
From: Wikenhauser, Chuck
Sent: Monday, May 22, 2017 3:03 PM
To: Lipscomb, Theodore; West, Peggy; Taylor, Steve; Taylor, Sequanna; Mayo Sr, Michael; Schmitt, James; Johnson Jr, Willie; Weishan, John; Dimitrijevic, Marina; Haas, Jason; Alexander, Deanna; Staskunas, Anthony; Cullen, Eddie; MooreOmokunde, Supreme; Nicholson, Marcelia; Sartori, David L; Sebring, Dan; Wasserman, Sheldon
Cc: Jensen, Janelle; Koltun, Raisa; Cady, Steve; Westphal, Vera; Kreklow, Steven; Janz-McKnight, Jessica; Smith, Allyson
Subject: Zoo Fund Transfer Report
Attachments: The impact of the Zoo Interchange Renovation on the Milwaukee County Zoo....docx; img-522085126-0001.pdf; img-522085438-0001.pdf; img-522085521-0001.pdf; img-522085531-0001.pdf; Site Plan.pdf; Progress.jpg; West Entrance Time Line.docx

County Board Supervisors:

As requested at the May 18 Finance and Audit Committee meeting, I am sending the attached information. Please let me know if you have any questions. It is important to keep the contractor working on the project. Please find the following attached.

1. The Impact of the Zoo Interchange Renovation on the Milwaukee County Zoo (main report)
2. May, 2014 legislative packet (14-449) regarding initial DOT settlement offer
3. July, 2014 legislative packet (14-609) regarding extension of the master plan contract to include the design of the new west entrance facilities.
4. A copy of the 8/7/14 administrative fund transfer to establish projects on the "Cost to Cure" list.
5. Site plan of the new west entrance facilities.
6. Photo of construction progress of west entrance facilities.
7. May 18, 2017 fund transfer.
8. West Entrance Time Line

Chuck Wikenhauser
Director
Milwaukee County Zoo
10001 W. Bluemound Rd.
Milwaukee, WI 53226
(414)256-5402

The impact of the Zoo Interchange Renovation on the Milwaukee County Zoo

Background

As you are aware the Wisconsin Department of Transportation (DOT) is renovating the Zoo Interchange. Construction started in 2014 and is expected to last through 2019. This project has directly affected the Milwaukee County Zoo and its operations. Most significantly is the loss of the Zoo's 8 acre 700 car auxiliary parking lot on the east side of the Zoo, bordering US Highway 45. The Zoo uses this parking lot several times during the busy season and must retain this parking capacity in order to accommodate the Zoo's 1.3 million visitors.

Once the DOT's final renovation plans were developed and the project's effect on Zoo grounds was known, Zoo and County officials, assisted by outside legal counsel, began negotiations with the DOT. Following an analysis of the final plans, the Zoo developed a list of effects on Zoo property and their estimated cost. This document has been referred to as the "Cost to Cure". This list included a new entrance, parking lot, and entry exhibit to be located on the former Bliffert Lumber Co. site owned by the Zoo at the corner of Bluemound Road and Hwy 100. Preliminary estimates of the "Costs to Cure" were just over \$8 million, excluding the value of the land.

As part of the negotiation process, the County and DOT each retained professional appraisers. When the County's outside counsel and the DOT could not agree on a final settlement amount, negotiations ceased and the DOT proceeded to take the Zoo property through eminent domain. On June 30, 2014 (the "Date of Taking"), the DOT provided the Zoo with an \$8.5 million Award of Damages. A short time later, the County's outside counsel notified the DOT of its intent to appeal the "Taking" and the payment and began filing the appropriate submittals through the courts legal system.

The legal procedures continued over the next two years. During this time period, many "Cost to Cure" projects were designed and re-estimated and/or bid out for the start of construction. New estimates for the "Cost to Cure" now exceeded \$13 million. On July 22, 2016, the County's outside counsel and attorneys from Wisconsin Department of Justice (DOJ), representing the DOT, entered mediation. The DOJ's final offer was deemed insufficient and the mediation ended. The DOJ was informed that the legal appeal would proceed to trial. After several delays, a final trial date was set for February 13, 2017. As the date approached, the court appointed mediator continued to contact the DOJ regarding a settlement prior to going to trial. On February 1, 2017, the mediator notified the County's outside counsel that significant progress had been made. On advice of outside counsel, the County accepted a final offer of \$4.2 million. This brought the DOT's total payment for the "Cost to Cure" list to \$12.7 million.

