracing of the new level could be done in similar fashion, although for economics, utilization of some vertical shear resistance at both north-south and east-west exterior walls would be preferable. New mechanical equipment could be placed on concrete house-keeping pads, but should also include integral vibration isolators. If an emergency generator is placed into the mechanical room, it is best placed over the center, 11 foot wide bay.



Moving and Storage Assumptions

River Architects requested estimates from four vendors for moving and storage services. It is apparent that there is some more discussion that needs to occur regarding the range of pricing provided, but all three local vendors indicated a similar range. For the purposed of this study, we will use an assumption of \$25,000. We requested the following information to be included in these estimates:

SERVICES REQUESTED

1. Packing (moving boxes and furniture out of building to truck... all desks will be cleaned out, and all vertical files should be assumed full of documents)
2. Moving (3 mile one-way, over the course of 1 week)
3. Unpacking (moving boxes and furniture out of truck to new building and placed in rooms)
4. Optional Storage Alternative (16-month long-term storage for all desks, credenzas and 25% of all file storage, including itemized additional cost to transfer to storage location from City of La Crosse)

GENERAL INFORMATION

Location: City of La Crosse, WI
Timeframe: 2014 – 2015, 1 week phased moving period
Building: 3 floor plus basement 75,000 SF office building
Access: Exterior: Access all directions within 50', 2 sides w/steps, 2 sides at grade
 Interior: 2 elevators, 2 primary stairwells
Distance: 3 mile move 1-way within city limits

COMPANY	MOVING	STORAGE
JACOBSON'S (La Crosse, WI)	\$17,304	\$1,500 / mo
PIEPHO / ALLIED (Onalaska, WI)	\$20-25,000	---
MOHAWK (Minneapolis, MN)	\$218,578	\$9,437.50 / mo
ANDERSON / ATLAS (La Crosse, WI)	\$25,250	\$1,000 / mo

ESTIMATED SPACE □ FURNITURE COUNTS

74 Office spaces which each contain:

- 1 office desk
- 1 credenza
- 2 vertical files (standard 5-drawer, full)
- 1 bookcase (3'x5'x1', full)
- 5 boxes (legal tote 22"x15"x12")
- 1 task chair
- 2 office chairs

53 Open office spaces which each contain:

- 1 cubicle (6'x8' L-shaped workstation plus partitions)
- 1 vertical file (standard 5-drawer, full)
- 3 boxes (legal tote 22"x15"x12")
- 1 task chair

41 Conference spaces which each contain:

- 1 table (4'x10' average)
- 10 task chairs

Multiple storage rooms which IN TOTAL contain:

- 1000 Vertical Files (standard 5-drawer, full)
- 500 Storage Shelves (3'x2'x6', full)

OTHER ASSUMPTIONS

The County indicated intent to reuse existing furniture if possible. If storage becomes important, however, the information provided by three moving companies may prove useful.

Please note that all estimates were written with site unseen and intended for a single 1-way move. Multiple moves would compound this figure. If the County determines a need for moving or storage services, it should request bids for service at that time.

