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A report from the Director, Department of Health and Human Services and the Director, Department of Administrative Services, requesting the release of previously-allocated American Rescue Plan Act (ARPA) funding for the construction of a new administrative building for DHHS, by recommending adoption of the following:

**A RESOLUTION**

WHEREAS, Milwaukee County (the County) will directly receive \$183.7 million in Federal American Rescue Plan Act (ARPA) aid between 2021-2024; and

WHEREAS, the Milwaukee County Board of Supervisors adopted File No. 21-555: “A resolution to create a Task Force to review and recommend funding allocations to the Milwaukee County Board of Supervisors for monies received by the County in the Federal American Rescue Plan Act of 2021”; and

WHEREAS, the Department of Health and Human Services (DHHS), the Facilities Management Division (FMD), Department of Administrative Services (DAS), and the Economic Development Division (ED), DAS, have been working together for over two years to strategize and plan for an integrated location for DHHS administrative staff from the Behavioral Health Services Mental Health Complex, Marcia P. Coggs Human Services Center (Coggs Center), and the Vel R. Phillips Youth and Family Justice Center, in support of the DHHS “No Wrong Door” approach to customer service, which is guiding the facility-related decisions; and

WHEREAS, this concept also aligns with many of the criterion for Community Support investments under the ARPA framework, including the following priorities:

- Supports “No Wrong Door” philosophy by co-locating staff with youth and adult systems of care
- Initiates significant public and employee engagement
- Project situated in close proximity to populations served
- Addresses social determinants of health, including walkability, accessibility, and transit access to reduce service barriers
- Reflects onetime investment to address backlog of deferred maintenance

; and

44 WHEREAS, for over a year, DHHS worked with FMD-DAS, and ED-DAS staff, to  
45 identify a leased location to provide for both administrative and customer service  
46 functions, however, the estimated costs for the leased locations ranged between \$2  
47 million to \$2.9 million annually, which posed a significant operating burden, and a  
48 financial risk to programs and services; and  
49

50 WHEREAS, Adopted File No. 21-1110 directed DHHS and DAS to perform an in-  
51 depth analysis of options being considered, including renovation and new construction,  
52 as well as an assessment of the current facility for potentially hazardous conditions, and  
53 this information was provided by the departments in the June cycle (File No. 22-617)  
54 with the following findings:  
55

- 56 • Repair and maintenance costs would be considerably reduced in a new  
57 facility versus maintaining the existing Coggs Center building, as new  
58 buildings generally have lower capital costs, operating costs, and lowest  
59 overall net present value than renovation  
60
- 61 • Financial analysis does not support adding other County tenants to the  
62 project, even if existing rents could be reduced, as simple payback analysis  
63 showed unfavorable payback periods ranging from 12 to 60 years to  
64 accommodate non-DHHS County staff  
65
- 66 • Overall results were fairly clean for testing of asbestos-containing material,  
67 lead bearing paint, indoor air quality, and lead water lines at the Coggs  
68 Center  
69

70 ; and  
71

72 WHEREAS, Adopted File No. 21-1110 also authorized the Office of Strategy,  
73 Budget, and Performance (OSBP), working in conjunction with the Office of the  
74 Comptroller, to transfer \$32,335,694 in ARPA Revenue Loss Recovery funds into an  
75 allocated contingency account for Capital Project WS0126 – Marcia P. Coggs Human  
76 Services Center (Capital Project WS0126), pending the outcome of the additional  
77 analysis, which was provided under File No. 22-617; and  
78

79 WHEREAS, after researching various options, the preferred approach is  
80 construction of a new building at an estimated cost of \$42.2 million, to be funded by  
81 ARPA funding in the amount of \$32,335,694, existing capital funding in Capital Project  
82 WS0126 in the amount of \$5,203,626, and new funding in the amount of \$4,671,262 to  
83 be included in the 2023 Recommended Capital Improvements Budget; and  
84

85 WHEREAS, the Committee on Community, Environment, and Economic  
86 Development, at its meeting of September 12, 2022, recommended adoption of File No.  
87 22-974 (vote 4-0); and  
88

89 WHEREAS, the Committee on Finance, at its meeting of September 15, 2022,  
90 recommended adoption of File No. 22-974 (vote 7-0); now, therefore,

91

92 BE IT RESOLVED, the Milwaukee County Board of Supervisors (County Board)  
93 hereby approves new construction as the preferred method for replacing the existing  
94 Marcia P. Coggs Human Services Center (Coggs Center), and siting the new building in  
95 the parking lot on the north side of the existing building; and

96

97 BE IT FURTHER RESOLVED, the County Board authorizes the release of  
98 American Rescue Plan Act funding in the amount of \$32,335,694, held in an allocated  
99 contingency account in Capital Project WS0126 – Marcia P. Coggs Human Services  
100 Center, and authorizes the Office of Strategy, Budget, and Performance, working in  
101 conjunction with the Office of the Comptroller, to process an administrative fund transfer  
102 to place it within the appropriate accounts within Capital Project WS0126 - Marcia P.  
103 Coggs Human Services Center.

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