



WAUSHARA COUNTY GOVERNMENT CENTER

WAUTOMA, WI



THE STORY: FROM PATCHWORK TO PURPOSE

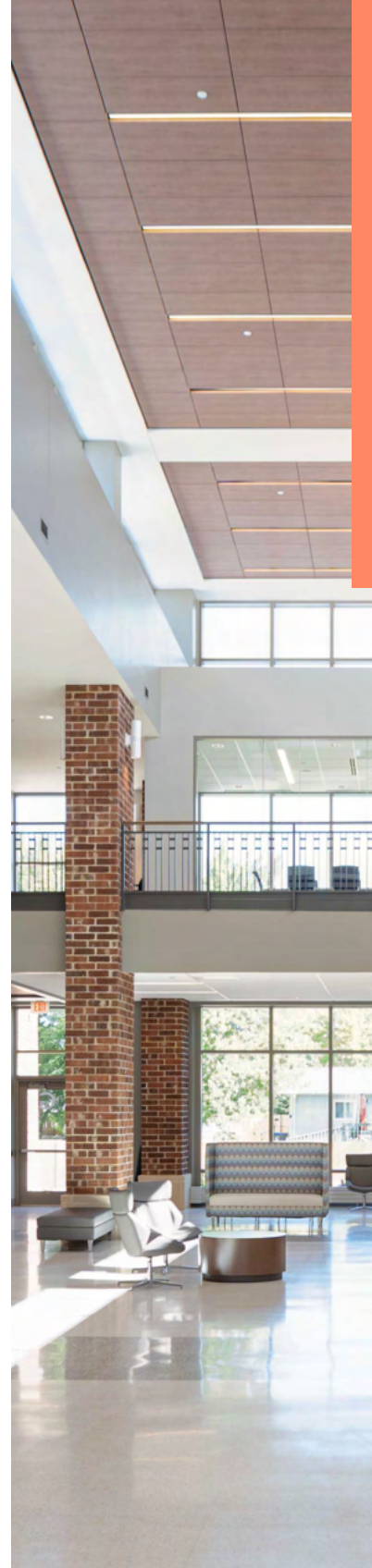
Portions of the Waushara County Government Center were more than 100 years old with sections that were added here and there to accommodate growth throughout the last century. The outdated facility led to fragmented departments, increased security risks, and operational inefficiencies.

To address its growing challenges, Waushara County sought a design and construction team with **deep experience in municipal projects**. They also wanted a project team who understood the inner workings of county government and the importance of community engagement and long-range outcomes.

Samuels Group along with Venture Architects performed a thorough facility analysis, comparing the feasibility of renovating versus new construction. Studies to determine the best options were completed including a committee of 38 employees and community members. Additional preconstruction activities were conducted involving prioritizing initiatives based on urgency and impact, assistance with master planning, providing recommendations for each building's needs, budgeting, and guidance on how to phase the project for the least disruption to daily activities. Transparent and thorough communication throughout each phase was critical.

Once all preplanning activities were completed, the County chose to build a new Government Center that **seamlessly integrates all the county's general government departments** (courts, court-related departments, human services, and the public health department, etc.) into a new two-story building connected to the adjacent county jail.

"Samuels Group and Venture Architects developed a master plan and conducted a study showing that putting a temporary band-aid on our current facility would cost nearly as much as building new...Now we have a community facility that will last for generations to come."





SCOPE OF PROJECT

SIZE: 135,000 SF

COST: \$50.6 Million

SCHEDULE: April 2022 – May 2024

SERVICES PROVIDED:

- Master Planning
- Project planning and pre-construction
- Cost estimating and value engineering
- Interior design, space planning, and layout
- Commercial furnishings and finishes
- Community outreach (direct mail, website, public meetings)

CONSTRUCTION & FURNITURE SOLUTIONS TEAM:

SAMUELS GROUP

Kurt Berner | Project Principal

Tim Nordlund | Senior Project Manager

Tim Bogenschneider | Project Manager

Brian Winter | Assistant Project Manager

Bill Overton | Superintendent

Jason Rank | Assistant Superintendent

Kelly Sampson | Furniture Solutions Account Manager

Keli Sutheimer | Furniture Solutions Interior Designer

Taylor Mielke | Furniture Solutions Project Manager

ARCHITECT:

VENTURE ARCHITECTS

Jack Blume, AIA, CDT | Principal

Elizabeth Yagel | Senior Interior Designer

A NEW ERA BUILT ON FIRM FOUNDATIONS

Samuels Group **built relationships and strategized** with county leaders, designers, consultants, and architects, and coordinated with multiple departments to achieve efficient interdepartmental alignment and cost efficiencies. A **dedicated project team** guided subcontractors and all stakeholders through the complex construction project, ensuring that goals were met, that it stayed within budget, and that all parties felt confident throughout the process.


A unique aspect of the Waushara County project was that **four large projects were managed concurrently**, including the Government Center, a highway department building, and two EMS facilities. The decision to handle all these projects at the same time rather than staggering them over several years saved significant taxpayer dollars in the long run.

In addition to all construction work on the project, a Samuels Group Furniture Solutions team worked closely with the County to **ensure the spaces were not only functional and ergonomic but aesthetically pleasing**.

BEYOND THE BRICK & MORTAR

Samuels Group's Furniture Solutions division ensured the Government Center was welcoming, functional, accessible, and built for diverse needs. The County's core team, Venture Architects and Samuels Group interior designers collaborated closely to enable effective space planning and coordination with the architectural design. Early collaboration ensured that furnishings and finishes met all necessary specifications so that they weren't an afterthought but an integral part of the overall design.