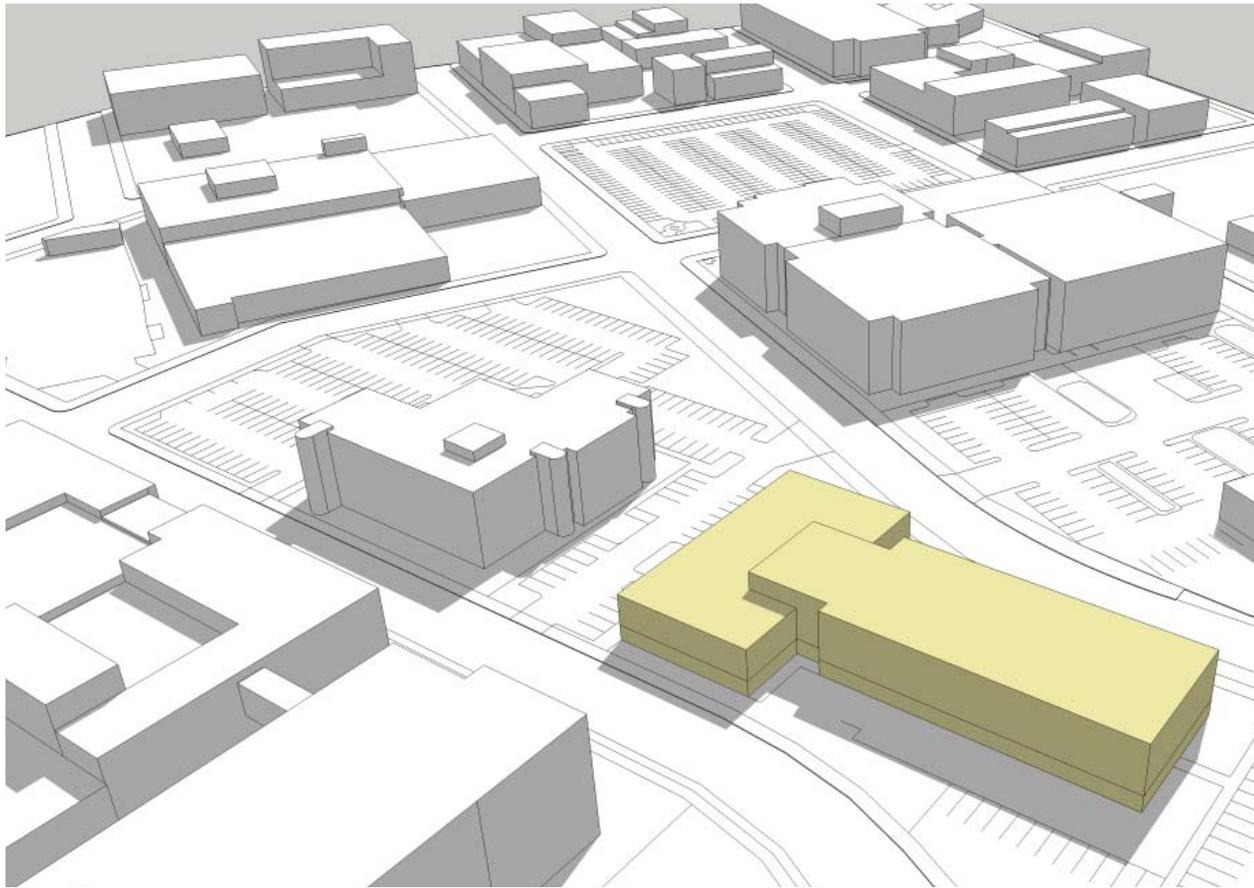
Temporary Relocation Option

Since Scheme A and Scheme B suggest that the County relocates temporarily until renovation of the existing building is complete (approximately 16 months), River Architects conducted a search of properties in the La Crosse area that would fit the County's needs. The target was to find a temporary space that would accommodate the full 80,000 SF of program.

Although not large enough to support the entire administrative staff, the former CenturyLink building at 2615 East Avenue South in La Crosse is a viable option. At 66,949 square feet of finished usable space plus almost 10,000 square feet of warehouse, this building is move-in ready and may suit the administrative staff's needs during the interim. The County should investigate the cost of additional storage and furniture rental if this option is pursued.

This option is considered only a temporary solution due to its distance from the main County campus. It is currently available for lease at a rate of \$10 / square foot and offers 226 parking stalls. This cost impact is currently factored into the relocation allowance for Scheme A and Scheme B. **Please note: this option became available during the process of this study and may become unavailable at any time.** Images are provided courtesy of Access Commercial Real Estate.





CALCULATIONS

Building Efficiency

Throughout this study, numerous references are made to “multipliers” and “building efficiency”. Both of these terms have their unique value in understanding a building program. The basis for our calculations is grounded in our experience with similar building programs and supported by distribution guidelines and definitions put forth by William Pena, an expert in the programming field (Pena & Parshall, 2012).

A multiplier finds a proportional amount of additional area to Assignable Square Feet (ASF) to account for primary horizontal and vertical circulation, building mechanicals and exterior envelope. Adding this amount to ASF results in Gross Square Feet (GSF). This is the actual size of the physical building.

In terms of programming space, an Overall Building Efficiency is expressed as a percentage describing the ratio of ASF to GSF. The higher the percentage, the more efficiently a building is being used. In the case of the existing Administrative Center, this percentage would be the inverse of the multiplier 1.88, which is revealed in the program documentation of the existing building. The Overall Building Efficiency of the existing building is therefore approximately 53%.

