

The Center for Forensic Science and Protective Medicine

Presentation to the Capital Improvement Committee

August 19, 2020

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in partnership with:

Milwaukee County Medical Examiner

Office of Emergency Management

Why the Center for Forensic Science and Protective Medicine?

- 2016, Public Policy Forum report “Breaking New Ground?” addressed potential collaboration in addressing the County’s needs.
- The County Medical Examiner (ME) risks loss of accreditation without a facilities plan.
- The Office of Emergency Management (OEM) would benefit from consolidate facilities and collaborative partnerships.
- The Medical College of Wisconsin (‘MCW’) has long-standing partnerships with both ME and OEM, and is seeking to enhance its forensic research capabilities and curriculum.
- The Center for Forensic Science and Protective Medicine (CFSPM) would *jointly address needs in an economically efficient manner, while becoming a national leader in forensic science and public protective services.*

Vision for the CFSPM

- Single building on the Milwaukee Regional Medical Center Campus.
 - 6-story, 180,000 SF facility
 - Milwaukee County occupies roughly 90,000 SF
- Houses ME, OEM, MCW, and other potential partners.
 - Forensics
 - Educators
 - Emergency Management agencies
 - Adjunct service providers
 - And others
- Developed by MCW, purpose-built to house ME and OEM.
 - MCW constructs the core and shell; Milwaukee County designs and builds its interior space
- The CFSPM would be at the forefront of technology, located on a renowned regional medical/trauma/emergency campus whose development was spurred by the County decades ago, with new connectivity planned via the BRT.

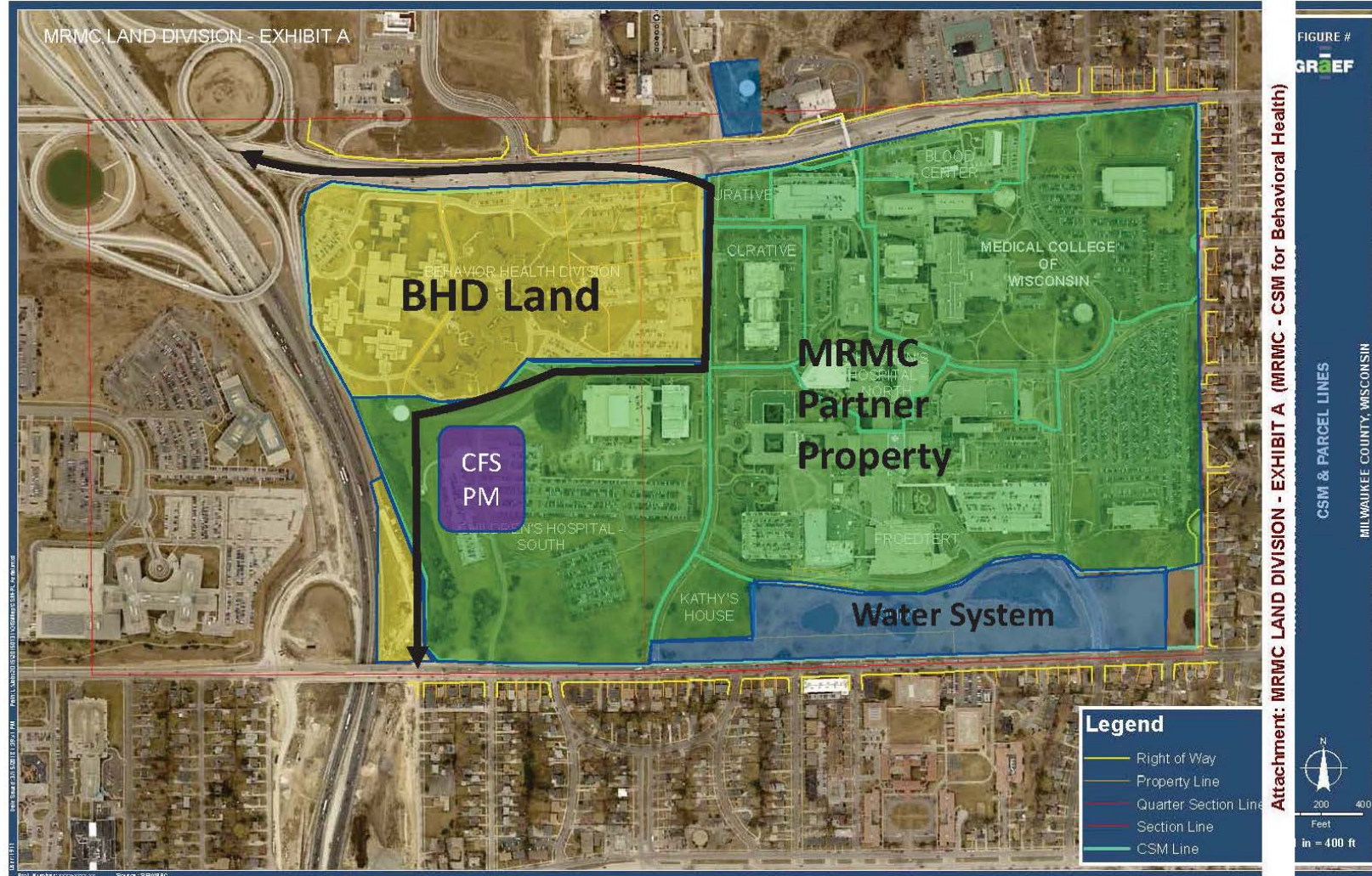
Why a shared facility?