Legislative History

During the May, 2014 meeting cycle of the County Board, the Zoo Director submitted a report (14-449) regarding the impact of the Zoo Interchange renovation project on the Zoo's property. This information also included the "Cost to Cure" list which included a new entrance, parking lot, and new entry exhibit and a cost estimate. At both the Parks, Energy and Environment and Finance and Audit Committee meetings and in anticipation of receiving a settlement offer from the DOT, the Zoo Director and County's outside counsel requested the opportunity in closed session to discuss the progress of negotiations. The packet provided to the two Board committees also included a resolution providing the Zoo the authority to accept and use any DOT award funds for the "Renovation Plan" (Cost to Cure List) and giving the Department of Administrative Services authority to administratively transfer the funds and establish expenditure authority. The resolution passed in both committees on May 13 and 15, 2014 respectively and subsequently by the full Board on May 22, 2014.

During the July, 2014 meeting cycle of the County Board, the Zoo Director submitted legislation (14-609) seeking to extend the contract of Zoo master plan consultant PGAV for the purpose of designing a new entrance including admission facilities, restrooms, concession and merchandise facilities, a new aquatic animal entrance exhibit, and adjacent parking lot. The new entrance exhibit was more clearly identified as a North American River Otter exhibit during this item's discussion at the Finance and Audit Committee Meeting. The item was passed by both committees on July 22 and 24, respectively, and subsequently by the full Board on July 31, 2014.

On August 7, 2014, the Department of Administrative Services processed an administrative fund transfer of the initial \$8.5 million DOT settlement funds and established the projects, including a new entrance exhibit, on the "Cost to Cure" list.

On May 18, 2017, the Department of Administrative Services submitted a fund transfer providing additional expenditure authority from the final DOT settlement for the completion of the "Cost to Cure" list. The Finance and Audit Committee passed the fund transfer and forwarded it to the full County Board.

Project Progress

Following completion of design in August, 2015, construction began on the west entrance parking lot. Site utility work also began. Unforeseen unstable soil conditions at the site hindered construction and began to escalate the cost. In 2016, construction began on the footings and foundations of the buildings, including the otter exhibit. Construction stopped in late 2016, pending the receipt of additional settlement funds from the DOT. Those funds were received in March, 2017 and construction of the building, excluding the otter exhibit was started. The completion of the otter exhibit is pending the final passage of the May 18, 2017 fund transfer request. The contractor agreed to hold the bid price for a 60 day period. However,

they will no longer do that as of the end of May, meaning that the otter exhibit would have to be rebid. This will lead to lead to an increase in cost of several thousand dollars.

(CLOSED SESSION - Item # 13)

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary.

MILWAUKEE COUNTY ZOO - 1

- 13 14-449 From the Director, Milwaukee County Zoo, requesting authorization to use award funds to implement the Remediation Plan to cure the effects of the Wisconsin Department of Transportation Zoo Freeway Interchange Project on the Milwaukee County Zoo. **(Referred to the Committees on Parks, Energy, and Environment and Finance, Personnel, and Audit)**

Attachments: REPORT
 RESOLUTION
 FISCAL NOTE
 WISDOT COST TO CURE
 WISDOT LAND ACQUISITION PHOTOS

Adjournment

Deadline for the next meeting:

The next regular meeting for this Committee is Tuesday, June 17, 2014. All items must be in the Committee Clerk's possession by the end of the business day on Tuesday, June 3, 2014.

ADA accommodation requests:

ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 711 (TRS), upon receipt of this notice.

(CLOSED SESSION: ITEM 2)

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary.

- 2 14-449 From the Director, Milwaukee County Zoo, requesting authorization to use award funds to implement the Remediation Plan to cure the effects of the Wisconsin Department of Transportation Zoo Freeway Interchange Project on the Milwaukee County Zoo. **(Referred to the Committees on Parks, Energy, and Environment and Finance, Personnel, and Audit)**

Attachments: REPORT
 RESOLUTION
 FISCAL NOTE
 WISDOT COST TO CURE
 WISDOT LAND ACQUISITION PHOTOS

- 3 14-440 From the Director, Milwaukee County Zoo, submitting notification of a potential Revenue Deficit in the amount of \$233,226 as of March 31, 2014. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Attachments: REPORT

- 4 14-331 From the Milwaukee County Treasurer, requesting authorization to execute a two-year extension of the State Contract Participation Agreement with US Bank allowing Milwaukee County to continue to piggyback onto the State banking services contract until the new State banking Request for Proposals is complete.