For all of the proposed schemes, a multiplier of 1.35 is prescribed throughout. Using this multiplier would result in a 74% efficient building. It is essentially finding a ratio of GSF to add to ASF to account for circulation and support spaces not accounted for in ASF. Here's the distribution breakdown of that ratio that we're considering:

Unassigned Area Breakdown (as a % of GSF)

Circulation	18%
+ Mechanicals	5.5%
+ Partitions / Structure	7%
+ Toilets	2%
+ Janitor	0.5%
+ Unassigned Storage	2%
Total Unassigned (GSF)	35%
equivalent to	(ASF x 1.35)

These component percentages have been adjusted to match the program of the Administrative Center. Circulation, shown as 18%, has been adjusted down from an average 20% considering the unique arrangement of departments and their internal circulation. Toilet space has increased from 1.5% due to high public use, and unassigned storage space

has increased from 0.5% to 2% to accommodate the County's records storage needs. Given that this 1.35 multiplier produces a building of 74% "normal" efficiency (rather than the 1.88 shown by the current building), the Administrative Center as it is currently used should be approximately 76,908 GSF (56,969 SF x 1.35). Thus, the building is oversized by 30,439 GSF (107,347 SF – 76,908 SF).

It must be acknowledged that this oversizing is not exactly accurate, as the Administrative Center areas include areas that have been abandoned, not able to be used in their current state. To examine at this oversized area in terms of the spaces that are actually being used, one can pull out the major unused spaces of the building (Jail and abandoned areas) to come up with a more accurate use multiplier:

Adjusted Existing Multiplier

Building Gross	107,347 SF
- Abandoned Jail	13,604 SF
- Abandoned Garage	885 SF
- Abandoned Bsmt	1,954 SF
<u>Adjusted Gross</u>	<u>90,904 SF</u>
<u>/ Existing ASF</u>	<u>56,969 SF</u>
Adjusted Multiplier	1.60

Even if the building wasn't hampered by those abandoned spaces, it still offers room for improvement in terms of building efficiency (62.5% efficiency). The above calculation reveals that disregarding the abandoned portions of the building, the administrative center is still oversized by almost 14,000 SF (90,904 SF – 76,908 SF). This is likely due to the redundant unused lobbies, the large interior circulation corridors and the redundant mechanical space on level three and the lower level. If the jail was renovated and reused, the building would accommodate the newly proposed ASF (63,214 SF) plus an additional 16,000 ASF (21,600 GSF), bringing building efficiency up to 74%. That space could potentially be allocated as future build-out or leasable space for the county.

For the purposes of this study, we are looking at both options that would keep the Administrative Center in play: a simple remodeling of the existing building as it sits at 107,300 SF (Scheme A) or removing large portions of the jail and adding back a smaller new addition to the side or above to keep the building as compact and aligned with program as possible (Scheme B).

Construction Cost Breakdown

The chart to the right breaks down the various components of construction to a square foot price. These estimated figures are grounded in actual costs incurred on similar projects and have been verified by professionals in each field.

The estimated figures serve as the basis of construction costs for each Scheme. Renovation costs are those expenses related to a full rebuild of interior and finish, repair of envelope and structure and extensive replacement of existing systems. Build-out costs refer to the costs of finishing out the interior of a space with envelope, structure and systems already in place. New costs are those costs incurred by constructing a new building or addition.

Please note that the “Telecom” line item does not include the estimated cost of moving the IT data center to another building on campus. This cost is noted in the A/V line item. The IT department has requested a consolidation of printing and IT services to serve La Crosse County more efficiently. Evidence of this efficiency can be found by comparing the existing vs. proposed Space Program worksheets for Department 17: IT & Printing Consolidated. Schemes A, B and D would all benefit from the relocation of the IT Data Center to a new or renovated building on campus. Refer to the diagram to the left which breaks down the cost of making this transition.