- Relationship with MCW is long-standing.

A facility jointly developed and operated by MCW, ME and OEM could:

- Save money in site preparation, construction and operations
- Open up training opportunities and increase the pipeline of forensic specialists
- Facilitate collaboration to improve the quality of operations and advance criminal justice investigations and testimony
- Support the development and validation of new scientific technologies
- Spur significant research opportunities
- Facilitate excellent crisis response

County Grounds Transactions

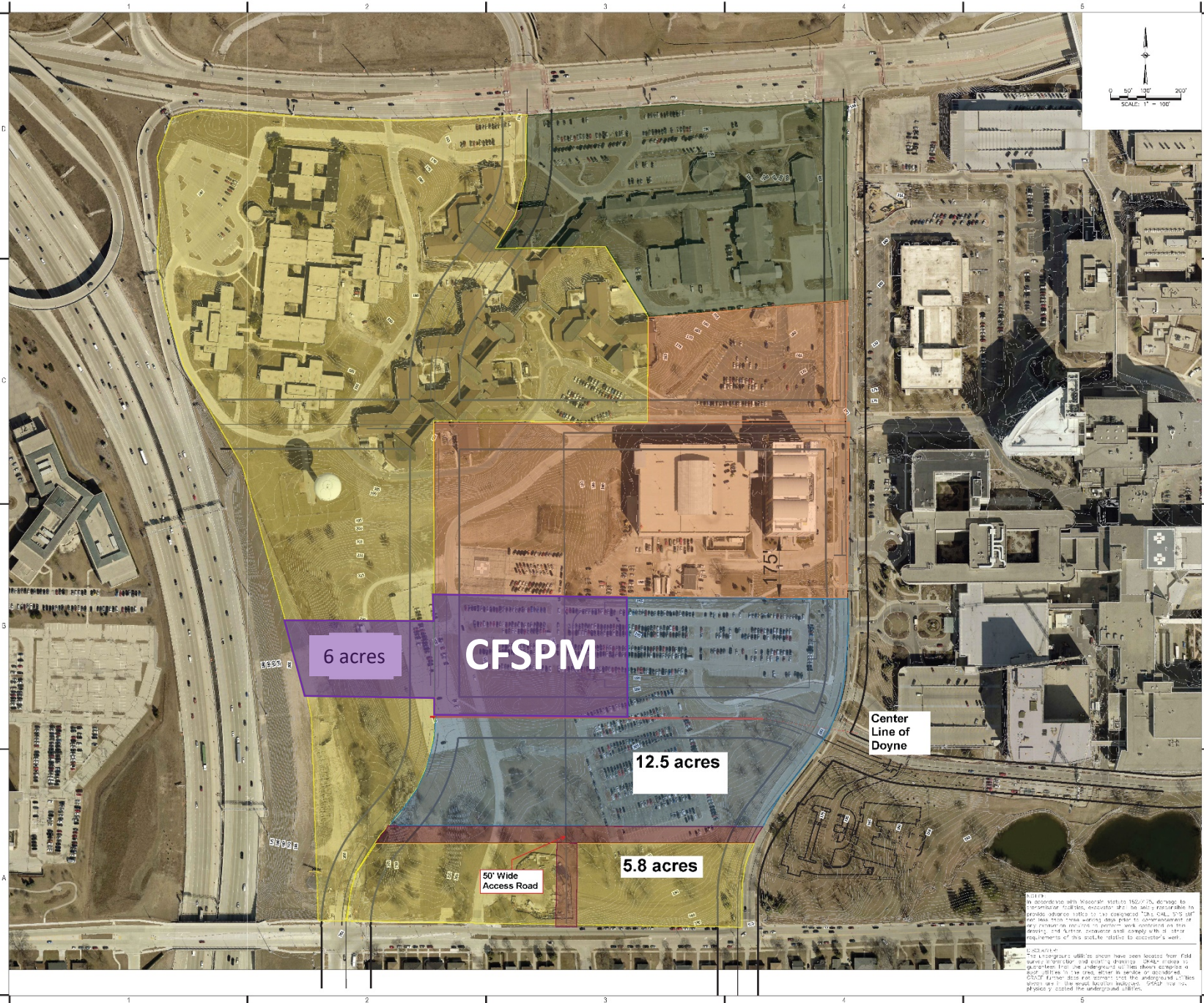


County Grounds MRMC Transactions

