

ONC FACILITY IMPROVEMENT PLAN (FFP GRANT)

BUILDING UPDATES &
PROJECT OVERVIEW



PURPOSE OF THE PROJECT

- Improve functionality and accessibility
- Expand Telehealth access
- Enhance community event spaces
- Increase efficiency and sustainability

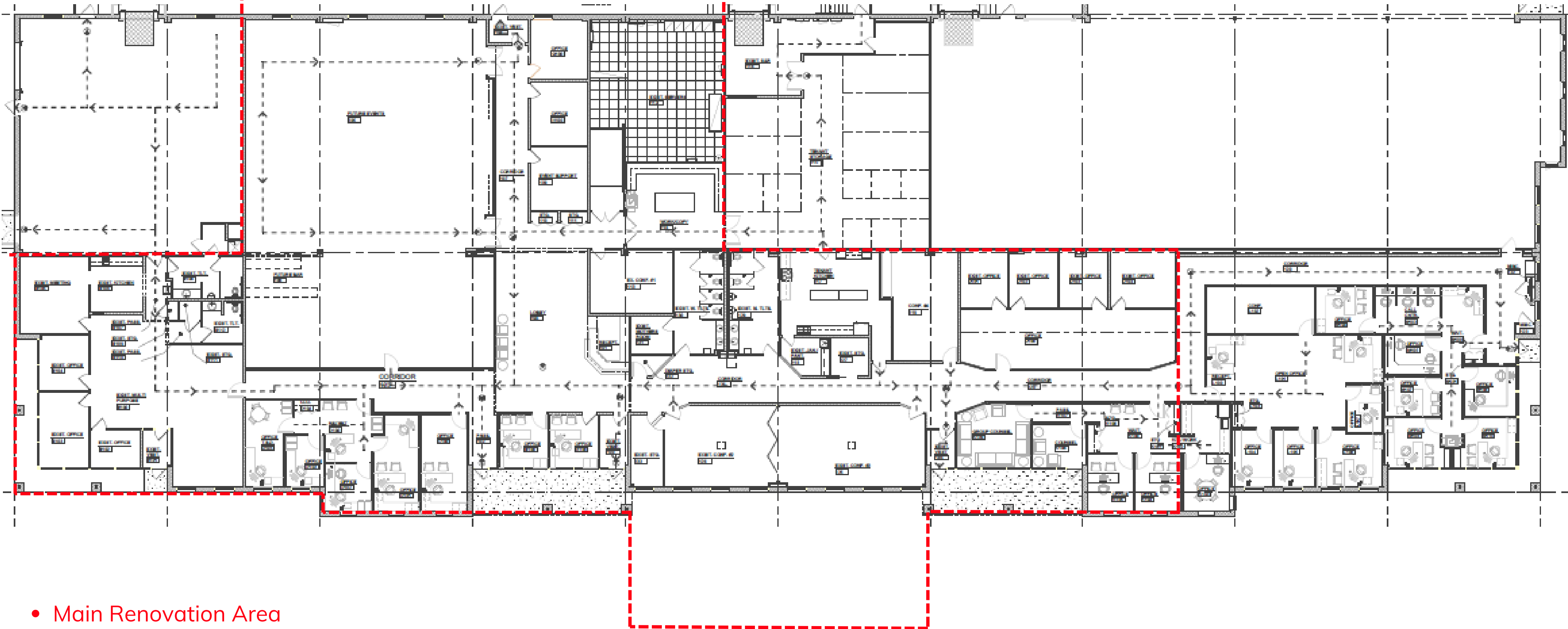
** Building focus inside and out is on the Ozaukee Nonprofit Center portion of the building (Not North-East side of building/For-profit renter)**

- Please also consider a new building-wide office and suite numbering system as part of the design, to better support future space rentals, internal navigation, and public access.
 - We are open to suggestions, but prefer a clean, flexible system to reduce confusion and support long-term use.



MAP OVERVIEW

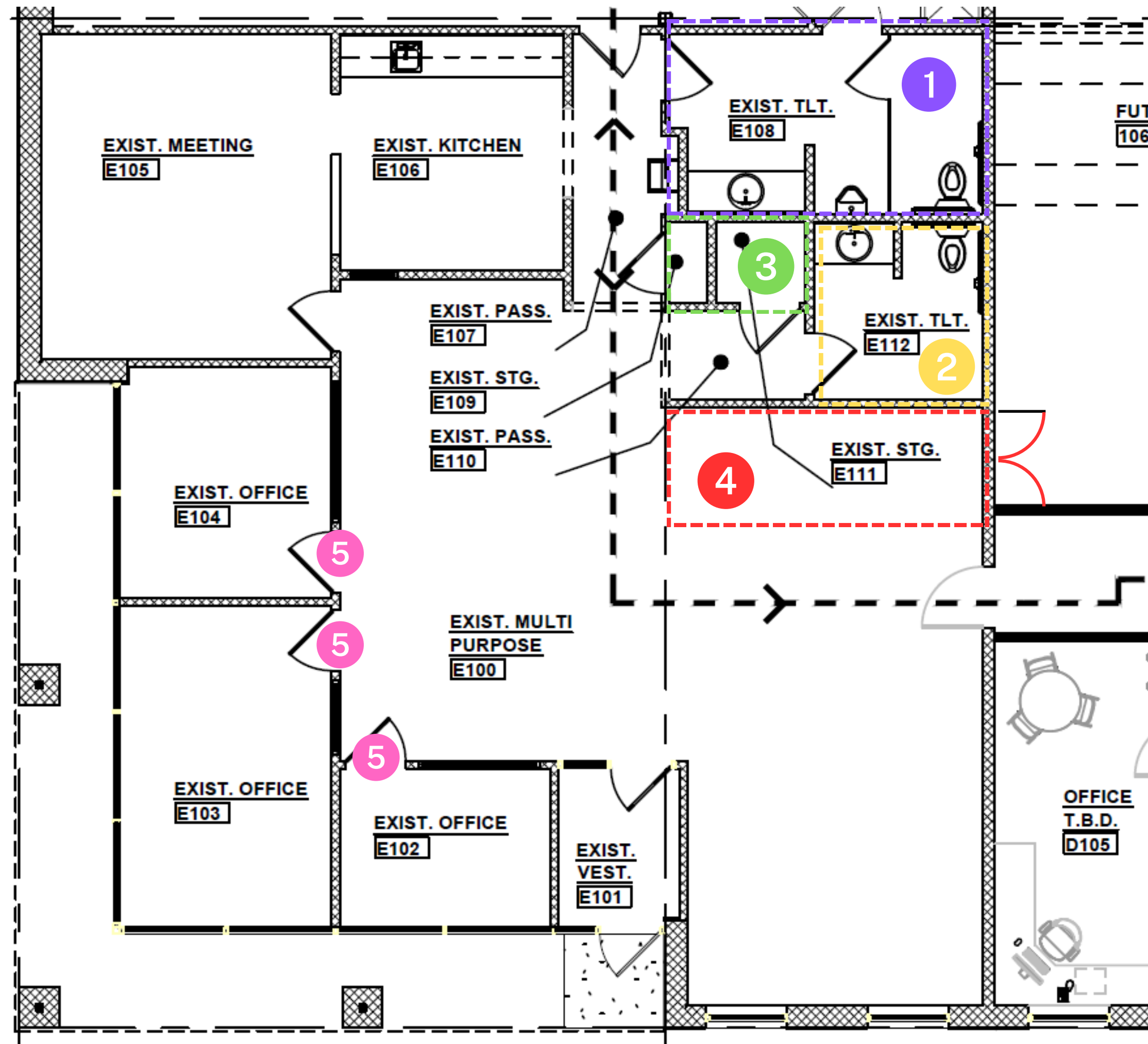
(Full Building Map)