CATEGORY	RENOVATION	BUILD-OUT	NEW
A. GENERAL CONSTRUCTION	\$50.00 / SF	\$30.00 / SF	\$100.00 / SF
1. Excavation	\$0	\$0	\$2.00 / SF
2. Foundation	\$0	\$0	\$7.00 / SF
3. Structure	\$0	\$0	\$22.00 / SF
4. Envelope	\$10.00 / SF	\$0	\$32.00 / SF
5. Interiors	\$30.00 / SF	\$30.00 / SF	\$30.00 / SF
6. Equipment	\$2.00 / SF	\$0	\$2.00 / SF
7. Elevator	\$5.00 / SF	\$0	\$5.00 / SF
B. PLUMBING	\$9.00 / SF	\$5.00 / SF	\$9.00 / SF
C. FIRE PROTECTION	\$2.50 / SF	\$1.50 / SF	\$2.25 / SF
D. HVAC	\$28.00 / SF	\$8.00 / SF	\$28.00 / SF
E. ELECTRICAL	\$16.00 / SF	\$7.00 / SF	\$15.00 / SF
F. TECHNOLOGY	\$7.00 / SF	\$3.75 / SF	\$7.00 / SF
G. SUBTOTAL	\$112.50 / SF	\$54.75 / SF	\$161.25 / SF
H. GC + OVHD / PROFIT (10%)	\$11.25 / SF	\$5.48 / SF	\$16.13 / SF
I. ESTIMATING CONTINGENCY (5%)	\$6.25 / SF	\$3.01 / SF	\$8.87 / SF
J. TOTAL CONSTRUCTION	\$130.00 / SF	\$63.24 / SF	\$186.25 / SF
	\$130.00 / SF	\$65.00 / SF	\$186.00 / SF

Relocation Estimates

Many variables affect the total cost of a relocation effort. If the County chooses to renovate the existing Administrative Center, a temporary location must be selected for the 16 months of demolition, abatement and renovation (refer to “**Temporary Relocation Items**”). Scheme A and Scheme B both would require such temporary relocation. Scheme C and Scheme D would not require multiple moves and temporary space (refer to “**Permanent Relocation Items**”). All relocation breakdowns, temporary or permanent, round the estimated figure up to an allowance for budgeting purposes.

The itemized lists of costs shown to the right takes into account the business expenses of the staff effort to prepare and pack for such a move. Moving down the list, they note the average local figure for moving company services. For details of moving company estimates or assumptions made to quantify a move of this scope, please refer to “Moving and Storage Assumptions” included in this Appendix.

Related expenses provide an allowance for probable marketing, signage and data costs required to communicate a temporary off-campus location to the general public above and beyond general marketing costs.

Customary expenses for Technology have been included as part of Construction Cost for all schemes. Permanent installation of fiber cable is also included in all scheme

estimates (refer to “**Data Center Items**” for more information on this breakdown). The cost of leasing temporary fiber for data to an off-campus location is undetermined at this time. **Estimates for lease should be investigated further if a temporary move occurs.**

If the initial move will be temporary, additional line items for repacking, moving and unpacking will also be included. For both temporary and permanent moves, a contingency has been included. All relocation estimates assume the reuse of existing furniture.

TEMPORARY RELOCATION ITEMS	COST
A. 1 DAY TO PACK	\$40,000
• 100 persons @ \$400 / day	
B. MOVE TO BUILDING	\$25,000
• Moving company	
C. 1 DAY TO UNPACK	\$40,000
D. RELATED EXPENSES	\$75,000
• (ie., signage, data, correspondence)	
E. TEMP. BUILDING / RENT	\$1,000,000
• 16 months	
• \$10 / SF 10 x 75,000 = 750,000/12	
• \$62,500 / mo x 16 mos = 1,000,000	
F. 1 DAY TO PACK	\$40,000
G. MOVE TO BUILDING	\$25,000
H. 1 DAY TO UNPACK	\$40,000
I. SUBTOTAL	\$1,285,000
J. CONTINGENCY (10%)	\$128,500
K. TOTAL MOVING ESTIMATE	\$1,413,500
L. RELOCATION ALLOWANCE	\$1,500,000

PERMANENT RELOCATION ITEMS	COST
A. 1 DAY TO PACK	\$40,000
• 100 persons @ \$400 / day	
B. MOVE TO BUILDING	\$25,000
• Moving company	
C. 1 DAY TO UNPACK	\$40,000
D. RELATED EXPENSES	\$25,000
• (ie., signage, data, correspondence)	
E. SUBTOTAL	\$130,000
F. CONTINGENCY (10%)	\$13,000
G. TOTAL MOVING ESTIMATE	\$143,000
H. RELOCATION ALLOWANCE	\$150,000

