

June 12, 2023

To: Peter Nilles
Milwaukee County

RE: Family Court, 2023 Phase I Renovation – Architecture Award (WY062510)

Peter,

The Concord Group submitted the Administrative Award forms recommending Continuum Architects and IBC Engineering to design the remodel of the County Courthouse 7th Floor Family Court for 2023 Phase I. It is understood that this request for \$94,621 service order is above the normal \$50,000 threshold for annual vendors to be awarded non solicited work. The following aims to detail reasons why Milwaukee County should proceed with Continuum & IBC.

- **Urgent Need for Upgrades**
Family Court has a large backlog of cases that continues to move slowly because the existing space cannot support the case load. Additionally, the existing space needs simple improvements to safety measures such as multiple exits from each hearing room and more spacing between Judges, clerks, and family members. These improvements have been discussed for years and were further delayed during the Covid-19 pandemic.
- **Priority Phasing**
To achieve something this year the renovation has been split into two phases. 2023 Phase I has reduced to only 35% of the Family Court space. Continuum's fee is only for Phase I. 2024 Phase II is the remaining ~65% of Family Court space and will be publicly bid to multiple Architecture firms. Reference the following Figure 1.0 – Priority Phasing.
- **Project Knowledge**
In 2022, Continuum and IBC were engaged to provide due diligence and schematic design documents for the project to define overall scope and the initial project budget. This process included exploratory work and multiple meetings with various Milwaukee County stakeholders. If Phase I design scope were to be re-bid, the new design team would have to re-do this effort which would cost additional professional service fee and delay construction again.
- **ARPA Funding Deadlines**
Completing Phase I design and construction in 2023 will allow Milwaukee County to glean an abundance of information about concealed and unforeseen abatement and accurate budgeting for Phase II. All needed to ensure 2024 ARPA deadlines are met or exceeded.

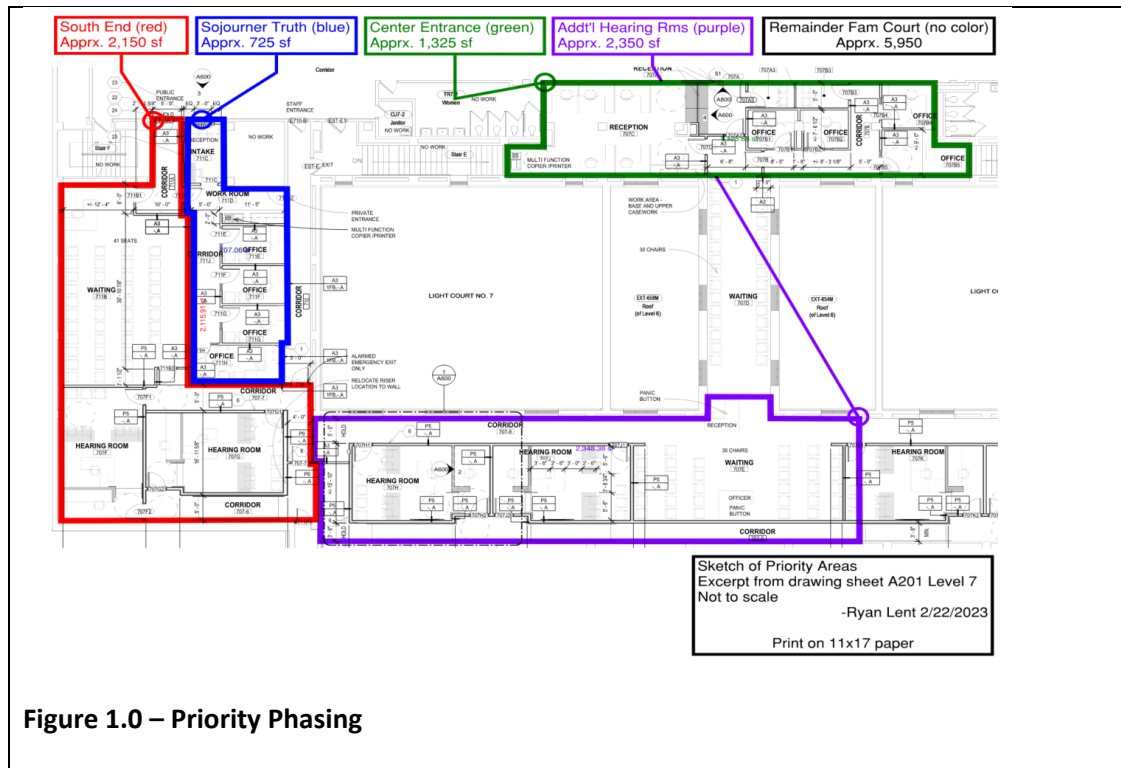


Figure 1.0 – Priority Phasing

Please feel free to contact me with any additional questions.

Sincerely,

Ryan A. Lent
Project Executive
The Concord Group

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