• Main Renovation Area

WEST WING

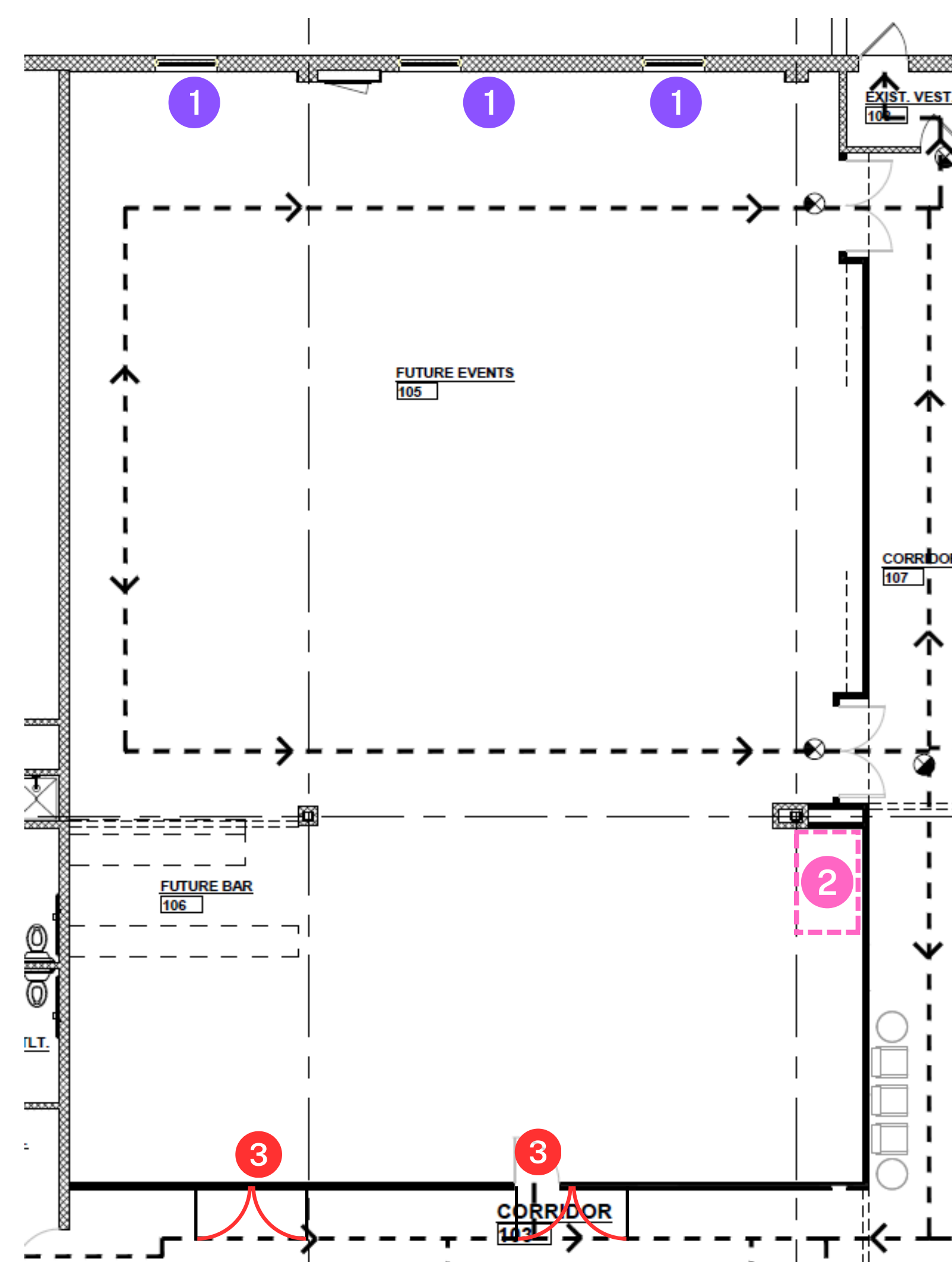
- 1 Bathroom 1:**
 - Mother's Room/ Family Bathroom Redesign
 - Upgraded doors/locks with proper signage
 - Remove Urinal
 - Addition of Changing Station
- 2 Bathroom 2:**
 - Family Bathroom Refresh/Upgrade
 - Upgraded doors/locks with proper signage
 - Addition of Changing Station
- 3 Upgraded Maintenance Closet/ IT Storage**
 - Removal of wall to create one shared maintenance closet
 - Mop sink and storage
 - One small IT wall rack/box
- 4 Event Space Storage Room**
 - Addition of double doors and walls
 - Space to store tables, chairs, divider walls
- 5 Office Suites (F1, F2, and F3)**
 - Windowed Door replacements (keep keyless entry)