Attachments: REPORT
 RESOLUTION
 CONTRACT EXTENSION
 FISCAL NOTE
 MASTER SERVICES AGREEMENT

14-449
5/13/14
Parks Comm

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

DATE : May 5, 2014

TO : County Executive Chris Abele
Milwaukee County Board Chairwoman Marina Dimitrijevic
Supervisor Gerry Broderick, Chairman, Parks, Energy and Environment Committee
Willie Johnson Jr., Co-Chair, Committee on Finance and Audit
David Cullen, Co-Chair, Committee on Finance and Audit

FROM : Charles Wikenhauser, Director, Zoological Department

SUBJECT : **Report on Impact of the WISDOT Zoo Interchange Reconstruction Project on Zoo Facilities and Operations and Approval of Proposed Mitigation Plans and Authorization to Enter Into an Agreement with WISDOT for the Acquisition of Land**

Issue

The Zoo Interchange reconstruction project will require the acquisition by WISDOT of various property interests, including approximately eight acres of Zoo property comprising a parking lot with 700 car capacity. Approval is requested of the Zoo's mitigation program including an auxiliary entrance for Zoo guests, parking facilities, and the relocation of entrance/exit drives and replacement of landscaping and the sale of the Zoo land to WISDOT.

Background

WISDOT plans for the reconstruction of the Zoo Interchange are impacting Zoo grounds, facilities, and operations. The plans also include the WISDOT's acquisition of the Zoo's easternmost parking lot with a capacity of 700 cars. Driveways and parking associated with the Zoofari Conference Center as well as the Zoo's entrance/exit drive will have to be reconfigured.

The Zoo engaged several professional consultants to develop plans for the parking lot replacement and a description of additional facilities needed to create an auxiliary entrance. Fortunately, the Zoo owns eight undeveloped acres on the western edge of the Zoo bordering HWY 100 and Bluemound Road.

Zoo staff has utilized the expertise of the outside legal counsel previously engaged by Milwaukee County to assist in negotiating with the WISDOT to obtain equitable compensation for the Zoo regarding the "cost to cure" all Zoo components impacted by the Zoo Interchange reconstruction project at an equivalent function and quality.

Zoo staff and outside counsel have met on several occasions with WISDOT and are close to finalizing a compensation package adequate to fund the attached cost to cure plan.

Recommendation

The Zoological Department Director recommends approval of the Zoo's mitigation plan and land sale to the WISDOT. It is anticipated that the compensation package will be final by the May 13, 2014 Parks, Energy and Environment Committee and an updated report seeking authorization to enter into an agreement with Wisconsin Department of Transportation will be submitted along with an updated fiscal note and resolution.

Charles Wikenhauser
Director, Zoological Department

Attachments

pc: Supervisor Khalif Rainey, Vice-Chair, Parks, Energy and Environment
Committee
Scott Manske, Comptroller
Raisa Koltun, Acting Chief of Staff, County Executive's Office
Kelly Bablitch, Chief of Staff, County Board
Josh Fudge, Fiscal and Budget Administrator, DAS
Steve Cady, Comptroller's Office, Research & Policy Director
Jessica Janz-McKnight, Comptroller's Office, Research Analyst
Daniel Laurila, DAS, Fiscal and Management Analyst
Vera Westphal, Deputy Zoo Director (Administration/Finance)

1 (Item)From the Director, Milwaukee County Zoo requesting approval of the
2 Remediation Plan to cure the effects of the Wisconsin Department of Transportation
3 (WISDOT) Zoo Freeway Project on the Milwaukee County Zoo.
4
5

6 **A RESOLUTION**
7
8

9 WHEREAS, WISDOT has been legislatively authorized to reconstruct the Zoo
10 Freeway Interchange by the State of Wisconsin and by the Federal Highway
11 Administration (FHWA) under various state and federal statutes and codes; and
12

13 WHEREAS, WISDOT plans for the renovation of the Zoo Interchange are
14 impacting Zoo grounds, facilities, and operations. The plans also include the WISDOT's
15 acquisition of the Zoo's easternmost parking lot with a capacity of 700 cars. Driveways
16 and parking associated with the Zoofari Conference Center as well as the Zoo's
17 entrance/exit drive will have to be reconfigured; and
18

