



Racine County  
Facility & Space Use Strategic Master Plan  
**Building Assessment - Architectural**

August 31, 2018 | FINAL



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**EXECUTIVE SUMMARY**

The Building Physical Assessment Report is a two part report compiled by Venture Architects and Harwood Engineering Consultants.

**PART 1 - ARCHITECTURAL**

The first half the of the document focuses on the assessment of architectural elements of the County Buildings, which includes general information like the age of the facilities, structural issues, ADA compliances, hours of operation, existing parking (employee & visitor), security needs, building description and construction, and exterior dimensions and areas, exterior elements (roof, siding, windows), interior (elevators, remodeling projects, miscellaneous), structure, and miscellaneous and additional notes.

The buildings included are the Racine County Courthouse, the Racine County Dennis Kornwolf Center, the Heritage Museum, Ives Grove Complex, Law Enforcement Center, Reef Point Marina, and the Racine County Sheriff's Patrol Station.

**PART 2 - ENGINEERING**

The second half of the document includes the Harwood Engineering report that is similar to the first architectural half of the report.

This section focuses on the study and analysis of the County building's HVAC systems, electrical systems, and plumbing. There are also suggested investment figures, or fee projections within each engineering sector of the report. These figures are complimented with comments of how immediate maintenance investments should be made.

The County buildings studies include the Courthouse, the Law Enforcement Center, Dennis Kornwolf Service Center, Ives Grove Office Complex, and Racine County Sheriff's Patrol Station, the Heritage Museum, and the Reef Point Marina.

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## RACINE COUNTY COURTHOUSE

730 Wisconsin Avenue  
Racine, Wisconsin 53403



### GENERAL INFORMATION

#### AGE OF FACILITY

Completed in 1930

Numerous interior remodeling projects since 1930

Most recent major remodeling was re-building the front exterior steps and terrace

#### STRUCTURAL ISSUES

None observed

#### ADA COMPLIANCE

|                         |                                     |                          |
|-------------------------|-------------------------------------|--------------------------|
| Building Accessibility: | <input checked="" type="checkbox"/> | Compliant                |
| Door Hardware:          | <input checked="" type="checkbox"/> | Not compliant everywhere |
| Toilets:                | <input checked="" type="checkbox"/> | Not compliant everywhere |

#### HOURS OF OPERATION

7:30 AM – 4:30 PM

#### EXISTING PARKING (EMPLOYEE & VISITOR)

Refer to Parking Report

#### SECURITY NEEDS

Refer to Security Evaluation

- Metal detection/x-ray at the main entrance
- Not all departments have secure front counters
- Many areas are secured by locked doors

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## ARCHITECTURAL

### BUILDING DESCRIPTION/CONSTRUCTION

Limestone exterior

Steel frame construction

### EXTERIOR

#### ROOF:

Modified bitumen roof

Industrial Roof Services completed an inspection in 2015

Carlson Roofing did the repair work

#### SIDING:

Tuck pointing was completed in 2000

Annual inspection by Holton Brothers

\$1.0m to clean the exterior limestone – not done

#### WINDOWS:

Window replacement in 1984. Operable windows are required on lower floors for fresh air. Code requirement. Future window replacement project in 2018

### INTERIOR

#### ELEVATORS:

15 year old system. Gears have been rebuilt. Schindler is the service rep

#### OTHER:

Remodeling projects – limited capital money for painting, etc.

Overall, interiors appear to be in acceptable condition. Large courtrooms have undergone major improvements. Beautiful.

Miscellaneous office areas could use cosmetic upgrades as they are original to the building.

### STRUCTURE (EXPOSED CONDITIONS OBSERVED)

No problems observed

### MISCELLANEOUS

#### MOISTURE:

None observed

#### INFESTATIONS:

None observed

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**ADDITIONAL NOTES**

Asbestos was surveyed in 2000. There is asbestos throughout the building and is being addressed as part of each building project.

All interior lighting was replaced in 2008/2009. Lobby lighting was upgraded in 1998 by Rudd Lighting.

All interior cleaning is by 3<sup>rd</sup> party vendors.

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## DENNIS KORNWOLF SERVICE CENTER

1717 Taylor Avenue  
Racine, Wisconsin 53403



### GENERAL INFORMATION

#### AGE OF FACILITY

Original building was a Massey Ferguson factory.

County purchased the building in 1993 and completed remodeling into a Human Services Building, including a Juvenile Detention facility in 1996.