EVENT SPACE

- 1
 - **Addition of Back Patio (More info on upcoming slide)**
 - Windowed garage doors to access space (3)
 - OR
 - Full-length windowed sliding doors (2)
 - If this route include the installation of windows above doors toward the ceiling (4-5)
 - **Lower Chandeliers/ Possible upgraded Lighting**
 - **Paint Rafters**
 - **Add Divider Walls**
 - Movable, decorative, and weatherproof for indoor & outdoor use
- 2
 - **Front Storage Closet or Cabinet**
 - Hold tech equipment
 - Cleaning supplies for renters
 - **Upgrade Tech Equipment**
 - Sound System, Speakers, Projector, etc.
 - **Install Soundproof Panels**
 - Decorative & provide accent on the walls or ceiling
 - **Picture Rail Systems** - remove and move to common space hallways
 - **Increase Event Furniture Inventory:**
 - Additional round folding tables (5), chairs (50), high-top tables (5)
 - Include storage carts
- 3
 - **Addition of Two Double Exit Doors (South Side)**

*Event Storage Addition - Mentioned on West Wing Slide



PATIO & BACK SPACE

Back Exit

- 1
 - Replace back door
 - Full window doors/glass entryway (similar to the front of the building) - get in as much light as possible.
 - Fob Entry
- 2
 - Small outdoor divider to block view of full parking lot from inside the building.

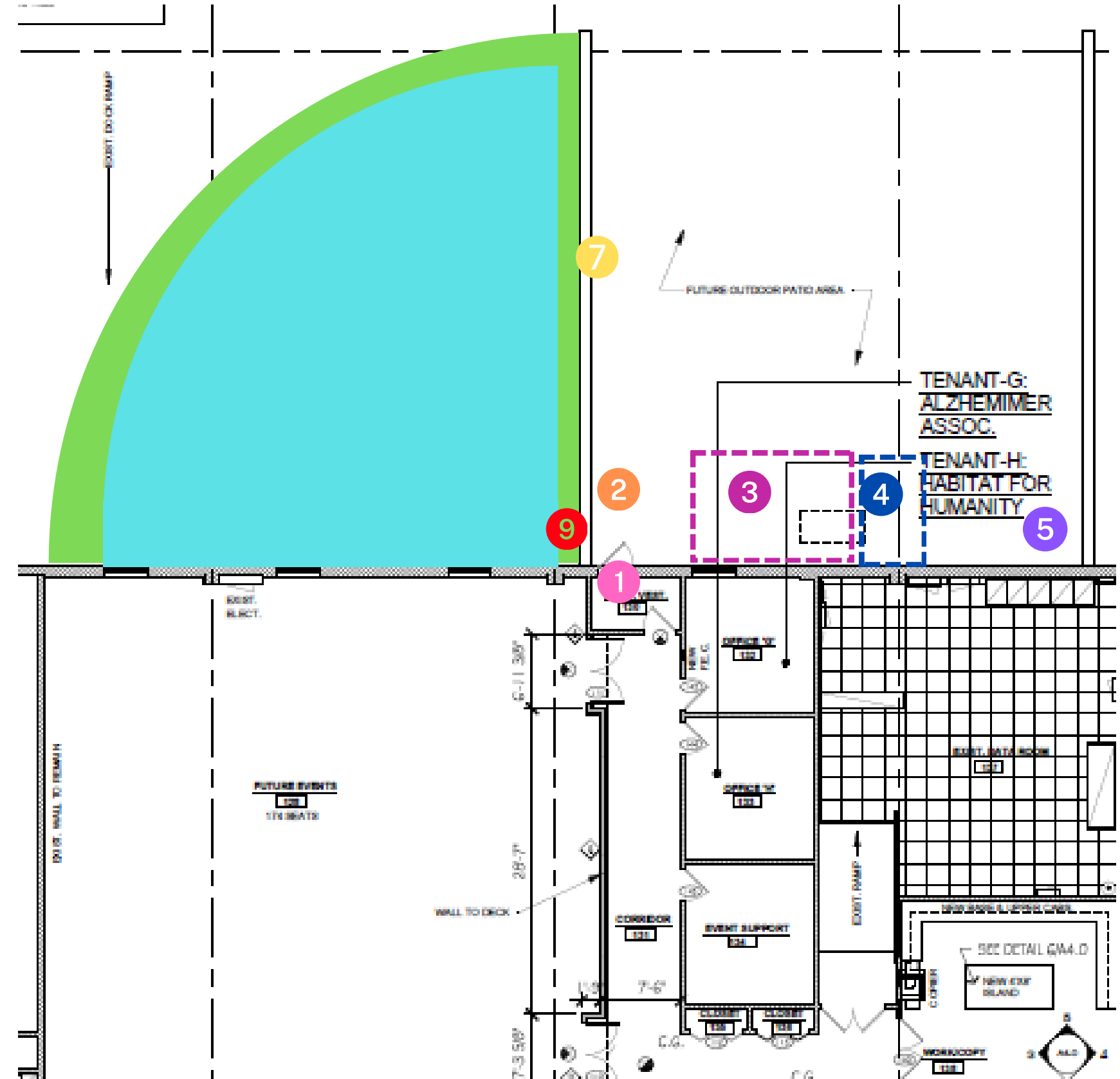
Garbage Corral

- Removal of back cement posts and current fence
 - Possible current cement slab removal
- 3 • Install garbage corral (will be potentially visible from event space (needs to be appealing to eye)
- 4 • Small space connected to garbage corral (Habitat drop-off location for can collection program)
- 5 • Space left available for storage cube as far right as possible

6 Patio Area:

- 7 • Current railing removal or upgrade if possible.
- 8 • Completely sounded by either landscape or lattice walls to obstruct view to parking lot
- 9 • Access from patio to back parking lot (garbage corral)
 - Fully cement or other long-term low or no-maintenance option
 - Will connect to event space through garage doors.
 - Matching raised garden beds to be movable when needed.