19 WHEREAS, The Zoo engaged several professional consultants to develop plans
20 for the parking lot replacement and a description of additional facilities needed to create
21 an auxiliary entrance; and
22

23 WHEREAS, The Zoo recommends proceeding to implement the aforesaid plans;
24 and
25

26 WHEREAS, Negotiations are ongoing with WISDOT and the latest offer by
27 WISDOT will provide sufficient funds to implement most of the aforesaid plans; and
28

29 WHEREAS, If negotiations are unsuccessful, WISDOT will acquire the Zoo
30 property needed by Award, and pay the amount of the Award to County, with County
31 then having a right to appeal the amount; now, therefore,
32

33 BE IT RESOLVED, (1) If an Award is made, the Zoo may use the Award funds
34 paid to the County to implement the Remediation Plan, to the extent of such funds paid.
35 (2) If an additional Award is recovered on appeal, the Zoo may use such funds to
36 complete the Remediation Plan, to the extent of such funds paid; and
37

38 BE IT FURTHER RESOLVED, that the Department of Administrative Services
39 is authorized to process a 2014 Administrative Fund Transfer and establish expenditure
40 authority for the respective Zoo remediation projects.
41

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: May 5, 2014

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: Report on Impact of the WISDOT Zoo Interchange Reconstruction Project on Zoo Facilities and Operations and Authorization to Enter Into an Agreement with WISDOT for the Acquisition of Land

FISCAL EFFECT:

- | | |
|--|--|
| <input type="checkbox"/> No Direct County Fiscal Impact | <input type="checkbox"/> Increase Capital Expenditures |
| <input checked="" type="checkbox"/> Existing Staff Time Required | <input type="checkbox"/> Decrease Capital Expenditures |
| <input type="checkbox"/> Increase Operating Expenditures
(If checked, check one of two boxes below) | <input type="checkbox"/> Increase Capital Revenues |
| <input type="checkbox"/> Absorbed Within Agency's Budget | <input type="checkbox"/> Decrease Capital Revenues |
| <input type="checkbox"/> Not Absorbed Within Agency's Budget | |
| <input type="checkbox"/> Decrease Operating Expenditures | <input type="checkbox"/> Use of contingent funds |
| <input type="checkbox"/> Increase Operating Revenues | |
| <input type="checkbox"/> Decrease Operating Revenues | |

Indicate below the dollar change from budget for any submission that is projected to result in increased/decreased expenditures or revenues in the current year.

	Expenditure or Revenue Category	Current Year	Subsequent Year
Operating Budget	Expenditure	0	0
	Revenue	0	0
	Net Cost	0	0
Capital Improvement Budget	Expenditure	\$0	\$0
	Revenue	\$0	\$0
	Net Cost	\$0	\$0

DESCRIPTION OF FISCAL EFFECT

In the space below, you must provide the following information. Attach additional pages if necessary.

- A. Briefly describe the nature of the action that is being requested or proposed, and the new or changed conditions that would occur if the request or proposal were adopted.
- B. State the direct costs, savings or anticipated revenues associated with the requested or proposed action in the current budget year and how those were calculated. ¹ If annualized or subsequent year fiscal impacts are substantially different from current year impacts, then those shall be stated as well. In addition, cite any one-time costs associated with the action, the source of any new or additional revenues (e.g. State, Federal, user fee or private donation), the use of contingent funds, and/or the use of budgeted appropriations due to surpluses or change in purpose required to fund the requested action.
- C. Discuss the budgetary impacts associated with the proposed action in the current year. A statement that sufficient funds are budgeted should be justified with information regarding the amount of budgeted appropriations in the relevant account and whether that amount is sufficient to offset the cost of the requested action. If relevant, discussion of budgetary impacts in subsequent years also shall be discussed. Subsequent year fiscal impacts shall be noted for the entire period in which the requested or proposed action would be implemented when it is reasonable to do so (i.e. a five-year lease agreement shall specify the costs/savings for each of the five years in question). Otherwise, impacts associated with the existing and subsequent budget years should be cited.
- D. Describe any assumptions or interpretations that were utilized to provide the information on this form.