SE Quadrant:

- Close on sale of leased MRMC Partner Property – April 2020
- Sell BHD land and leaseback BHD building for \$1 – April 2020
- Sell MRMC Campus portion of the water system – 2020
- 6 acres from sale reserved for Center for Forensic Science: Construction to begin in early 2021 with Occupancy in 2023?

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CLIENT:
MILWAUKEE REGIONAL
MEDICAL CENTER

PROJECT TITLE:

NO.	DATE	REVISIONS	BY

PROJECT INFORMATION:

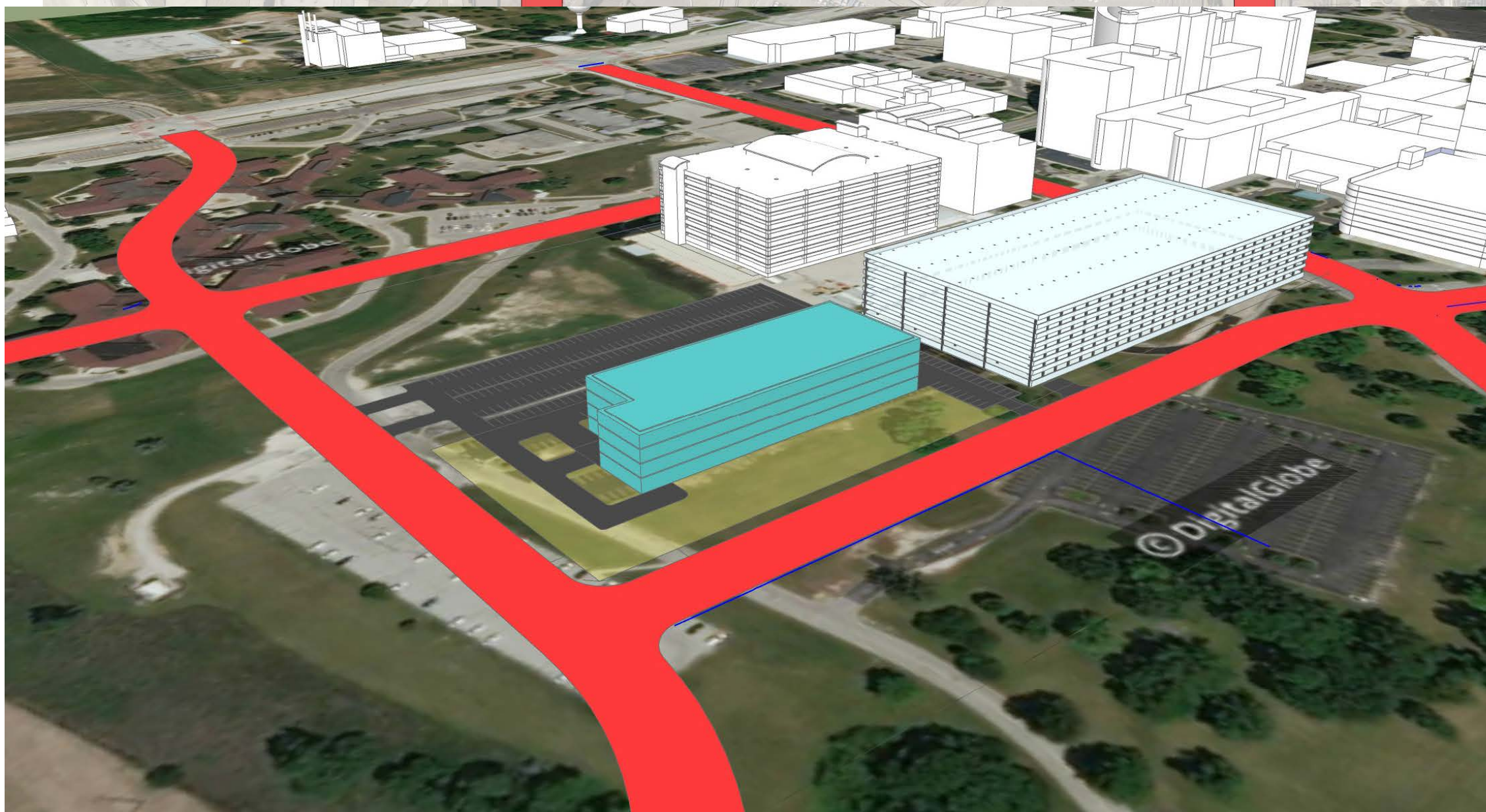
PROJECT NUMBER: 2019-0318
DATE: 6/10/2019
DRAWN BY:
CHECKED BY:
APPROVED BY:
SCALE: 1" = 100'