*Keep in mind lighting for all spaces above



ENTRY & LOBBY

Lobby

- New furniture - Moveable for event rentals/lightweight

Conference Room (#1)

- 1
 - Addition of window(s) for “open feel” to lobby
 - Shade/window covering to be used if needed during meetings
 - Update of conference room tables (3+) and chairs (10)
 - Interchangeable between all meeting spaces
 - Including event space to match
 - Tables and chairs should be easily foldable/stackable on wheels
- 2
 - Replace to full window entry doors (no lock)

Reception Desk

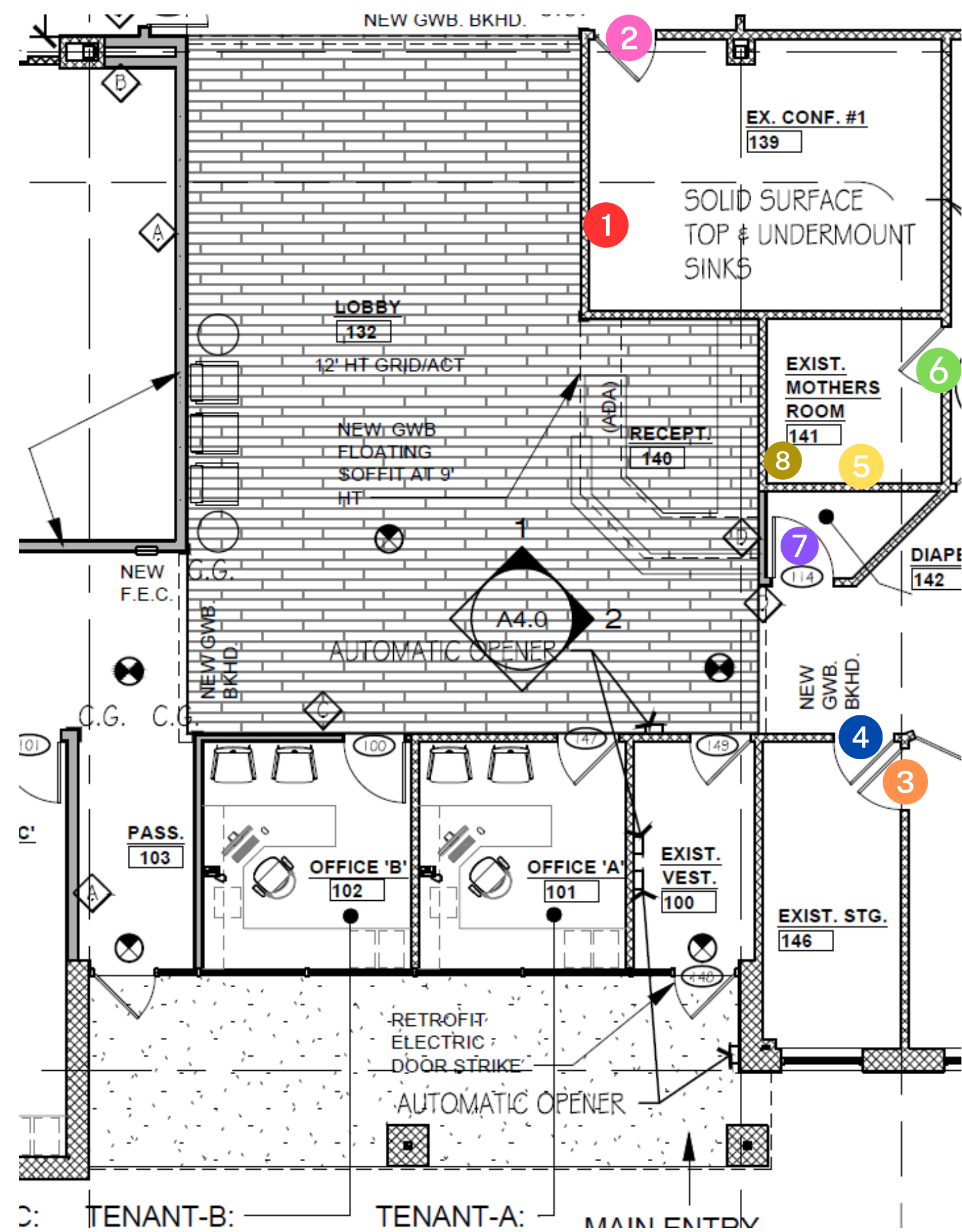
- Storage under desk addition (locking)

Storage (146) ---> Office Space

- 3 • Remove door to conference room
- 4 • Update to full window glass door (keyless entry)

Baby Bank Expansion

- 5 • Remove dividing wall to Mothers Room
- 6 • Remove doorway to bathroom
- 7 • Install full window glass door (keyless entry)
- 8 • Small window to be added on wall to reception area