A. The Zoological Department Director is requesting authorization to enter into an agreement with the Wisconsin Department of Transportation (WISDOT) for the acquisition of land and approval for the Zoo's mitigation plan as part of the Zoo Interchange Reconstruction project. As part of entering into this agreement, expenditure and revenue authority will be created for the mitigation project. It is anticipated that the compensation package from the WISDOT will be final for the May 13 meeting of the Parks, Energy and Environment Committee and a revised fiscal note will be submitted.

B. The Zoo's cost to cure program is estimated at \$8,087,115. Attached is a breakdown of areas affected by the land sale and the associated cost to cure.

C. Revenues anticipated from the land sale to the WISDOT will cover all mitigation plans.

D. Zoo staff has engaged several professional consultants to develop plans for the parking lot replacement and a description of additional facilities needed to create an auxiliary entrance. Zoo staff also worked with contractors and other professionals to develop costs for the other areas that will be impacted by the construction of the Zoo Interchange.

Department/Prepared By Vera Westphal, Deputy Zoo Director

Authorized Signature _____

Did DAS-Fiscal Staff Review? Yes No

Did CDBP Review?² Yes No Not Required

¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.

² Community Business Development Partners' review is required on all professional service and public work construction contracts.

Cost to Cure

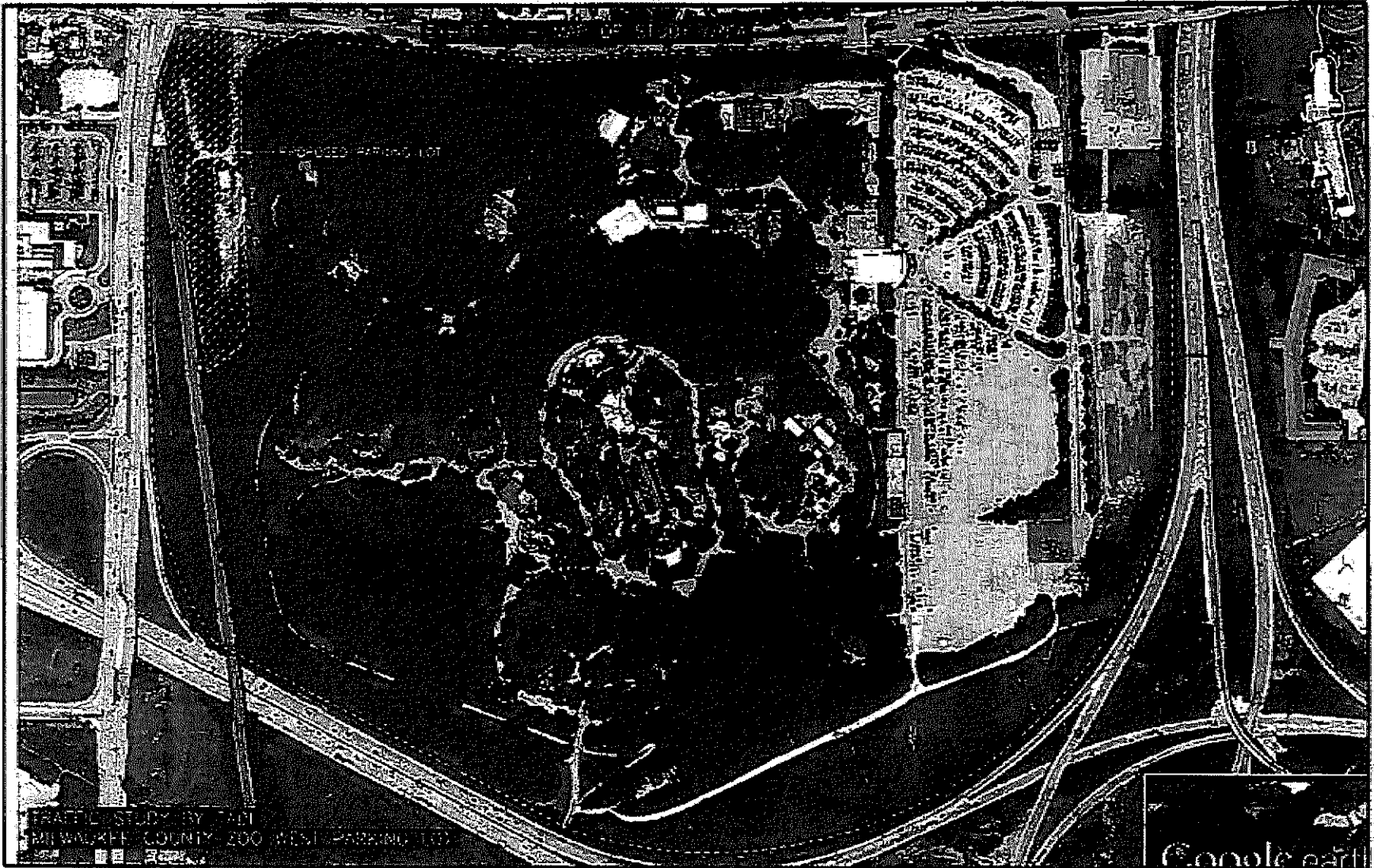
~~5/17/2017~~ 5 | 114

- Zoofari Conference Center Parking & Access Drive
