

# Marcia P. Coggs Human Services Center Renovation

Department of Health & Human Services and  
DAS-Facilities Management Division



MILWAUKEE  
COUNTY

# Decision Drivers for Coggs Center Renovation

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- Reinvestment in Coggs Aligns with DHHS Future State & No Wrong Door Philosophy
- Estimated Lease Costs Pose Financial Operating Burden & Risk to Programs/Services
- Flexibility of Building Control

# Reinvestment & Strategic Alignment

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- Renovation Provides Integrated Admin Space & Accessible Location
- Supports No Wrong Door Philosophy by Co-locating Staff Working with Youth & Adult Systems of Care
- Building Location Close to DHHS Participants
- Walkability & Transportation Reduce Service Barriers
- Synergy with State Programs Operated at Coggs
- Reinvestment Positively Impacts Vulnerable Communities

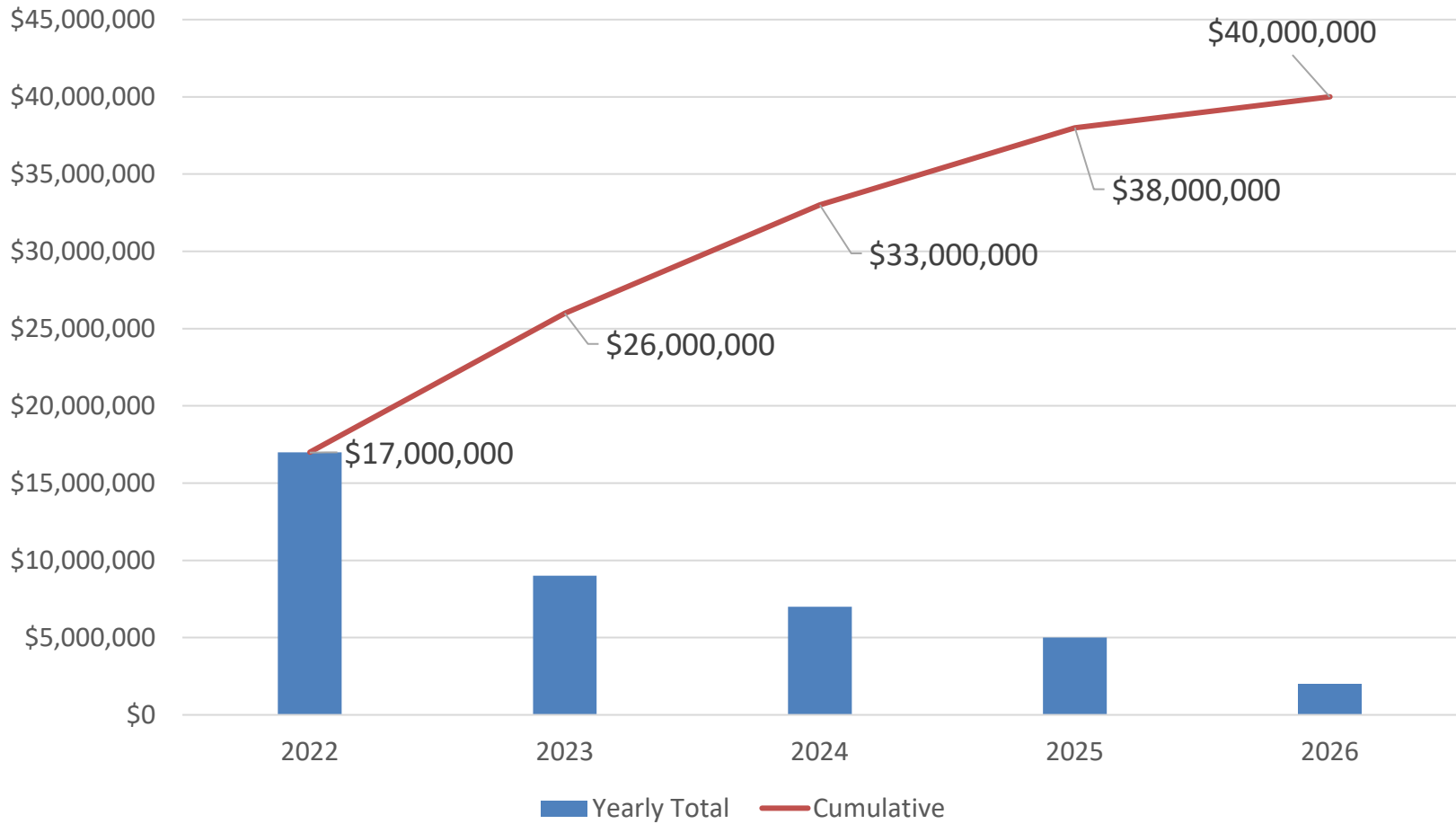
# Alignment to Other DHHS Projects

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- **New Mental Health Emergency Center**
  - Project Sited Partly Due to Proximity to Coggs Center
  - Service Synergy Between MHEC & Coggs Center
  - Customers Less Likely to Follow Up with Referrals if Services are not Convenient
- **Housing Division at 6th and Walnut**
  - Leased Space by Housing Division Undergoing Renovation
  - Some Staff to be Relocated to this Space

# Coggs Center Capital Investment

## Estimated Capital Expenditures by Year



# Renovation Plan Highlights

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- Focus on First Floor to Create Warm, Welcoming & Accessible Environment
- State Program Modernization Needed
- Teleworking to Impact Space Configuration
- Major Investment in Life Safety & Accessibility
- Deferred Maintenance “Catchup”
- Sustainability Improvements to Reduce Operating Costs

# Near-term Coggs Capital Investment

Project	Current Working Estimate (\$1,000)		
	2022	2023	Grand Total
<b>Deferred Maintenance</b>	<b>371</b>	<b>4,600</b>	<b>4,971</b>
AHU-1 Variable Air Volume Project		284	284
HVAC Direct Digital Control System		425	425
WC210 - HVAC Replacement		381	381
WC229 - Water Seepage Mitigation	65	506	571
WS135 - HVAC-VAV Replacements	306	3,004	3,310
<b>Life Safety &amp; Accessibility</b>	<b>2,551</b>	<b>0</b>	<b>2,551</b>
WS134 - Elevator	500		500
WS137 - Accessibility Improvements	500		500
WS141 - Façade Renovation	1,551		1,551
<b>Workspace Reconfiguration</b>	<b>6,608</b>	<b>10,182</b>	<b>16,790</b>
WO563 - Admin. Space Reconfiguration	494	3,864	4,358
WS126 - DHHS Admin. Relocation	4,661	6,318	10,979
WS136 - Tenant Improvements	1,453		1,453
<b>Grand Total</b>	<b>\$9,530</b>	<b>\$14,782</b>	<b>\$24,312</b>

# Coggs Renovation & Strategic Alignment

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By Achieving Racial Equity, Milwaukee Is the Healthiest County in Wisconsin

## Create Intentional Inclusion

Include public participants in design development

Create extraordinary opportunities for minority and women-owned businesses over a period of years

## Bridge the Gap

DHHS applied a racial equity lens to the fundamental decision to locate at Coggs

Break down silos between County/State/local non-profits to maximize access and quality of services

## Invest in Equity

An investment in Coggs is an investment in direct community services

Design and invest in sustainable facility improvements that reduce operating costs