



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

Date: August 28, 2017
To: Jason Haas, Chair, Parks, Energy and Environment Committee
From: John Dargle, Jr., CPRP, Director, Milwaukee County Parks
Subject: **Greenfield Clubhouse HVAC Renovations Fund Transfer Request (INFORMATION)**

ISSUE

Informational report on the Fund Transfer Request to create new Project WPXXX Greenfield Clubhouse HVAC Renovations. Expenditure authority is requested to be transferred from Project WP255 Sherman Park Boys & Girls Club HVAC Replacement in the amount of \$200,000.

BACKGROUND

The Greenfield Park Golf Clubhouse is a 4,763-square foot one story building with a partial basement built in 1936. It provides support services to golf course patrons and contains a concession and starter area, equipment rooms, kitchen, eating and meeting area, storage, locker and restrooms.

The gas-fired forced air furnace for the building is over 40 years old. It has exceeded its Building Owners and Managers Association (BOMA) useful life of 30 years. The furnace failed in the spring of 2017. The heat exchanger is corroded and has holes in it, which can allow carbon monoxide to leak into the occupied areas of the building. Due to the dangerous condition of the furnace, Parks decommissioned the equipment in March 2017.

The furnace needs to be replaced this fall as the building is designed to be heated during the winter months. If the building is left to freeze over the winter, the painted surfaces may peel, the tiles may pop off, and mold may form. This may result in the need for extensive repair in the spring before the golf clubhouse opens for business.



The project scope includes replacing the furnace and ductwork so that the facility can be heated to a minimum temperature in winter. An alternate design to meet code requirement of makeup air for the kitchen hood with heating and cooling for main building (lounge, offices and lockers) is being explored. New equipment will be high efficiency and include a programmable thermostat and motion sensor activated controls.

The Sherman Park Boys and Girls Club HVAC Replacement project was substantially complete and in use by December 21, 2016. If this fund transfer is approved, the Sherman Park project will retain sufficient funds to implement building envelope (insulation and sealing) improvements that are currently being designed to address low temperature issues in some areas adjacent to exterior walls (file 17-255 passive review contract amendment). The Sherman Park HVAC Replacement project is anticipated to be closed out by the end of 2017.

This fund transfer has no tax levy impact.

RECOMMENDATION

No action requested. Informational item unless further action required.

Prepared by: Jill Organ, Chief of Planning and Development

Approved by:



John Dargle, Jr., CPRP, Director

- Copy: Chris Abele, County Executive
- Raisa Koltun, Chief of Staff, County Executive's Office
- Theodore Lipscomb, Sr., Chairman, County Board of Supervisors
- Michael Mayo, Sr., Supervisor District 7
- Tony Staskunas, Supervisor District 17
- Kelly Bablitch, Chief of Staff, County Board of Supervisors
- Marcelia Nicholson, Vice-Chair, Parks, Energy & Environment Committee
- Allyson Smith, Committee Coordinator, Office of the County Clerk
- Jessica Janz-McKnight, Research & Policy Analyst, Office of the Comptroller
- Jeremy Lucas, Fiscal Mgt. Analyst, Admin & Fiscal Affairs/DAS