

**COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION**

Date: November 10, 2014

To: Chris Abele, County Executive
Marina Dimitrijevic, Chairwoman County Board of Supervisors

From: Don Tyler, Director of Administrative Services

Subject: **NOTIFICATION OF EMERGENCY REPAIR PURSUANT TO
MILWAUKEE COUNTY ORDINANCE SECTION 44.14(6) –
House of Correction Roof Replacement**

Policy Issue

Section 44.14 (6) of the Milwaukee County Code of Ordinances allows, in the event of any emergency where immediate action is necessary to preserve property, that the Director of Administrative Services is authorized to take action to construct or repair, provided that a report is submitted thereon to the County Executive and County Board within seventy-two (72) hours. Pursuant to the above, the Department of Administrative Services (DAS) is proceeding with Emergency Work to replace segments of the roof at the Milwaukee County House of Correction.

Background

The House of Correction (HOC) is owned and operated by Milwaukee County. In February 2013, the HOC submitted a capital request for an evaluation of all roof sections at the 600/400 Bed Dormitory to determine the locations and causes of the persistent roof leaks and for complete repairs as needed on existing flat roofs on multiple buildings that have reached or exceeded their useful life. The 2014 Adopted Capital budget included the project WJ063-House of Correction Roof Repairs with an appropriation of \$500,000.

Planning, design and a formal bid process were completed for this project. Bids were opened on October 8, 2014. See attached bid summary. Only one bid was received from J T Rams (JT Companies), a roofing contractor. We were subsequently notified by the State of Wisconsin that the State Department of Workforce Development debarred this contractor. This precludes any municipal government from contracting for their services until their name is removed from the list of debarred contractors, usually a 3-year period.

Standard procedure would be to re-bid the project, causing a delay of over 6 weeks before work could proceed. Given the previous limited response of one bidder, it is unlikely that additional bids would be submitted for the specified immediate start. Specifying a Spring 2015 start might attract more bidders but the urgency to implement the work has increased.

The roof over Dormitory G-2 has been leaking and causing damage to the ceiling below. The roof leaks have caused the collapse of portions of the ceiling. The ceiling cannot be repaired until the leaking roof has been addressed. The House of Correction is refraining from using the upper level of the G-2 dormitory due to the ceiling failures. There is the potential that additional bed space may need to be leased from other counties, to house sentenced HOC inmates as well as overflow pretrial inmates from the County jail, should this dormitory space remain unavailable.

Additionally, the condition of the roof of the Medical Wing of HOC has deteriorated. This wing provides on-site medical services for the House of Correction. Should this medical wing be closed, HOC inmates will have to be transported to off-site locations to obtain necessary services

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Emergency Repair – HOC Roof Replacement

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and treatments. The leaking roof over this wing is causing water infiltration damage to both ceiling and walls. Pieces of the ceiling have fallen. Ceiling is in constant repair including replacement of ceiling tile. Staining and residue on wall and ceiling surfaces caused by the roof leaks requires continual attention. This includes constant cleaning and repainting of affected surfaces. Containers are distributed throughout the wing to contain water leaking from the roof.

Don Tyler, Director of DAS has concluded after discussions with the HOC, the County Executive's Office and the Office of the County Board Chairwoman that in order to maintain safe and reasonable working environment of employees and clients at this facility and prevent further damage to the building interior and interior building systems, it is necessary to replace the failing roof segments immediately.

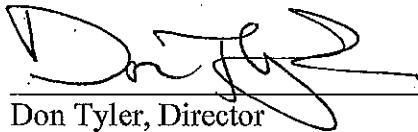
In order to perform this work as soon as possible and prevent any further damage to the interior, DAS-Facilities Management is proceeding immediately with retaining a qualified roofing contractor to replace the roof segments immediately.

Fiscal Note

The funds to replace these segments of roof were approved as part of the 2014 Adopted Capital Improvement Budget. The estimated cost for the replacement of the roof segments is approximately \$450,000.

Prepared by: Greg High, Director, AE&ES Section, DAS-FM

Approved by:



Don Tyler, Director
Department of Administrative Services

cc:

Raisa Koltun, Interim Chief of Staff, County Executive's Office
Michael Mayo Sr., Chair, Transportation, Public Works and Transit Committee
Willie Johnson, Jr., Co-Chair, Finance, Personnel, and Audit Committee
David Cullen, Co-Chair, Finance, Personnel, and Audit Committee
Kelly Bablitch, Chief of Staff, County Board of Supervisors
Michael Hafemann, Superintendent, HOC
Scott Manske, Comptroller
Pam Bryant, Capital Finance Manager, Office of the Comptroller
Josh Fudge, Fiscal and Budget Administrator, DAS
Vince Masterson, Strategic Asset Coordinator, DAS
Gary Waszak, Interim Director of Facilities Management Division, DAS

BID SUMMARY

PROJECT

HOC Dormitory Roof Replacement & Repair

PROJECT NO.

J063-14432

BIDS DUE

Wednesday, October 8, 2014 at 2:00pm

CONTRACT #1:

Roof Replacement & Repair

BASE BID

Alt A

Alt B

DBE REC'D

FJA Christiansen Roofing Co.

Walsdorf Roofing Co.

Langer Roofing & Sheet Metal

JT Rams (JT Compaines)

\$286,590.00

\$147,180.00

\$62,698.00

DBE

25%

ADDENDUMS

1

BASE BID DESCRIPTION:

The HOC Dormitory Roof Replacement and Repair involves 4 areas of roof construction, which will be released for public bidding to remove the existing built-up roofing and replaced with a new roofing system.

CBDP concurs with the DBE participation for the above recommended Bid. Please refer to the approved Form DBD-014C attached to the bid recommendation.