 - Asphalt southwest corner of property to replace 37 parking spaces lost to acquired right of way: \$160,000
 - New access drive to Zoo exit drive: \$23,340
 - New electronic 24 foot wide slide gate with operator equipment: \$10,500
 - **Total: \$193,840**
- Parking Lot #4 Access Alteration
 - Partial removal of landscape island and restoration of road: \$30,856
 - New lot #4 road to WE Energies property: \$31,876
 - New access gate and fencing to WE Energies property from lot #4: \$36,000
 - **Total: \$98,732**
- Hoof Stock Isolation/Quarantine Facilities
 - Concrete Pad: \$10,000
 - Plumbing – Trench drain with grates and 4" sanitary sewer 150 feet away: \$24,960
 - Pole barn cover (to meet code): \$30,849 purchase price
 - Pole barn installation: \$25,000
 - Asphalt roadway: \$5,997
 - **Total: \$96,806**
- Railroad Track Replacement
 - Original work quote: \$28,150
 - Additional work due to DOT contractor damage: \$5,550
 - **Total: \$33,700**
- Reconfiguration of Point of Sale System Due to New Admission Facilities at West Side of Property
 - Existing Hardware updates: \$142,560
 - New equipment: \$213,010
 - Installation and training: \$91,255
 - Extra hardware and software for back-up/A La Carte: \$93,270
 - Contingency: \$67,787
 - **Total: \$607,882**
- New Parking Lot (Sigma estimate): \$2,655,594
- New Entry Complex (PGAV estimate): \$2,760,000
- Sense of Arrival (PGAV estimate): \$70,000

- Entry Area Exhibit (PGAV estimate): \$1,410,000
- Picnic Area (PGAV estimate): \$90,000
- TADI Traffic Study: \$15,756
- Sigma Preliminary Parking Lot Design: \$8994.86
- PGAV West Entrance Conceptual Design: \$45,810
- **Zoo Cost to Cure Grand Total: \$8,087,115**