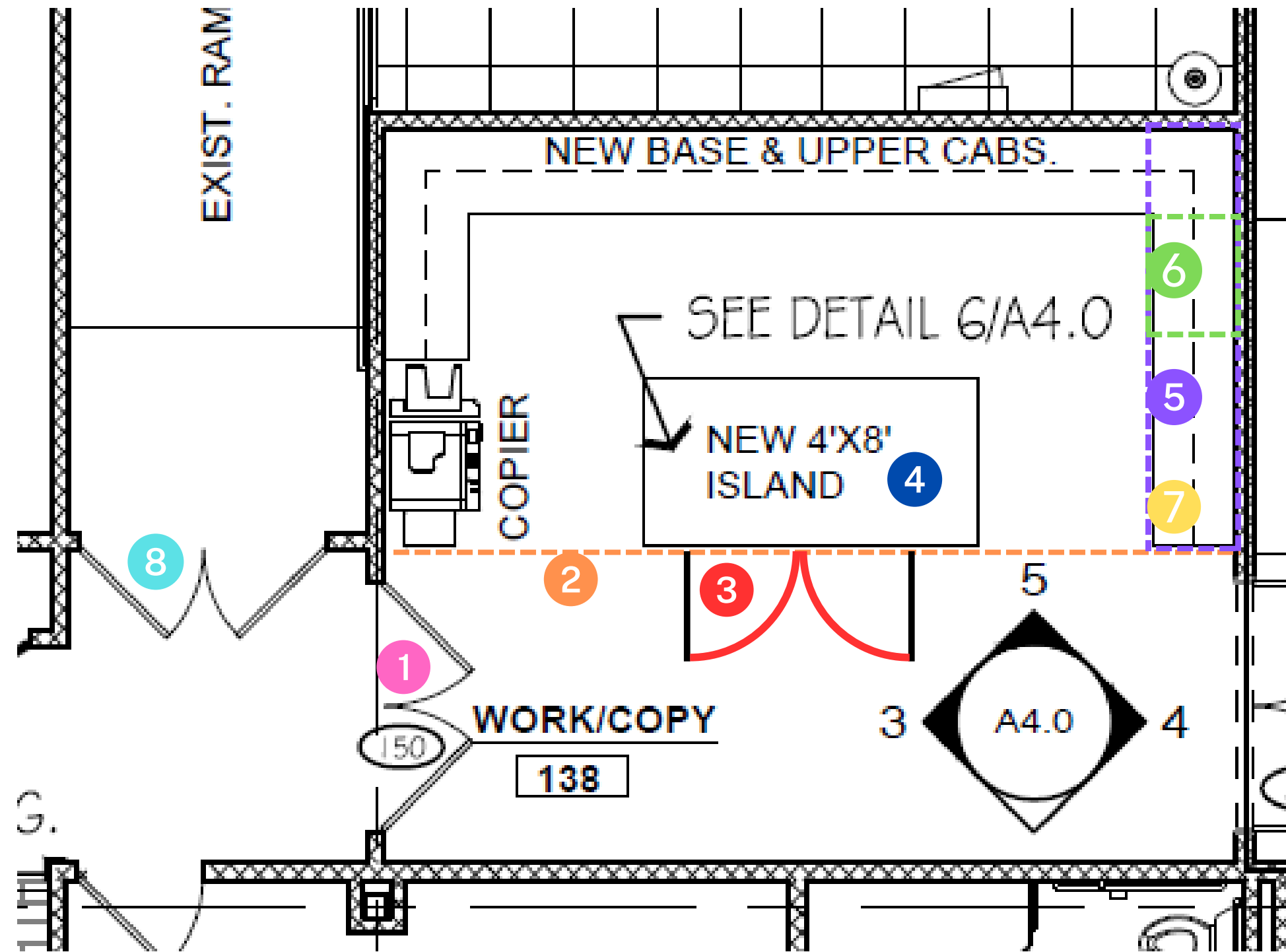
PATIO SPACE

Workroom (Review HVAC needs)

- 1 • Remove (west) Double Doors
- 2 • Addition of wall to split room
- 3 • Double doors moved to middle of new wall
 - FOB entry
 - Doors to swing out into hallway
- 4 • Removal of center islands
- 5 • Removal of current (east) cabinets (upper & lower)
 - Install full-length storage/cleaning supply cabinet (1/2)
- 6
- 7 • Built-in mailbox system

IT/Storage

- 8 • Doors = current eyesore - blend in better with building (paint?)
- HVAC (can we add?)
 - Add ducts



BATHROOMS, KITCHEN, & CONFERENCE ROOM

Bathrooms (Men & Women)

- Upgraded - More welcoming for guests/clients

Janitor Closet ---> Laundry Room

- Convert to small stackable washer and dryer
- Storage for event linens
- Small storage for cleaning supplies

Storage (127) ---> Office

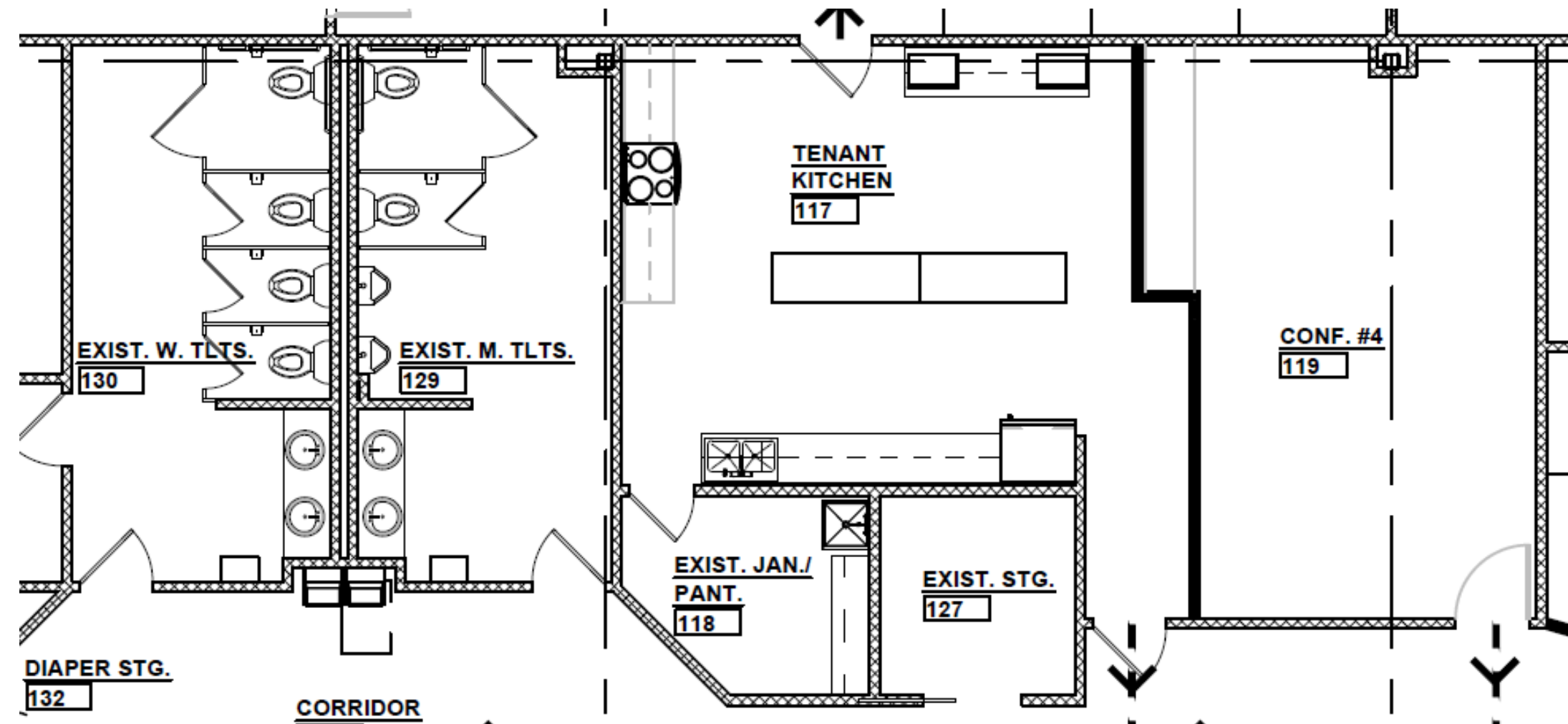
- Replace sliding door with full window glass door (keyless entry)
- Raise ceiling height (as tall as possible, to feel larger)
- Motion sensor light

