

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

The General Services Committee  
INITIATED BY



Robert Leu  
DRAFTED BY

The General Services Committee  
SUBMITTED BY

February 23, 2015  
DATE DRAFTED

**Retaining an Architectural / Engineering Firm to Prepare Plans and Specifications  
to Demolish the Courthouse Tower**

1 **WHEREAS**, the Courthouse Tower was constructed in 1998, as a prominent architectural feature  
2 reminiscent of towers on two of the three Rock County Courthouses built on this site; and,  
3  
4 **WHEREAS**, Structural Research Inc.(SRI) was hired in 2014 to develop options for addressing the water  
5 infiltration problem, and the brick spalling that occurs during freeze-thaw cycles; and,  
6  
7 **WHEREAS**, six options were presented including demolition of the tower at an estimated cost of  
8 \$275,000.00, and a long term repair option that would save the tower in its present form, at a cost of  
9 approximately \$775,000.00; and,  
10  
11 **WHEREAS**, on September 9, 2014, the General Services Committee voted 3 to 0, to take the tower  
12 down.  
13  
14 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled  
15 this 12 day of March, 2015, that a contract to prepare plans and specifications to demolish  
16 the Courthouse Tower be awarded to Structural Research Inc. of Middleton, WI in the amount of  
17 \$18,200.00; and,  
18  
19 **BE IT FURTHER RESOLVED** that payments be made to the firm upon approval of the General  
20 Services Committee.

15-3A-225

Respectfully submitted,

GENERAL SERVICES COMMITTEE

Henry Brill  
Henry Brill, Chair

absent  
Jason Heidenreich, Vice Chair

Thomas J. Brien  
Thomas J. Brien

Edwin Nash  
Edwin Nash

Jeremy Zajac  
Jeremy Zajac

Retaining an Architectural / Engineering Firm to Prepare Plans and Specifications to Demolish the Courthouse Tower

Page 2

FISCAL NOTE:

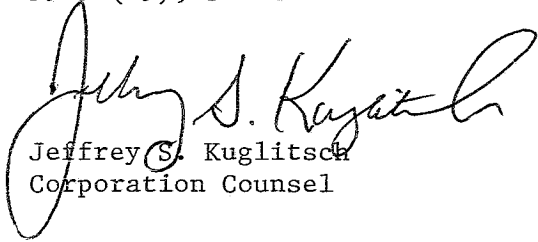
Sufficient funding is available in the Courthouse Facility Project capital improvement account for the cost of this contract. This account is funded by sales tax revenue.



Sherry Oja  
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. Professional services are not subject to bidding requirements of § 59.52(29), Stats.



Jeffrey S. Kuglitsch  
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith  
County Administrator

## **Executive Summary**

### **Retaining Firm to Prepare Plans and Specifications for Demolition of the Courthouse Tower**

In 1994, the County Board endorsed the design for the 76,000 square foot Courthouse addition, including its colonnades, balconies, arched roof, tower, and two parking structures.

In 2011, the brick on the upper portion of the tower began to show signs of freeze thaw damage. Structural Research Inc. (SRI) was hired in 2014 to assess the tower, and develop options for addressing the problem. Options ranged in cost from \$275,000.00 for demolition, on up to \$990,000.00, for various long term restoration solutions. The restoration option that would result in a tower similar in appearance to the current tower would cost around \$775,000.00, and would last without needing repairs for at least 50 years.

The tower structure actually begins below grade with its foundation. The tower's support columns, wind bracing, and I-Beam construction extends up five stories through the building, and another 45 feet above the roof line. The tower will be torn down to the roof line. When the tower was constructed access from ground level was not an issue, as the areas below had not been constructed. The towers super structure was hoisted by crane, to the roof in four sections. Scaffolding was used for the masonry work. A similar process is anticipated to de-construct the tower. A larger crane will be needed to reach the tower from Court Street, where the crane will sit. Closing Court Street will be coordinated with the City. Fencing will surround the area, and roofs, windows, walks and site amenities will be protected.

Once the project is bid and the County Board awards the contract, the work will take about two months, and completed by fall.