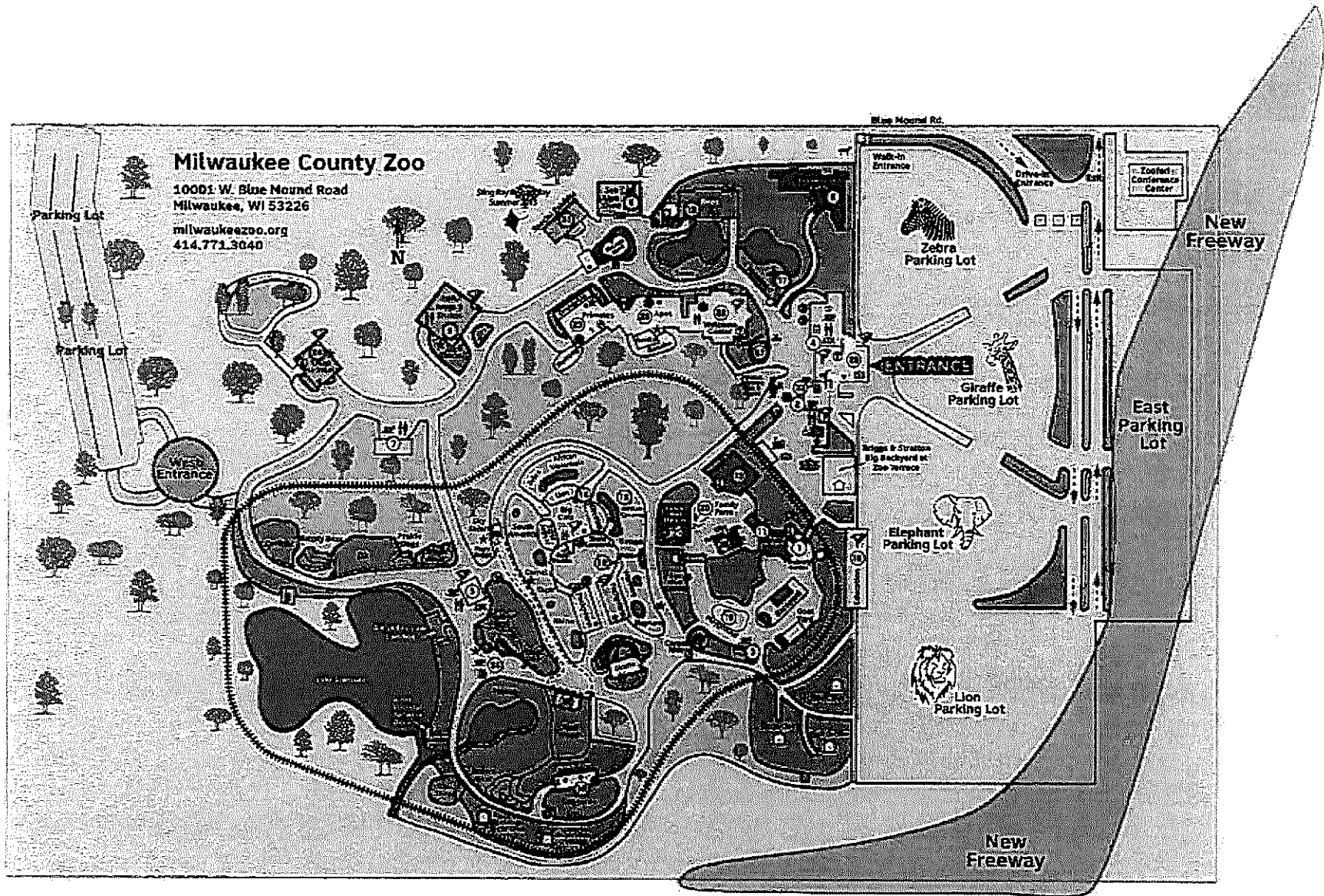
5/5/2014

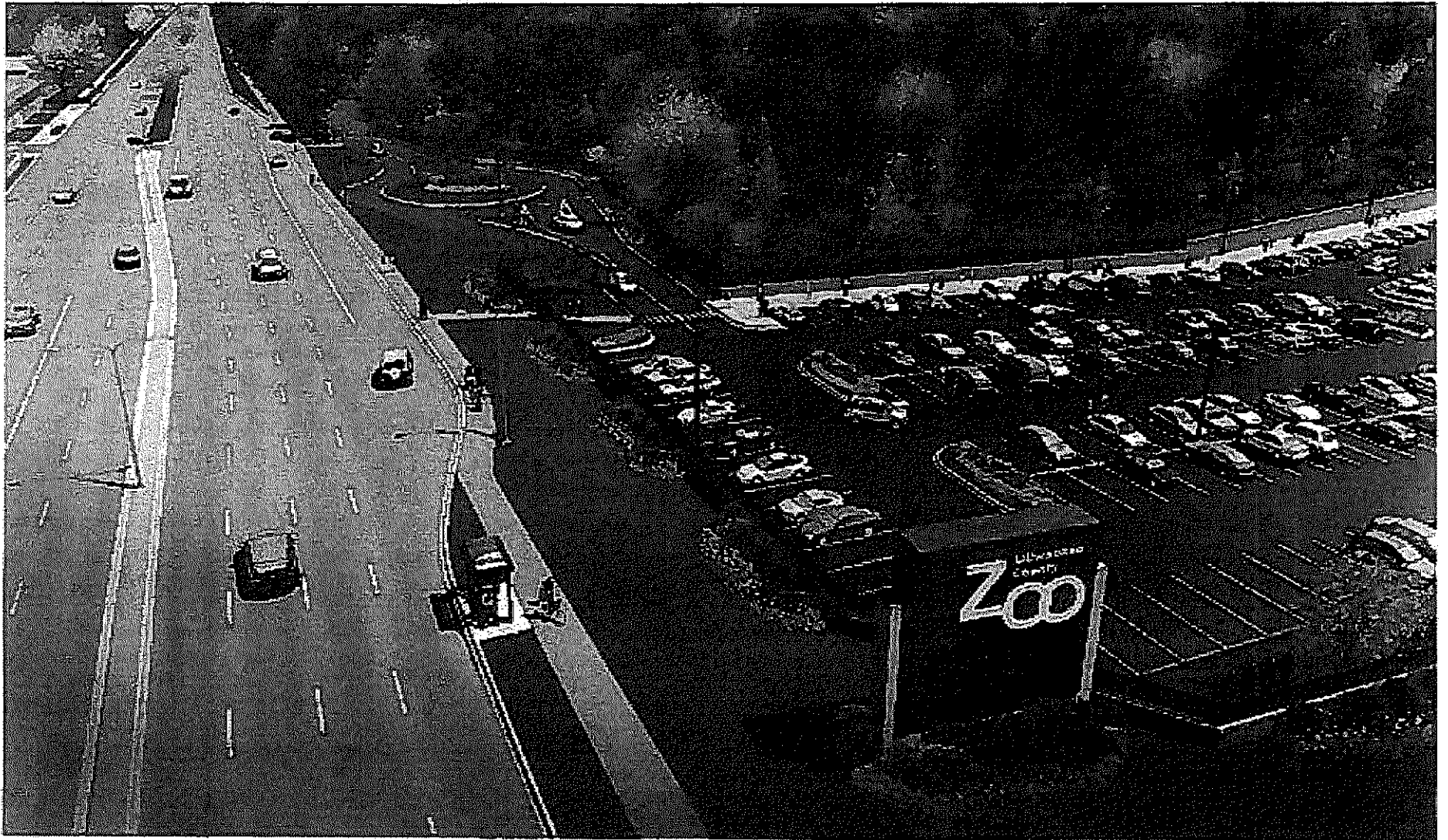
DRAFT



TRAFFIC STUDY BY T&I
MILWAUKEE COUNTY ZOO WEST PARKING LOT

Canole earth









MILWAUKEE ART MUSEUM - 1

- 4 14-13 From the Chief Financial Officer of the Milwaukee Art Museum, submitting Financial Statements. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Attachments: 3rd QUARTER REPORT

3rd QUARTER STATEMENTS

MILWAUKEE COUNTY ZOO - 1

- 5 14-609 From the Director, Milwaukee County Zoo, requesting authorization to extend the Master Plan Consultant contract with PGAV to include the full design service for a new auxiliary entrance complex to be constructed to mitigate impacts of the loss of Zoo land to the Wisconsin Department of Transportation in an amount not to exceed \$900,000. **(Referred to the Committees on Parks, Energy, and Environment and Finance, Personnel, and Audit)**

Attachments: REPORT

RESOLUTION

FISCAL NOTE

PGAV LETTER

RESOLUTION - 1

- 6 14-608 A resolution naming the walkway from North Prospect Avenue and East Brady Street down to the lakefront Oak Leaf Trail after historical and environmental preservationist Ms. Donna Schlieman.

Sponsors: Broderick

Attachments: RESOLUTION

FISCAL NOTE