Many past remodeling projects completed since 1996. Typically every 5 years. Most recent remodeling to repair the water damage in the former SAIL program area was in 2016

#### STRUCTURAL ISSUES

None observed

#### ADA COMPLIANCE

Building Accessibility:  Compliant  
 Door Hardware:  Compliant  
 Toilets:  Compliant

#### HOURS OF OPERATION

7:30 AM – 4:30 PM

#### PARKING (EMPLOYEE & VISITOR)

Refer to Parking Report

#### SECURITY NEEDS

Refer to Security Evaluation

- Limited security throughout the building depending on location
- Main entrance at the north end provides limited control at the lobby
- Main entrance at the south end provides greater control past the lobby
- Upper levels do have controlled waiting areas, limiting access into the office areas

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**SECURITY NEEDS**

- 4<sup>th</sup> floor juvenile detention facility is not accessible to the public

**ARCHITECTURAL**

**BUILDING DESCRIPTION/CONSTRUCTION**

As part of the 1996 remodeling project, the exterior was completely refaced with exterior insulation finishing system (EIFS) and commercial grade tempered glass windows. The EIFS was sealed with a siliconized sealant paint in 2014.

Original poured in place concrete structure

4 story structure

**EXTERIOR**

**ROOF:**

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**DOORS:**

Exterior doors are aging and in need of repair/replacement

**WINDOWS:**

Appear to be in good condition

**INTERIOR**

Overall, interiors appear to be in acceptable condition considering the age of the original building remodeling.

**STRUCTURE (EXPOSED CONDITIONS OBSERVED)**

No problems observed



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| <b>MISCELLANEOUS</b> |               |
|----------------------|---------------|
| <b>MOISTURE:</b>     | None observed |
| <b>INFESTATIONS:</b> | None observed |

| <b>ADDITIONAL NOTES</b>   |
|---|
| Exterior asphalt drives, parking lots, and concrete walk ways are in desperate need of repair/replacement |

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## RACINE COUNTY HERITAGE MUSEUM

701 Main Street  
Racine, Wisconsin 53403



### GENERAL INFORMATION

#### AGE OF FACILITY

Original building opened in 1904 as a former Carnegie Library.

The Racine County Heritage Museum opened May 18, 1962.

#### STRUCTURAL ISSUES

None observed

#### ADA COMPLIANCE

Building Accessibility:        Not Compliant  
Door Hardware:                Not compliant  
Toilets:                          need to confirm

#### HOURS OF OPERATION

Sunday 12:00 PM – 4:00 PM  
Monday CLOSED  
Tuesday – Friday 9:00 AM – 5:00 PM  
Saturday 10:00 AM – 3:00 PM

#### PARKING (EMPLOYEE & VISITOR)

Refer to Parking Report

#### SECURITY NEEDS

Refer to Security Evaluation

- Main entrance has no security other than provided by the exterior doors and locks
- Certain staff-only areas are locked off from the public

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## ARCHITECTURAL

| <b>BUILDING DESCRIPTION/CONSTRUCTION</b> |
|--|
| Historic Carnegie Library                |
| Stone exterior                           |

| <b>EXTERIOR</b> |
|-----------------|
|-----------------|

**ROOF:**

|   |
|---|
| Existing roof needs extensive repair                |
| Industrial Roof Service completed a roof inspection |
| Roof needs to be replaced                           |

|               |       |
|---------------|-------|
| <b>SIDING</b> | Stone |
|---------------|-------|

|                 |                                    |
|-----------------|------------------------------------|
| <b>WINDOWS:</b> | Wood windows need extensive repair |
|-----------------|------------------------------------|

| <b>STRUCTURE (EXPOSED CONDITIONS OBSERVED)</b> |
|--|
|--|

|   |
|---|
| Exterior needs extensive repair work  |
| - Tuck pointing of exterior stone is budgeted to be over \$100,000. Currently not budgeted. |

| <b>MISCELLANEOUS</b> |
|----------------------|
|----------------------|

|                  |  |
|------------------|--|
| <b>MOISTURE:</b> | None observed. It is likely there is some moisture damage considering the existing roof needs the replaced |
|------------------|--|

|                      |  |
|----------------------|--|
| <b>INFESTATIONS:</b> |  |
|----------------------|--|

| <b>ADDITIONAL NOTES</b> |
|-------------------------|
|-------------------------|

|  |
|--|
| Exhibits are wonderfully displayed in an old building that is difficult to maintain because of its age |
|--|

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## IVES GROVE OFFICE COMPLEX

