

**COUNTY OF MILWAUKEE**  
**INTEROFFICE COMMUNICATION**

**DATE:** May 11, 2018

**TO:** Theodore Lipscomb, Sr, Chairman, County Board of Supervisors

**FROM:** Stuart Carron, Director, DAS-Facilities Management Division

**SUBJECT: Informational Report – Courthouse Complex Planning Phase III Update**

**Background**

Facilities Management Division is providing an update on Phase III of the Courthouse Complex Planning Program to summarize progress to-date and provide information on next steps. Facilities Management Division will continue to provide updates throughout the program on a regular basis.

The Phase III project builds off the recommendations and findings of the Phase I and Phase II projects. Task A of the Phase III project consists of preparation of a master space plan, for approval by the County Board. Task B of the Phase III project consists of development of recommendations for implementation strategies, including those for budgeting, financing, and project delivery. This informational report focuses on the Phase III report findings.

In recognition of the significant financial impact construction of a new criminal courthouse will have on County resources, the County retained the Wisconsin Policy Forum (previously known as the Public Policy Forum) to research and summarize funding of county courthouse projects similar in scope from around the country. A separate informational report has been prepared for the Finance and Audit Committee summarizing the findings of that effort.

Please note, to recognize the importance of the new facility and the perception of services provided, the project team is referring to the new criminal courthouse as a Justice Center.

**Summary of Recommendations**

The consultant team met with tenants of the Courthouse Complex, including both general government department and First Judicial District leadership and staff, to receive and discuss information on space needs and operational requirements. Based primarily on the cooperative efforts by County and First Judicial District leadership to share that valuable input and data, the consulting team has prepared a series of conclusions, as presented in the attached PowerPoint presentation. The conclusions include:

- Recommended distribution of litigation spaces, and court-support, court-related functions
- Master plan scenarios for general government functions in the Courthouse Complex
- Graphical representations of the new Justice Center, including administrative space for the District Attorney and Sheriff
- Conceptual cost estimates for construction of the new Justice Center and long-term space needs for general government functions
- Preliminary project design and construction timetables
- Transition requirements and related conceptual cost estimates

Please refer to enclosed PowerPoint deck for details on each of these items.

### **Other Courthouse Complex Planning Activities**

As previously noted, the County retained the Wisconsin Policy Forum to provide a report of funding strategies used by other counties around the country for construction of similar justice facilities. The primary finding from that report is that the County will not be able to fund the construction of the new Justice Center and long-term space needs for general government using traditional funding options, and new sources of revenue will be required.

The County is undertaking a life-cycle analysis of the 40,000 square foot general government space requirements, to compare life-cycle costs of an owned space versus a leased space. As this study is ongoing, there are no general conclusions at this time.

The County has amended the existing Courthouse Complex Planning Phase III contract to include an investigation into the requirements if the existing Children's Court judicial and related support functions (not including detention) were to be incorporated into the new Justice Center.

### **Future Courthouse Complex Planning Activities**


Future planning activities include development and coordination of the following:

- Site master planning
  - site suitability/feasibility
  - coordination with ongoing MacArthur Square plan update
- Detailed master space plan and program of requirements
- Life-cycle analysis of new Justice Center
- Courthouse Complex HVAC engineering analysis
- Financing/project delivery methods
- Juvenile justice strategies
- Public input and communication strategies
- Future Phases
  - Detailed Design
  - Construction

### **RECOMMENDATION**

The Director of the DAS-Facilities Management Division respectfully requests that this informational report be received and placed on file.

Prepared by: Peter Nilles, Facilities Planning & Development, DAS-FMD, AE&ES



Stuart Carron  
 Director, Facilities Management Division  
 Department of Administrative Services

Attachments: Informational Report PowerPoint Presentation

cc: Chris Abele, County Executive  
Raisa Koltun, Chief of Staff, County Executive's Office  
Kelly Bablitch, Chief of Staff, County Board  
Chief Judge Maxine A. White  
Holly Szablewski, District Court Administrator  
Teig Whaley-Smith, Director, Department of Administrative Services  
Vince Masterson, Fiscal & Strategic Asset Coordinator, DAS

