



CHRIS ABELE, MILWAUKEE COUNTY EXECUTIVE
JOHN DARGLE, JR., DIRECTOR OF PARKS, RECREATION AND CULTURE

Date: July 5, 2016
To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors
From: John Dargle, Jr., CPRP, Director, Department of Parks, Recreation and Culture
Subject: **REVISED REPORT - Update on the Estabrook Dam Rehabilitation – ACTION**

POLICY

Requesting authorization to remove the Estabrook Dam.

BACKGROUND

Milwaukee County is currently under an Administrative Order from the Wisconsin Department of Natural Resources (WDNR) to repair or abandon the Estabrook Dam by December 31, 2016. The 2016 Milwaukee County Adopted budget added additional funding to install fish passage accommodations in conjunction with rehabilitation of the dam. Since then, DPRC with the assistance of the Department of Administrative Services – Facilities, AE & ES prepared Construction Documents and solicited bids for the repair of the Estabrook Dam including fish passage.

The following is a summary of the Estabrook Dam Rehabilitation project capital budget:

Total Budget Available (allocations from 2010 to 2016 minus interest)	\$4,102,000
Commitments to date: Consultant	-\$473,000
AE&ES Services	-\$100,000
Printing, advertise, misc	-\$27,000
Unencumbered Balance	\$3,502,000
Construction Budget	\$3,125,000
Construction contingency (5.0 %+)	+\$185,000
Construction Administration	+\$192,000
Construction budget available:	\$3,502,000

Gate operation automation still needs to be designed and bid while dam rehab is on-going. The estimate for design and construction of the gate automation is \$253,000.



Three bids were opened and reviewed on June 24, 2016, they all came in significantly over budget with the following results:

Low bid complete price (base bid + Alt 1+ allowances)	\$3,475,181
Construction Contingency	+\$185,000
Construction Administration	+\$192,000
Gate operation automation	+\$253,000
<hr/>	
Total Estimated Construction Cost	\$4,105,181
Construction budget available	-\$3,502,000
<hr/>	
Project shortfall for construction	- \$603,181

It is estimated that the project would require an additional \$603,181 to be completed with automated gates, fish passage and all required repairs. Unknown conditions discovered after construction commences will likely increase costs above those currently estimated. Operation costs are estimated to exceed \$160,000 per year to safely maintain and operate the dam. Removal of the dam is estimated to cost \$1,674,000+/- . Most of that amount could be provided by the previously authorized WDNR grant funding.

The project budget includes \$400,000 from a WDNR Municipal Dam Grant and \$980,716.5 from a WDNR Stewardship Grant. The County's match money for the grants includes \$1M+ spent on the EPA Milwaukee River Sediment Cleanup project. Although used as a grant match, that funding is not available to spend on the Estabrook Dam Rehab project and is not included in the budget.

RECOMMENDATION

The DPRC recommends that it be authorized and directed to remove the Estabrook Dam in compliance with the WDNR Administrative Order due to the fact that the amount of funding previously identified is insufficient to award a contract for rehabilitation of the dam and conversely, sufficient funding is available for removal of the dam.

Prepared by: Kevin Haley, Landscape Architect, DPRC

Approved by:

John Dargle, Jr., CPRP, Director

copy: County Executive Chris Abele
Raisa Koltun, Chief of Staff, County Executive's Office
Kelly Bablitch, Chief of Staff, County Board
Sup. Jason Haas, Chair, Parks, Energy & Environment Committee
Sup. Marcelia Nicholson, Vice-Chair, Parks, Energy & Environment Committee
Jeremy Lucas, Fiscal Mgt. Analyst, Admin & Fiscal Affairs/DAS
Allyson Smith, Parks, Energy & Environment Committee Clerk

Jessica Janz-McKnight, Research and Policy Analyst, Office of the Comptroller
Jeremy Theis, DAS, Facilities Management Director