14200 Washington Avenue  
Sturtevant, Wisconsin 53177



### GENERAL INFORMATION

| <b>AGE OF FACILITY</b>                  |
|---|
| Original building completed in 1963     |
| Office infill project completed in 1993 |

| <b>STRUCTURAL ISSUES</b> |
|--------------------------|
| None observed            |

### ADA COMPLIANCE

|                         |                                     |                 |
|-------------------------|-------------------------------------|-----------------|
| Building Accessibility: | <input checked="" type="checkbox"/> | Compliant       |
| Door Hardware:          | <input checked="" type="checkbox"/> | need to confirm |
| Toilets:                | <input checked="" type="checkbox"/> | need to confirm |

### HOURS OF OPERATION

7:30 AM – 4:30 PM

### PARKING (EMPLOYEE & VISITOR)

Refer to Parking Report

| <b>SECURITY NEEDS</b>  |
|--|
| Refer to Security Evaluation   |
| - Limited security throughout the building depending on location                                 |
| - Main north entrance provides limited control at the entrance to the Department of Public Works |
| - No control in to offices on the north side of the building                                     |
| - ADRC entrance provides limited control into the office area                                    |

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## ARCHITECTURAL

| <b>BUILDING DESCRIPTION/CONSTRUCTION</b>        |
|---|
| Single story construction with partial basement |
| Structural steel structure                      |
| Brick and glass exterior                        |

### EXTERIOR

#### ROOF:

Roof over office area was re-roofed in 2014

Roof over highway garage area was re-roofed in the late 1990's

#### SIDING:

#### WINDOWS:

### STRUCTURE (EXPOSED CONDITIONS OBSERVED)

No problems observed

Existing exterior garage wall were extensively repaired

### MISCELLANEOUS

#### MOISTURE:

None observed

#### INFESTATIONS:

None observed

### ADDITIONAL NOTES

N/A

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## LAW ENFORCEMENT CENTER

717 Wisconsin Avenue  
Racine, Wisconsin 53403



### GENERAL INFORMATION

| <b>AGE OF FACILITY</b>              |
|-------------------------------------|
| Original building completed in 1980 |
| D wing completed in 1989            |
| E wing completed in 2007            |

| <b>STRUCTURAL ISSUES</b> |
|--------------------------|
| None observed            |

### ADA COMPLIANCE

|                         |                                     |           |
|-------------------------|-------------------------------------|-----------|
| Building Accessibility: | <input checked="" type="checkbox"/> | Compliant |
| Door Hardware:          | <input checked="" type="checkbox"/> | Compliant |
| Toilets:                | <input checked="" type="checkbox"/> | Compliant |

### HOURS OF OPERATION

7:30 AM – 4:30 PM

### PARKING (EMPLOYEE & VISITOR)

Refer to Parking Report

| <b>SECURITY NEEDS</b>  |
|--|
| Refer to Security Evaluation   |
| - Metal detection/x-ray at the main entrance   |
| - Sheriff's Office has a controlled entrance and enclosed counter                      |
| - Courtrooms have three-way separation between in-custody offenders, staff, and public |
| - Juvenile courtroom has many security problems  |
| - This study did not review the Jail   |

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## ARCHITECTURAL

### BUILDING DESCRIPTION/CONSTRUCTION

Brick and pre-cast exterior

Post-tensioned concrete slabs

### EXTERIOR

#### ROOF:

Modified bitumen roof on the original construction and E wing in 2005

Rubber roof on D wing

#### SIDING:

Brick and precast concrete exterior. Annual tuck pointing projects

#### WINDOWS:

Aluminum windows

### INTERIOR

Interior areas appear to be in fairly good condition, especially considering the age of the building.

### STRUCTURE (EXPOSED CONDITIONS OBSERVED)

Np problems observed

### MISCELLANEOUS

#### MOISTURE:

None observed

#### INFESTATIONS:

None observed

### ADDITIONAL NOTES

No major issues noted during the building review

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**REEF POINT MARINA**

2 Christopher Columbus Causeway  
Racine, Wisconsin 53403

**GENERAL INFORMATION****AGE OF FACILITY**

Reef Point Marina was started in 1973 when the City Council under Mayor Olson started to purchase lakefront property

"In 1982 a collaboration was made between the City of Racine, Racine County, and local business' in an effort to bring people and business back downtown after Regency Mall was built, luring people to the west side away from downtown and leading to the closing of local small businesses." – Wikipedia Contributors