SHEET TITLE:
OPTION B3

SHEET NUMBER:

NOTES:
1. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Milwaukee, Wisconsin and the State of Wisconsin. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Milwaukee, Wisconsin and the State of Wisconsin. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Milwaukee, Wisconsin and the State of Wisconsin.

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OEM & ME Space

Dedicated OEM space	911 center, radio services, EMS, offices	18,900 SF
Dedicated ME space	Autopsy, forensics, labs, offices	50,321 SF
Shared space	Training room, break room	2,128 SF
Garage space	Sallyport, radio services, EMS	5,915 SF
Total Useable SF Requirement		77,264 SF
<i>Gross-up factor</i>	<i>1.15</i>	
Total rentable SF	Approx.	90,000 SF

Planning for the future:

OEM space includes allocation for future PSAP consolidation

ME space includes significant laboratory and autopsy space increase

Project Budget

- Site development and base building (MCW) \$41M
- Tenant Improvements (County) \$30-40M*
 - *Up to \$10M in base building improvements may be rolled into the lease
- Furniture, Fixtures & Equipment and relocation costs (County) \$7.9M
- Annual lease cost (County) \$1.7M**
 - **subject to split between base building or tenant improvement costs. Note: the County Board will consider the lease, when it is asked to release capital dollars from allocated contingency.

Project Budget

- \$940,262 in design funds were appropriated in 2019 budget
- 2020 Capital Budget adopted amount of \$11,191,328 for construction is currently held in allocated contingency (in project WC20901)
- 2021 Recommended Capital Budget should accommodate another significant commitment to the capital portion of the project (approx. \$11M)
- 2022 Recommended Capital Budget allocation of approximately \$8-18M to fulfill the balance of the Capital portion of the project
- 2022 and 2023 Recommended Operating Budgets should accommodate the cash portion of the project (approx. \$11.33M), as well as year-1 operating costs

Current status - Lease Deal Points

- 30 year base term
 - Two 5-year options to extend
 - Option to acquire condo anytime
- Approximately 90,000 SF of space for ME and OEM
 - ME to have a discreet sallyport
- Base rent derived from actual capital costs for project
 - County to have audit right to confirm rent at project completion (not to exceed \$19/SF)
 - Operating expenses to be set as additional rent with annual reconciliation
 - Additional capital reserve to set aside funds to cover capital projects over life of lease
 - Pending decision points: capital spend vs. lease improvements to be funded through lease
- Deal terms substantially agreed – lease document in development

Project Schedule

COVID-19 PAUSE

20

- Re-evaluate partner landscape (w/ MCW) and potential branding
- Re-evaluate funding opportunities
 - Public or Private
 - Future resources for pandemic preparedness
- Understand CARES Act funds: ~~advance the project to spend down available \$ in 2020?~~

Timeline Concerns

- Demonstrate commitment to project to maintain partnerships and attract tenants.
- Facility issues at the existing Medical Examiner space are not going away
- Ability to spread Capital Budget impacts over multiple years
- Additional costs associated with further delay
 - Facility issues at the current ME building
 - Inflationary increases in construction costs