DATA CENTER ITEMS	SCHEME A, B + D	SCHEME C
1. Low Voltage Work	250,000	250,000
2. Inter-Building Fiber Connections	75,000	240,000
3. Power Distribution	125,000	125,000
4. Equipment	150,000	150,000
TOTAL	\$600,000	\$765,000

Occupancy Tables

The following pages are a detailed breakdown of occupant loading by floor for each space within the existing Administrative Center. Occupant loads are calculated based on use of the space in accordance with code assigned values:

Business areas – Offices, Work Room, Resource Center calculate using 100 square feet gross per occupant
Assembly un-concentrated (tables and chairs) – Conference Rooms calculate using 15 square feet per occupant net
Assembly concentrated (chairs only – not fixed) – Auditorium calculate using 7 square feet per occupant net
Assembly fixed seating – County Board Room calculated by number of seats or 18" of bench length per person
Educational Classrooms – training room calculate using 20 square feet per occupant net
Stages and Platforms calculate using 15 square foot per occupant net
Locker Rooms calculate using 50 square feet gross per occupant
Accessory storage areas, mechanical, equipment rooms calculate using 300 square feet gross per occupant.

Level 1 Occupancy Table

<i>Room</i>	<i>Area (sq.ft.)</i>	<i>Occupant Load</i>	<i>Room</i>	<i>Area (sq.ft.)</i>	<i>Occupant Load</i>	<i>Room</i>	<i>Area (sq.ft.)</i>	<i>Occupant Load</i>
Facilities Waiting	79	5	Register Waiting	143	4 (9)	IT/Print Folding Room	428	4
Facilities Reception	59	1	Register Reception	79	1	IT/Print Copy	558	5
Facilities Open Office	156	1	Register Open Office	158	2 (1)	IT/Print Tech	90	1
Facilities Office	158	1	Register Office	171	1	IT/Print Director	128	1
Facilities Office	259	2	Register Open Office	77	1	IT/Print Conference	185	12
Facilities Office	94	1	Register Copy	39	1	Electrical Stor	412	1
Facilities Conference	363	24	Register Open Office	77	1	Maint Stor	335	1
Vet Services Waiting	55	3	Register Records Work	252	7 (2)	Level 1 Total		191
Vet Services Reception	26	1	Register Records Stations	75	3 (1)			
Vet Services Open Office	61	1	Register Records Stacks	386	4 (3)			
Vet Services Copy	20	1	Medical Exam Office	180	1			
Vet Services Intern	54	2 (1)	Medical Exam Office	139	1			
Vet Services Conference	105	7	HHS Temp Open Office	277	2			
Vet Services Open Office	257	2	HHS Temp Open Office	213	2			
Vet Services Office	139	1	Conference Room	524	34			
Vet Services Office	213	2	Men Locker	144	1			
Treasurer Waiting	148	6 (9)	Women Locker	253	5			
Treasurer Reception	150	3 (1)	Changing Room	167	3			
Treasurer Open Office	232	3 (2)	Maint Storage/Garage	425	1			
Treasurer Work Area	34	1	Maintenance Stor.	622	2			
Treasurer Office	139	1	Maintenance Open Office	220	2			
Clerk Waiting	103	2 (6)	Print Storage/Garage	351	1			
Clerk Reception	105	3 (1)	IT/Print Remote Service	40	1			
Clerk Open Office	288	4 (2)	IT/Print Lab	151	1			
Clerk Office	139	1	IT/Print Cutter Room	347	3			
Clerk Marriage App. Rm	171	1	IT/Print Office	121	1			