Kitchen

- **Reconfigure** for better layout for full-service kitchen:
 - 3-compartment sink
 - Commercial refrigerator or two regular refrigerators
 - prep tables/movable metal tables
- Convert single-entry door to double doors

Conference Room (4)

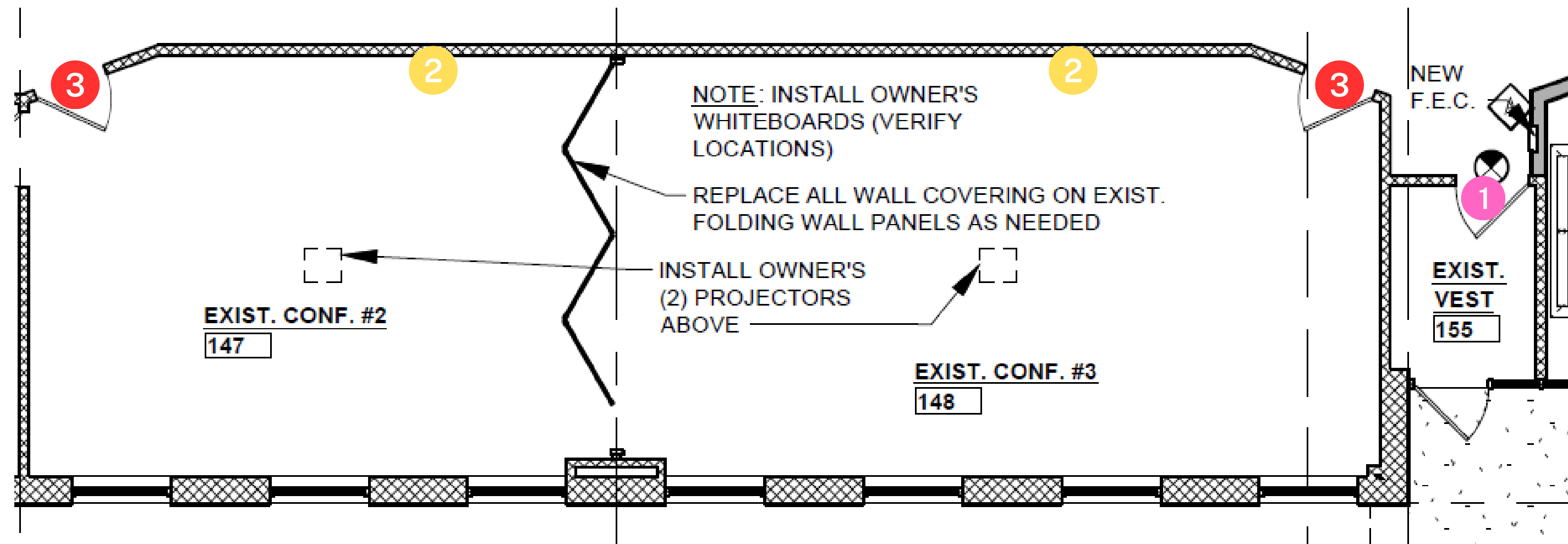
- Update of conference room tables (5+) and chairs (15+)
 - Interchangeable between all meeting spaces
 - Including event space to match
 - Tables and chairs should be easily foldable/stackable on wheels



LARGE CONFERENCE ROOM

- Exit Vestibule (155)