The County of Racine repurchased the Reef Point Marina back in 2012 from Skipper Bud's, and the property is professionally managed by the property management, Founders 3

Ground work for the Reef Point Marina began in the spring of 1985

**STRUCTURAL ISSUES**

Main building's metal staircase is showing signs of rust and its structural integrity is beginning to fail. Proper funds have been allocated in the budget to address the issue via a capital expenditure. Absolute Construction was the awarded contractor

General maintenance of restrooms is common as they receive heavy usage

**ADA COMPLIANCE**

|                         |     |   |
|-------------------------|-----|---|
| Building Accessibility: | [x] | Handicap customers park in designated areas that require assistance                       |
| Door Hardware:          | [x] | Not ADA, however Outside gate hardware has been updated from the old spring closer system |
| Toilets:                | [x] | Compliant   |



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**HOURS OF OPERATION**

|           |                   |
|-----------|-------------------|
| Sunday    | 7:00 AM – 5:00 PM |
| Monday    | 8:00 AM – 6:00 PM |
| Tuesday   | 8:00 AM – 6:00 PM |
| Wednesday | 8:00 AM – 6:00 PM |
| Thursday  | 8:00 AM – 6:00 PM |
| Friday    | 8:00 AM – 9:00 PM |
| Saturday  | 7:00 AM – 9:00 PM |

**PARKING (EMPLOYEE & VISITOR)**

Refer to Parking Report

**SECURITY NEEDS**

|   |
|---|
| A new camera system was being installed on this date of observation: (2018-08-29)           |
| Current parking lot gate/ticket islands helps to create a natural boundary for users        |
| Racine County Sheriff is stationed at the Marina primarily for rescue                       |
| Armed security, Metro Security, patrols the property from 9PM-6AM during the boating season |
| Electronic Gates via a card system for boat users was installed in 2017                     |

**ARCHITECTURAL**

**BUILDING DESCRIPTION/CONSTRUCTION**

Concrete, steel frame construction.

**EXTERIOR**

**ROOF:**

Clay tile roof. Tile replacements happen every once in a while. Additional tile covers have been added to disinterest bird nesting.

**SIDING:**

Fairly new Hardie Board siding and caulking has been installed on all of the Marina's exterior buildings

**TRIM:**

The main structure's metal fascia/banding is showing signs of rust and paint peeling

**DOORS:**

**WINDOWS:**

Main building's mezzanine windows have been upgraded from the old sliding window system

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**INTERIOR**

The campus has gone through substantial renovations and remodeling projects since the County rebought the property back in 2012. This includes HVAC and additional engineering services

**STRUCTURE (EXPOSED CONDITIONS OBSERVED)**

Some of the dock structures have shown insignificant signs of movement, e.g. the dock and some of the adjacent buildings have open air gaps between them, however, no immediate action is required

**MISCELLANEOUS**

**MOISTURE:**

Main building's mezzanine and adjacent staircase

**INFESTATIONS:**

None Observed

**ADDITIONAL NOTES**

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## SHERIFF'S OFFICE PATROL STATION

14116 Washington Avenue  
Sturtevant, Wisconsin 53177



### GENERAL INFORMATION

#### AGE OF FACILITY

Original building completed in 1972

Area currently housing the Detectives was completed in 1995

Area currently housing the Command Center and additional offices was completed in 2003

#### STRUCTURAL ISSUES

None observed

#### ADA COMPLIANCE

Building Accessibility:  Compliant

Door Hardware:  Compliant

Toilets:  Compliant

#### HOURS OF OPERATION

24 hour operation

#### PARKING (EMPLOYEE & VISITOR)

Refer to Parking Report

#### SECURITY NEEDS

Refer to Security Evaluation

- Sheriff's Office has a controlled entrance and enclosed counter
- All other exterior doors are card access
- Communication Center has card access

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## ARCHITECTURAL

### BUILDING DESCRIPTION/CONSTRUCTION

Single story construction

Structural steel structure

Brick and glass exterior

### EXTERIOR

#### ROOF:

1972 roof may be original – doing ok

1995 roof maybe original – doing ok

#### SIDING:

**WINDOWS:** Thermally-broken aluminum windows

### INTERIOR

Interior areas appear to be in fairly good condition, especially considering the age of the building

### STRUCTURE (EXPOSED CONDITIONS OBSERVED)

No problems observed

### MISCELLANEOUS

**MOISTURE:** None observed

**INFESTATIONS:** None observed

### ADDITIONAL NOTES

Minor maintenance projects from time to time