Level 2 Occupancy Table

<i>Room</i>	<i>Area (sq.ft.)</i>	<i>Occupant Load</i>	<i>Room</i>	<i>Area (sq.ft.)</i>	<i>Occupant Load</i>	<i>Room</i>	<i>Area (sq.ft.)</i>	<i>Occupant Load</i>
Corp Counsel Waiting	153	4 (10)	Finance Conference	303	20	Child Support Office	132	1
Corp Counsel Open Office	74	1	Finance Payroll	267	2	Child Support Office	132	1
Corp Counsel Open Office	63	1	Met Plan Office	172	1	Eco Dev/Plan Open Office	48	1
Corp Counsel Office	146	1	Met Plan Office	110	1	Eco Dev/Plan Office	176	1
Corp Counsel Office	149	1	Met Plan/Aging Conf.	203	13	Eco Dev/Plan Office	174	1
Corp Counsel Office	149	1	Aging Open Office	110	1	Eco Dev/Plan Conference	208	13
CC/Personnel Conference	263	17	Aging Open Office	100	1	Previous Prison Area		0
Personnel Waiting	37	4 (2)	Aging Waiting	87	5	Level 2 Total		138
Personnel Open Office	77	2 (1)	Aging Office	142	1			
Personnel Applicant Test	74	1	Aging Office	98	1			
Personnel Office	145	1	Aging Open Office	42	1			
Personnel Office	145	1	Aging Director	125	1			
Personnel Office	145	1	Aging Office	135	1			
Personnel Office	154	1	Aging Office	142	1			
Personnel Office	149	1	Aging Office	98	1			
Finance Waiting	45	4 (3)	Child Support Waiting	68	4			
Finance Open Office	270	3 (2)	Child Support Open Office	119	1			
Finance Director	147	1	Child Support Office	142	1			
Finance Deputy Director	147	1	Child Support Office	142	1			
Finance Senior Acct	97	1	Child Support Office	142	1			
Finance Mgr	97	1	Child Support Office	142	1			
Int Auditor	97	1	Child Support Office	142	1			
Int Auditor	97	1	Child Support Open Office	215	2			
Finance Purchase Mgr	147	1	Child Support Intern	28	1			
Finance Purchase Coord	143	1	Child Support Office	132	1			
Finance Acct Mgr	166	1	Child Support Office	132	1			

Level 3 Occupancy Table

<i>Room</i>	<i>Area (sq.ft.)</i>	<i>Occupant Load</i>	<i>Room</i>	<i>Area (sq.ft.)</i>	<i>Occupant Load</i>
Conference	253	16	Conference	139	9
County Surveyor	359	3	Administration Waiting	37	2
Land Conserv Waiting	37	2	Administration Office	60	1
Land Conserv Reception	45	1	Administration Office	286	1
Land Conserv Open Office	121	1	Administration/Board Conf	830	55
Land Conserv Conference	210	14	Board Waiting	104	3 (6)
Land Conserv Office	142	1	Board Office	100	1
Land Conserv Office	142	1	Board Office	216	2
Land Conserv Office	132	1	UW Ext Waiting	61	2 (4)
Land Conserv Office	132	1	UW Ext Reception	52	1
Land Conserv Office	142	1	UW Ext Open Office	104	1
Land Conserv Director	215	2	UW Ext Open Office	78	1
Conference	252	16	UW Ext Open Office	63	1
Zoning/Plan Waiting	32	3 (2)	UW Ext Office	147	1
Zoning/Plan Reception	33	1	UW Ext Office	147	1
Zoning/Plan Secretary	100	1	UW Ext Video Conf	494	32
Zoning/Plan Director	305	3	UW Ext Open Office	102	1
Zoning/Plan Real Prop	80	1	UW Ext Open Office	103	1
Zoning/Plan Land Use	81	1	UW Ext Work Area	265	2
Zoning/Plan Land Use	81	1	UW Ext Planning Rm	246	2
Zoning/Plan Real Prop	196	2 (1)	UW Ext Office	147	1
Zoning/Plan Code Enf.	142	1	UW Ext Office	147	1
Zoning/Plan GIS	80	1	UW Ext Office	96	1
Zoning/Plan Conference	55	3	Mechanical	548	1
Zoning/Plan GIS	80	1	Mechanical	1,297	4
Conference	111	7	Level 3 Total		214

Level 0 Occupancy Table

<i>Room</i>	<i>Area (sq.ft.)</i>	<i>Occupant Load</i>
General Storage	302	1
Staff Lounge	821	49 (54)
Storage	901	3
Prep	102	1
County Board Room	1,792	84
North Public Gallery	319	15
East Conference	149	9
West Conference	184	12
Training Classroom	663	20 (33)
Prep	195	1
Prep	96	1
Prep	132	1
YWCA Waiting		3
YWCA Reception		1
YWCA Office	201	2
YWCA Office	259	2
Maintenance Storage	373	1
Maintenance Shop	542	1
Wood Shop	559	1
Boiler	1,044	3
Chiller	922	3
Auditorium	1,176	168
Platform	216	14
General Archival Stor.	1,952	6
Level 0 Total		402



Useful Life Guidelines

Many of the recommendations made within this study are based on a determination of the “useful life” of a building system or component. Table 1, provided by MEP Associates, can be helpful as a quick set of guidelines for determining useful life of typical items found in an existing building.