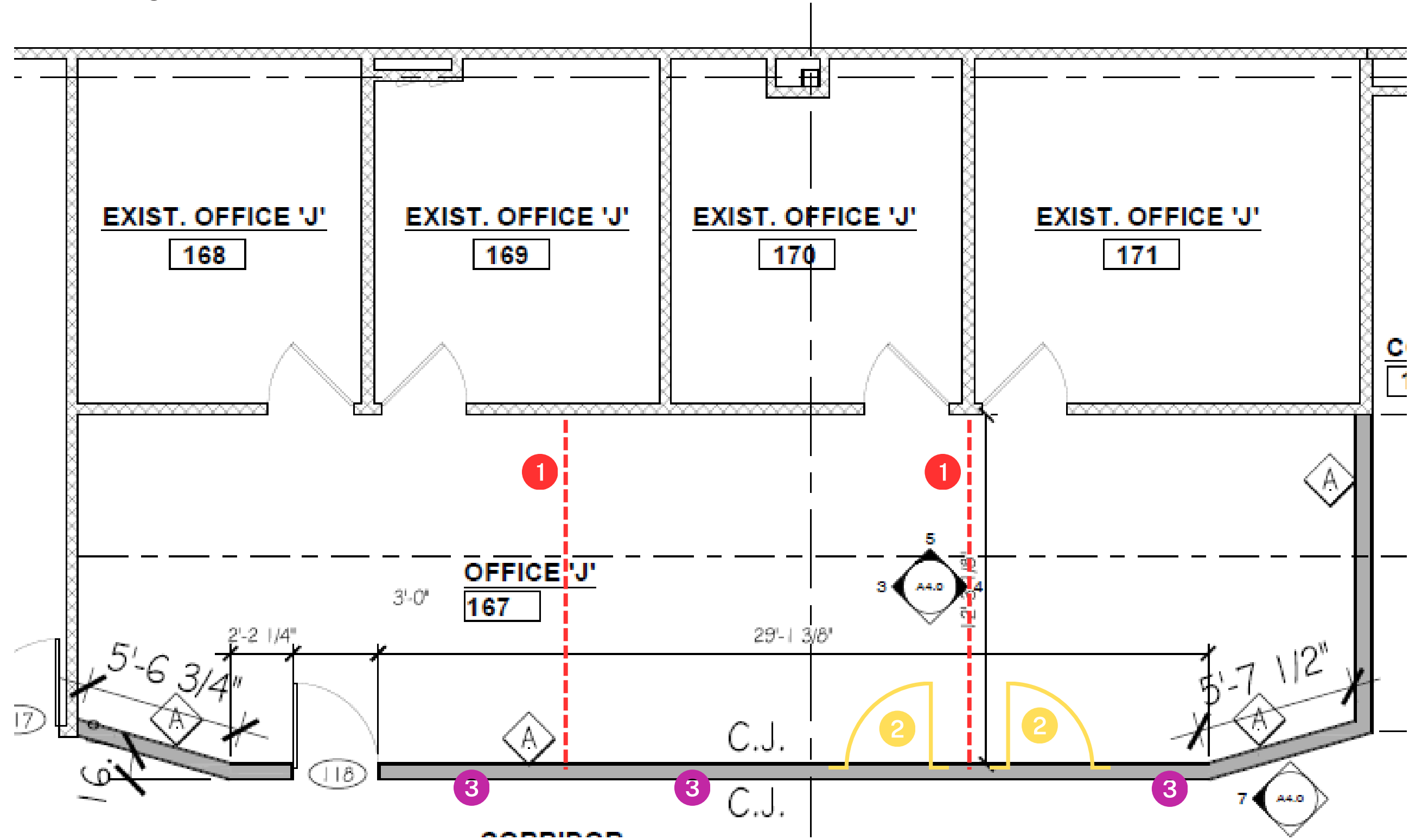
- 1
 - Removal of second door/wall
- Conference Room (#2)
 - Update Carpet
 - Update of conference room tables (12+) and chairs (40)
 - Interchangeable between all meeting spaces
 - Including event space to match
 - Tables and chairs should be easily foldable/stackable on wheels
 - Updated Window Coverings/Shades
 - Additional window(s) along wall to help with natural light to hallways
- 2
- 3
 - Replace to full window entry doors (no lock)



SUITE J

Divide Space into Three Seperate Offices (review HVAC needs)

- 1 • Two walls to be added in large open space (167)
- 2 • Two additional full window entry doors (keyless entry)
- 3 • Outer wall, addition of window(s) to add natural light from hallway/Suite J



SUITE K & TELEHEALTH

Divide Space into Three Separate Offices

(Review HVAC Needs)

- **Office 1 (157):**

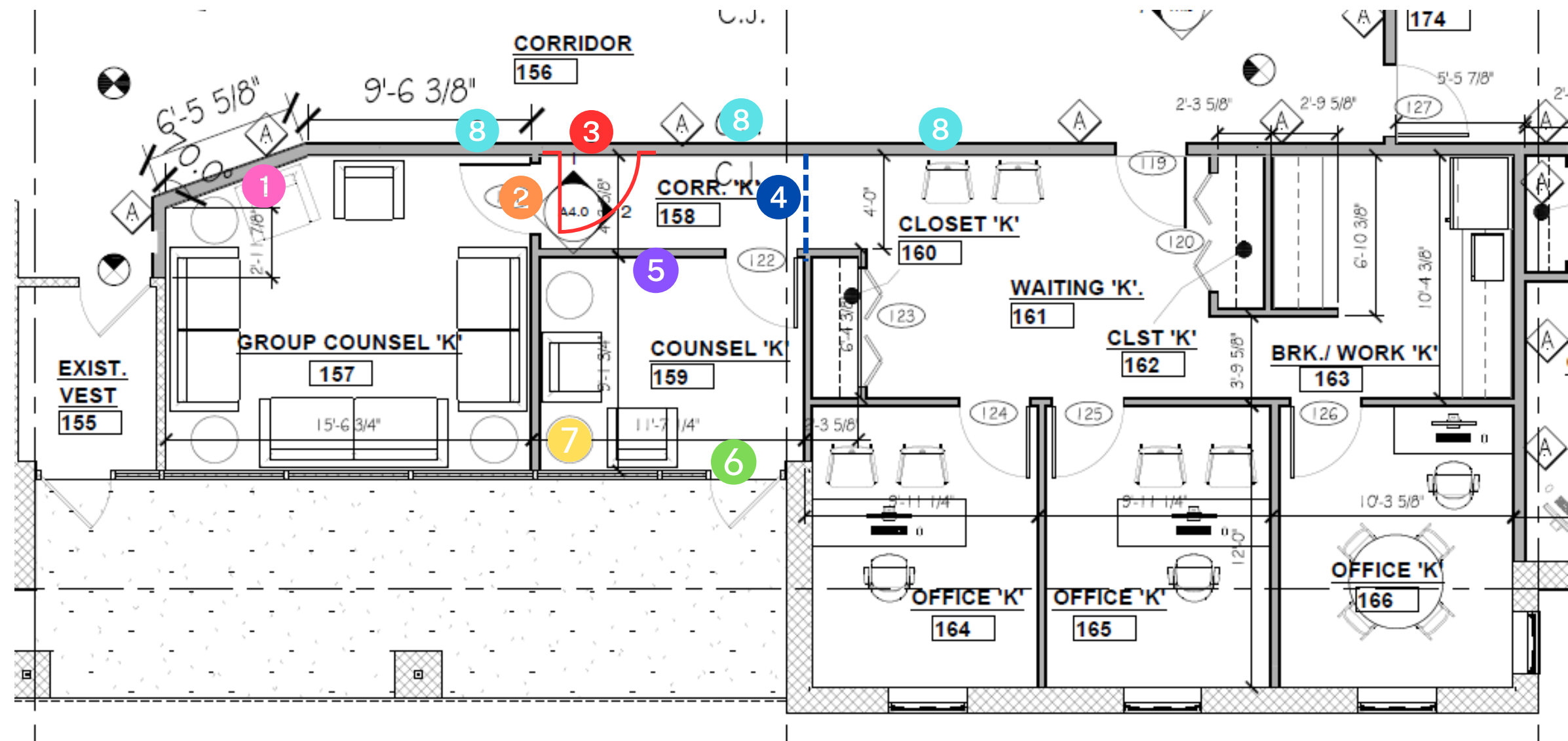
- 1
 - Add Full window glass door (keyless entry)
- 2
 - Remove current door access to the rest of Suite K

