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A report from the Director, Department of Health and Human Services, providing a plan for capital project WS12601 - DHHS Relocation and requesting release of capital funding from contingency, by recommending adoption of the following:

A RESOLUTION

WHEREAS, over the last several months, the Department of Health and Human Services (DHHS) leadership, and the Facilities Management Division (FM), Department of Administrative Services (DAS), have been meeting to establish a plan to relocate employees from the Marcia P. Coggs Human Services Center, Vel Phillips Youth and Family Justice Center, and the Behavioral Health Division (BHD) Mental Health Complex; and

WHEREAS, DHHS is actively pursuing this relocation for several reasons:

- Integration of employees from different locations is critical to the implementation of the “No Wrong Door” approach for enhanced customer service
- Closure of BHD’s inpatient hospital and eventual sale of BHD’s Mental Health Complex require the establishment of a new office location for remaining employees
- The lack of accessibility and Americans with Disabilities Act compliance of the Coggs Center impede access for both participants with disabilities seeking services from DHHS, as well as employees with disabilities

; and

WHEREAS, as part of the overall strategic planning process, DHHS sought input on the top issues affecting Milwaukee County residents from key stakeholders, sector leaders, and secondary research; and

WHEREAS, based on input gathered from this process, DHHS is seeking to be more participant-focused and plans to organize itself across two systems of care that will work across the life span: one for children and their families, and one for adults that focuses primarily on income and economic stability to promote health and well-being, linked by cross-cutting services including housing, behavioral health, and disability services; and

WHEREAS, to this end, it is imperative that the workforce be housed together; and

46 WHEREAS, the criteria for a new space would not only consider employee needs
47 and demographics but also ensure accessibility for participants and employees as well
48 as an enhanced community presence; and
49

50 WHEREAS, a new location would incorporate the following divisions totaling
51 approximately 400 to 450 employees and ideally, be sited in the City of Milwaukee, and
52 offer about 71,000 square feet of space:
53

- 54 ○ Director's Office
- 55 ○ BHD Administration
- 56 ○ Support Services
- 57 ○ Disabilities Services
- 58 ○ Youth & Family Services (community services only)
- 59 ○ Department on Aging
- 60 ○ BHD Community Access to Recovery Services
- 61 ○ Wraparound
- 62 ○ Housing

63
64 ; and
65

66 WHEREAS, assuming approval of the release of funds from the allocated
67 contingency, FM-DAS will engage a real estate consultant to identify sites and negotiate
68 lease terms as well as a design consultant to provide detailed planning; and
69

70 WHEREAS, costs of the build out and ongoing lease will be determined through
71 this planning phase and DHHS will work with FM-DAS, and the Economic Development
72 Division, DAS, to determine how to best finance these costs; and
73

74 WHEREAS, depending on availability of funding and tenant improvement
75 requirements, employee relocations may be completed in phases with all employees
76 anticipated to be relocated by the end of 2021; and
77

78 WHEREAS, the Committee on Health and Human Needs, at its meeting of
79 January 29, 2020, recommended adoption of File No. 20-110 (vote 4-0); and
80

81 WHEREAS, the Committee on Finance and Audit, at its meeting of January 30,
82 2020, recommended adoption of File No. 20-110 (vote 6-0); now, therefore,
83

84 BE IT RESOLVED, as the Department of Health and Human Services (DHHS)
85 has submitted a written plan detailing the scope and redeployment of employees for
86 capital project WS12601-DHHS Relocation per the directive of the 2020 Adopted
87 Budget, the Milwaukee County Board of Supervisors does hereby authorize the Office
88 of the Comptroller and the Office of Performance, Strategy, and Budget, Department of
89 Administrative Services, to establish an appropriation transfer to release \$660,000 from
90 the allocated contingency account to capital project WS12601 to fund additional

91 planning, design and real estate services to support the relocation of DHHS and
92 Department on Aging staff.
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94
95 srb
96 01/30/2020
97 S:\Committees\2020\Jan\F&A\Resolutions\20-110 Release of Capitol funding from Contingency WS12601 DHHS
98 Reolocation.docx