TABLE 1: TYPICAL USEFUL LIVES OF BUILDING SYSTEMS AND COMPONENTS*

<u>Building Enclosure</u>	<u>Useful Life (Years)</u>	<u>Heating, Ventilating and Air Conditioning Systems</u>	<u>Useful Life (Years)</u>	<u>Plumbing System</u>	<u>Useful Life (Years)</u>
Concrete Framing System:		Boilers:		Fixtures	20-30
- Masonry Exterior	45-60	- Steel Water Tube	20-30	Water Heaters	10-20
- Metal Clad	40-50	- Steel Fire Tube	20-30	Pumps	15-20
Steel Framing System:		- Electric	15-20	Steel Piping	30-40
- Masonry Exterior	40-50	Heat Exchangers:	20-30	Copper Piping	20-30
- Metal Clad	40-50	Burners	15-25	Sprinkler Fire System	25-35
Wood Framing System:		Economizers	10-20	<u>Electrical Systems</u>	<u>Useful Life (Years)</u>
- Metal Clad	35-45	Furnaces:		Motors	15-20
- Wood Siding	35-60	- Gas or Oil	15-20	Transformers	25-35
<u>Roofing System</u>	<u>Useful Life (Years)</u>	Radiant Heaters	20-30	Generators	20-30
Built-Up System:		Air Conditioners and Components:		Primary Wiring	25-30
- Asphalt	10-25	- Water Cooled Package Units	10-20	Switchboard	20-30
- Elastomeric	15-30	- Roof Top Units	10-20	Switch Units	20-25
Pitched Roof w/Shingles:		- Commercial through the Wall Units	10-20	Secondary Wiring	20-25
- Asphalt	20-25	- Cooling Towers	10-20	Light Ballasts	10-15
- Metal	40-50	- Evaporative Condensers	15-25	Fixtures, Fluorescent	15-30
- Clay Tile	50-70	- Air Cooled Condensers	15-25	Fire Alarm	15-25
<u>Windows and Exterior Door</u>	<u>Useful Life (Years)</u>	- Package Chillers	15-25	<u>Elevators</u>	<u>Useful Life (Years)</u>
Metal Windows	40-50	Fans:			25-35
Wood Windows	30-40	- Centrifugal	25-30	<u>Site Work and Utilities</u>	<u>Useful Life (Years)</u>
Aluminum and Glass	25-30	- Axial	20-25	Concrete Pavement	15-25
Revolving Doors	15-30	- Propeller	15-20	Bituminous Concrete Pavement	10-15
Overhead Doors	20-40	- Roof Mounted	20-25	Underground Water Pipes	20-40
<u>Interior Construction</u>	<u>Useful Life (Years)</u>	Air Terminals:		Underground Sewage Pipes	30-60
Demountable Partitions	20-30	- Induction and Fan Coil Units	20-25	Underground Steam Pipes	10-30
Acoustical Ceiling	20-30	- Variable Air Volume Boxes	20-25	Steam and Chilled Water, Tunnel	25-50
Carpet	5-15	Steam Turbines	25-35		
Resilent Tile	10-20	Controls	15-20		
Paint & Wall Covering	5-15	Pumps and Compressors	15-20		

* **Note** - Useful life indicated is derived from a variety of sources: American Society of Testing Materials, Illuminating Engineering Society of North American, National Electric Manufacturers Association, and American Society of Heating, Refrigeration and Air Conditioning Engineers, Inc. The useful lives of these items vary directly with their initial quality and level of maintenance. The list is based upon good quality components and a level of maintenance consistent with the manufacturer specifications.



VIEW OF EXISTING ADMINISTRATIVE CENTER FROM NORTHWEST

CITATIONS AND CREDITS

This study was a collaborative effort undertaken to document the existing building conditions and future programmatic needs of the La Crosse County Administrative Center. River Architects, along with the rest of the Space Needs Study Project Team, worked closely with the La Crosse County Staff Work Group and representatives of each constituent department. Progress reports were given to the La Crosse County Administrative Center + Downtown Campus Study Committee.

Major Participants

LA CROSSE COUNTY

La Crosse County Administrative Center + Downtown Campus Study Committee

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Ray Ebert, *County Board Supervisor*
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