- **Telehealth Space**

- 3
 - Add Full window glass door (Fob Access)
- 4
 - Add wall to separate from the rest of Suite K
- 5
 - Removal of inside wall
- 6
 - Addition of Keyless Entry access from outside
- 7
 - Built-in Wall Computer Desk Kiosk space with Printer

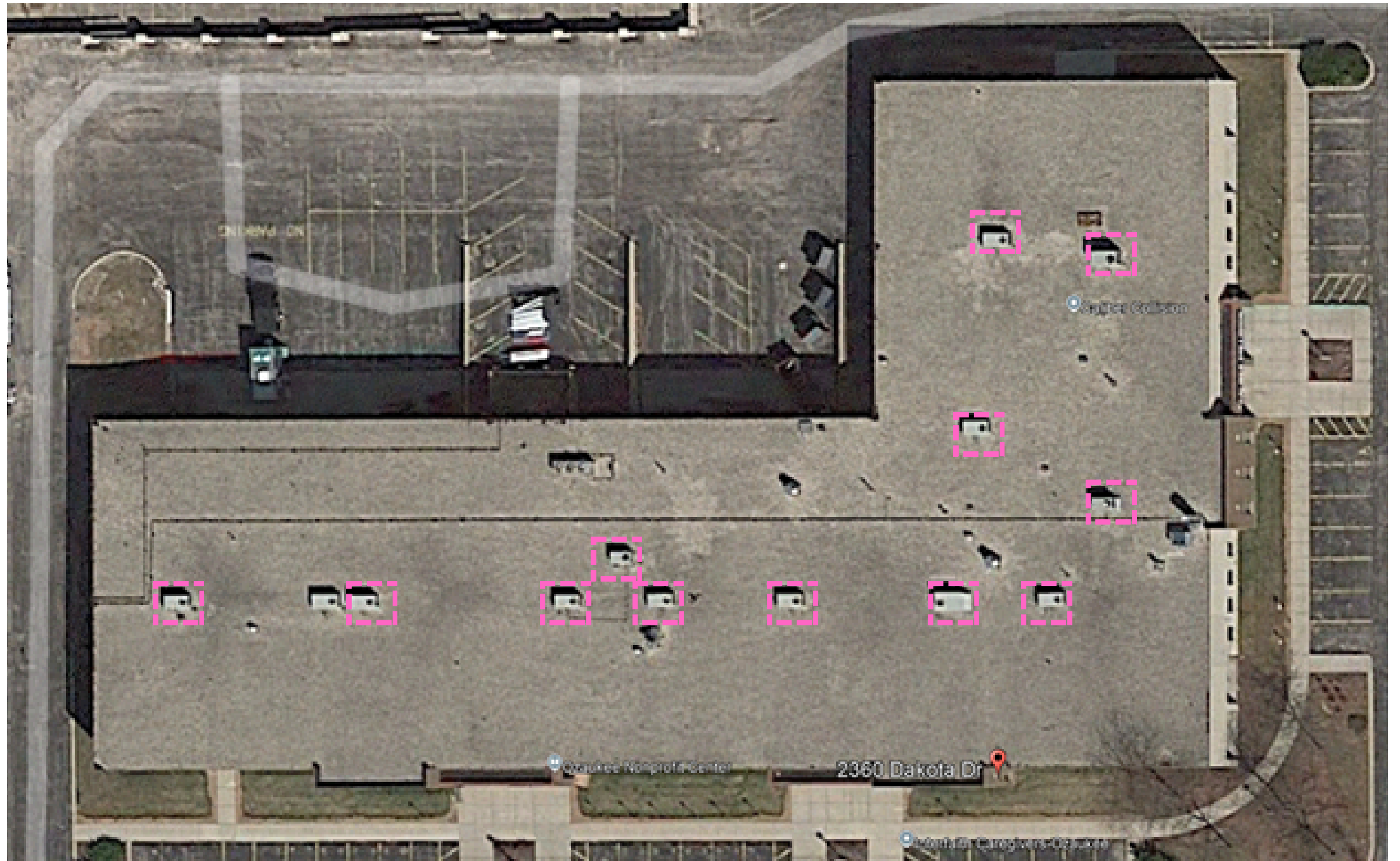
- 8 • **Suite K**

- Outer wall, addition of window(s) to add natural light to hallway/Suite J



HVAC & OUTDOOR MAINTENANCE

- 1 • HVAC
 - 12 of 13 rooftop units need replacement
- Tuckpointing
- Outdoor Building Cleaning/Washing or Painting



OUTDOOR ENTRY & SIGNAGE

Main Entrance Upgrade

- Prominent Main Entryway visible from road
- Possible structural changes by taking over the adjacent Office A (101)?
- Apparent entry and exit from inside and outside the building
- Awning?
- Outdoor Entryway Landscape & Furniture
 - year-round & event-friendly
- Upgrades to outdoor lighting
 - welcoming for clients and renters
 - security and safety
- Garden bed boxes
 - moveable (if possible) - interchangeable with event space
- Permanent Donation Dropbox (Baby Bank supplies - small)

Signage/Way-Finding

- Upgrades to any signage needed:
 - Outside:
 - Directions to Telehealth
 - Changes to main signs/ entry way
 - Inside:
 - Wayfinding to event space, conference rooms, bathrooms, etc.
 - Most be easily updatable in future if needed



CONTACT

CARISSA BARNES | CARISSA@OZNC.ORG

Formal questions must be submitted via email to be posted on the RFP website.

UPCOMING KEY DATES

- **Pre-Submittal Open House:** May 1, 2025 (1:00 PM – 3:00 PM CDT)
- **Proposal Deadline:** May 8, 2025 (4:00 PM CDT)
- **Review Committee Meeting:** May 14, 2025
- **Notice of Award:** May 27, 2025
- **A/E Contract Executed:** June 15, 2025