

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

Referred

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Date: JAN 2 2014
January 14, 2014

JAN 2 2014

JAN 2 2014

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

County Board
Chair

County Board
Chair

From: Don Tyler, Director of Administrative Services

Subject: NOTIFICATION OF EMERGENCY REPAIR PURSUANT TO
MILWAUKEE COUNTY ORDINANCE SECTION 44.14(6) -

Charles Allis Art Museum Boiler Replacement

Referred

JAN 13 2014

Referred

County Board

JAN 16 2014

County Board
Chair

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 remediate the replacement of the heating boilers at the Charles Allis Art Museum.

Background

The Charles Allis Art Museum is owned by Milwaukee County and operated by a management team leasing the facility from the County. The existing boilers are over 30 years old and beyond their useful life. In 2012, one of the boilers stopped functioning and is not repairable. This leaves the original part of the mansion without a heating source other than the heat produced by the boiler servicing the newer assembly hall building addition. At this time it also appears the performance of the second boiler is deteriorating and is now unable to adequately heat the entire facility even at a minimum level.

Don Tyler, Director of DAS has decided in conjunction with 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 at the facility and prevent freeze damage to the building systems, it is necessary to replace the boilers immediately.

Communication received on 12/17/13 from Maria Costello, Executive Director of the Charles Allis/Villa Terrace Art Museums listed the following concerns that led to that conclusion:

- Current winter conditions have been colder than normal, the functioning boiler has been put under greater stress and heating performance is deteriorating.
- The original part of the mansion is staying between 50-57 degrees and drops lower when the outside temperature drops below zero.
- The 3rd floor business offices are at 64 or lower.

- There is concern with pipes bursting and the damage that would occur in the museum.
- The areas not affected directly by the down boiler are also at risk since doors are propped open in those areas to add some heat to the areas that don't have heat.

DAS-Facilities Management is proceeding immediately with design and construction to provide a temporary heat source if necessary and replace the boiler system. In order to perform this work as soon as possible, Milwaukee County DAS-FM is contracting with a qualified engineering consulting firm and heating contractor.

Fiscal Note

The funds to replace both boilers were approved as part of the 2014 Adopted Capital Improvement Budget. The estimated cost for the replacement of the boiler system is approximately \$210,000.

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

Approved by:



Don Tyler, Director
Department of Administrative Services

cc:

Amber Moreen, 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
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
Maria Costello, Executive Director - Charles Allis/Villa Terrace Art Museums