



Milwaukee County
War Memorial Center



MILWAUKEE ART MUSEUM

DATE: February 17, 2014
TO: Supervisor Marina Dimitrijevic, County Board Chairwoman
FROM: David J. Drent, Executive Director, War Memorial Center
Daniel Keegan, Director, Milwaukee Art Museum
SUBJECT: 5 Year Capital Improvement Plan

Per Milwaukee County Ordinance 36.04 which requires all Departments to submit five-year capital improvement program requests to their respective standing committees. The War Memorial Center and Milwaukee Art Museum have jointly evaluated the anticipated maintenance and facility needs for the County owned Saarinen and Kahler buildings. The attached includes our outstanding capital needs, listed in priority order.

The submitted 5 year plan addresses capital needs for both the War Memorial and Art Museum and is consistent with the previous joint WMC/MAM submissions and the County approved capital repair appropriation.

As is noted in the footnote in that appropriation, at the end of FY 2015, Milwaukee County shall perform a facility assessment and provide supplemental funding as necessary to insure there is available funding to properly address outstanding safety, structural, indoor air quality, code compliance, water infiltration and other critical facility issues that need to be addressed after fiscal year end 2015.

Thank you for your continued support of our organizations.

A handwritten signature in blue ink that reads "David J. Drent".

David J. Drent
Executive Director
War Memorial Corporation

A handwritten signature in blue ink that reads "Daniel T. Keegan".

Daniel T. Keegan
Director
Milwaukee Art Museum

War Memorial Center/Milwaukee Art Museum
2015

Rank	Project Number	Project Name	Total Project Cost	Reimbursement Revenue	County Financing	Project Description
1		WMC- Bird Cage Stairway	\$884,000	\$0	\$884,000	replace window system
2		WMC- Open Emergency Stairway	\$120,000	\$0	\$120,000	Repair spawled concrete
3		South Entrance	\$90,000	\$0	\$90,000	Handicapped Accessible - renovation
4		MAM Loading Dock	\$430,000	\$0	\$430,000	Repair concrete/re-roof
5		WMC roof railings	\$60,000	\$0	\$60,000	Recoat original railings
6		WMC Roof structure	\$50,400	\$0	\$50,400	repair structures
7		South Entrance restrooms	\$110,000	\$0	\$110,000	restroom renovation
8		Elevator upgrades (4,6,7)	\$190,000	\$0	\$190,000	Modernize Hydraulic/Traction elev
9		Emergency generator	\$116,000	\$0	\$116,000	Replace 40 year old emergency gener
10		Asphalt paving	\$100,000	\$0	\$100,000	WMC parking lot repairs
11		replace WMC Main built up roof	\$40,000	\$0	\$40,000	repair roof system
12		replace WMC penthouse roof	\$48,000	\$0	\$48,000	repair roof system
13		Exterior wall concrete	\$50,000	\$0	\$50,000	sealing and repairs
14		Exterior walls metal siding	\$46,000	\$0	\$46,000	replace with roofs and engineering
15		concrete and structural wall repair	\$87,000	\$0	\$87,000	leaks in walls of duct space and air tunnels
16		electrical system	\$68,000	\$0	\$68,000	system costs to upgrade to current standards
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Total			\$2,489,400	\$0	\$2,489,400	

War Memorial Center/Milwaukee Art Museum
2016

Rank	Project Number	Project Name	Total Cost	Reimbursement Revenue	County Financing	Project Description
1		WMC West entrance	\$127,000	\$0	\$127,000	Mason street handicap accessible
2		Elevators	\$225,000	\$0	\$225,000	modernize hydraulic/traction elev
3		Electrical systems	\$82,000	\$0	\$82,000	Repair WMC switch gear #2
4		Cooper decks	\$51,000	\$0	\$51,000	WMC North deck replacement
5		Asphalt paving	\$200,000	\$0	\$200,000	Complete repaving
6		replace Main built up roof	\$420,000	\$0	\$420,000	replace roof and engineering
7		Concrete and structural work	\$75,000	\$0	\$75,000	concrete repairs
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Total			\$1,180,000	\$0	\$1,180,000	

War Memorial Center/Milwaukee Art Museum
2017

Rank	Project Number	Project Name	Total Cost	Reimbursement Revenue	County Financing	Project Description
1		Mechanical chamber repair	\$10,000	\$0	\$10,000	repair east chamber
2		Asphalt repair	\$100,000	\$0	\$100,000	asphalt repair, sealing
3		exterior wall concrete repair	\$56,000	\$0	\$56,000	concrete repair and sealing
4		Concrete repair overhangs	\$69,800	\$0	\$69,800	repair cantlever overhangs and columns
5		repair clay tile	\$57,600	\$0	\$57,600	repair clay tile deterioration on west wall, Mason street
6		Repair concrete roof/expansion joint	\$115,000	\$0	\$115,000	repair delaminating roof slabs, expansion joint repair
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Total			\$408,400	\$0	\$408,400	

War Memorial Center/Milwaukee Art Museum
2018

Rank	Project Number	Project Name	Total Cost	Reimbursement Revenue	County Financing	Project Description
1		MAM Cooling Tower	\$250,000		\$250,000	Replace with Proper Size
2		Chiller Room Upgrade	\$175,000		\$175,000	Upgrade chiller room efficiency
3		Veterans Gallery Windows	\$300,000		\$300,000	Replace with High Efficiency Windows
4		WMC Terrazo floors	\$125,000		\$125,000	Grind and polish Terrazo floors
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Total			\$850,000	\$0	\$850,000	

War Memorial Center/Milwaukee Art Museum
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Rank	Project Number	Project Name	Total Cost	Reimbursement Revenue	County Financing	Project Description
1		Memorial Hall Upgrade	\$250,000		\$250,000	Renovate 20 Year Old Event Space
2		Boiler Replacement	\$700,000		\$700,000	Replace 50 Year Old Boilers
3		Chiller Operation Ice Bank	\$600,000		\$600,000	Install Ice House for Cooling Efficiency
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Total			\$1,550,000	\$0	\$1,550,000	