A hand is pointing to a fabric sample in a color palette. The palette contains many different colored fabric swatches, including shades of blue, green, yellow, and red. The hand is positioned over a light-colored fabric sample.

Samuels Group provided comprehensive interior solutions, including space planning, fabric and finish selection, furniture and installation for:

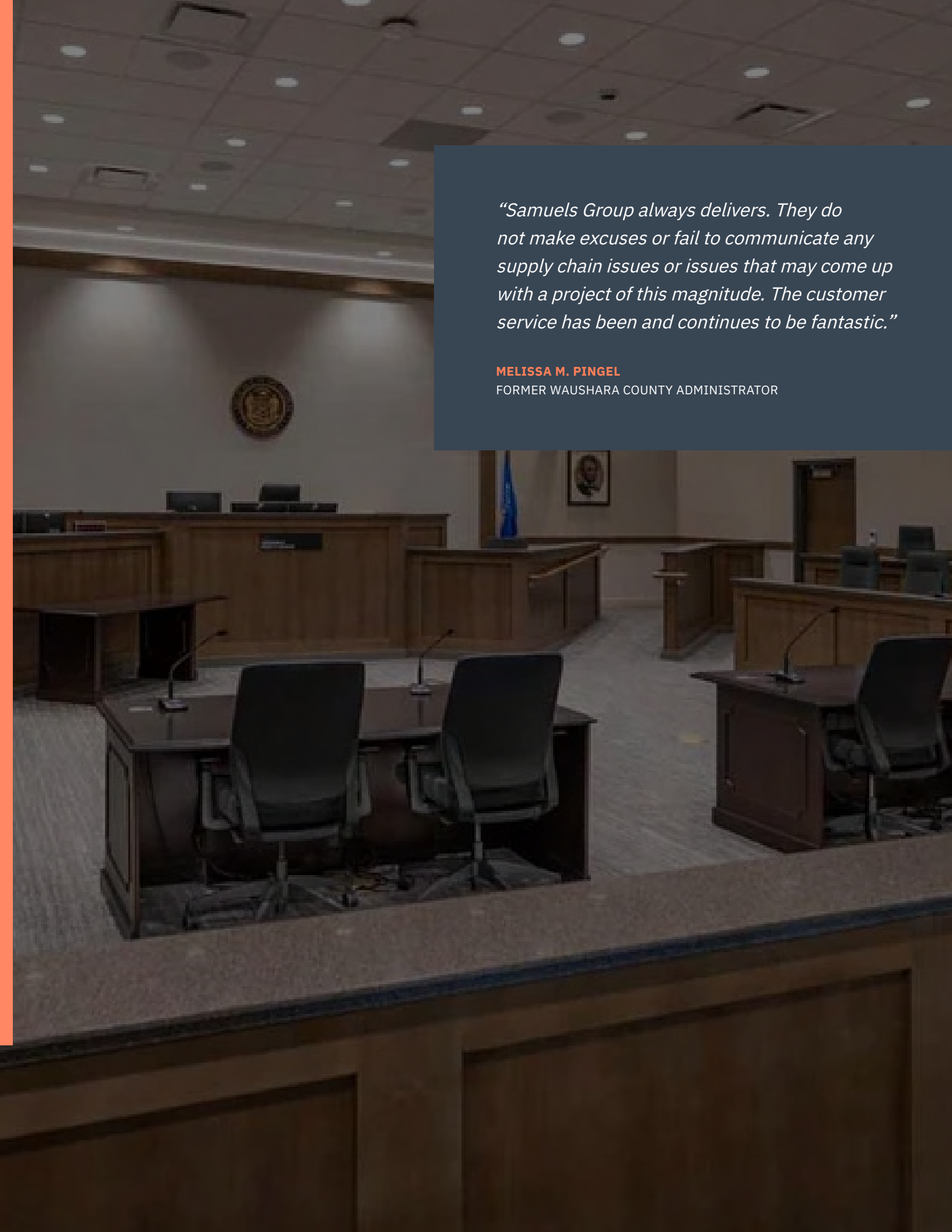
- Guest and lobby areas
- Workstations, cubicles, and private offices
- Courtrooms: jury seating, tables, and deliberation spaces
- Conference rooms and break rooms
- Specialized areas: children’s play centers and reception areas

Each department’s needs were carefully considered, and standardized options were offered with room for customization, ensuring consistency and quality.

PROJECT CHALLENGES & OUTCOMES

Steep inflation and supply chain disruption affected material costs and availability, requiring further budget analysis. Samuels Group worked closely with Venture Architects and key stakeholders and applied value engineering to minimize the budget impacts caused by the high inflation. In the end, the project was completed on schedule, with an additional \$1,951,076 successfully contributing to budget reduction efforts.

Strategic decision-making was also crucial in selecting furnishings. Initially, a ‘wish list’ was developed for each department, and then, through a collaborative process, adjustments were made to keep the project within budget without sacrificing quality or functionality. Additionally, the team navigated significant supply chain challenges by ordering and storing materials ahead of time to avoid delays and price increases.



“Samuels Group always delivers. They do not make excuses or fail to communicate any supply chain issues or issues that may come up with a project of this magnitude. The customer service has been and continues to be fantastic.”

MELISSA M. PINGEL

FORMER WAUSHARA COUNTY ADMINISTRATOR

The success of the Waushara County Government Center project is a testament to the power of collaboration, proactive planning, and meticulous execution. Samuels Group along with Venture Architects not only delivered facilities that meet the county's current needs but also provided modern, functional spaces that will serve the community for the next 100 years.

CONTACT:

Kurt Berner, Vice President



CONTACT US



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