- 2 14-612 From the Milwaukee County Comptroller, submitting an informational report providing an update on the 2014 Year-End Fiscal Projection for Milwaukee County. (May 2014) **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**
Attachments: REPORT
- 3 14-590 From the County Executive, appointing Ms. Janet Cleary to the Milwaukee County Civil Service Commission for a term expiring August 1, 2019.
Attachments: APPOINTMENT LETTER
RESUME/BIO
- 4 14-609 From the Director, Milwaukee County Zoo, requesting authorization to extend the Master Plan Consultant contract with PGAV to include the full design service for a new auxiliary entrance complex to be constructed to mitigate impacts of the loss of Zoo land to the Wisconsin Department of Transportation in an amount not to exceed \$900,000. **(Referred to the Committees on Parks, Energy, and Environment and Finance, Personnel, and Audit)**
Attachments: REPORT
RESOLUTION
FISCAL NOTE
PGAV LETTER
Audio PE&E 07/22/14
- 5 14-11 From the Chief Financial Officer, Milwaukee Public Museum, submitting Financial Updates. **(Considered by the Committees on Parks, Energy, and Environment and Finance, Personnel, and Audit)** **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**
Attachments: 3rd QUARTER UPDATE
Audio PE&E 07/22/14
- 6 14-630 From the Director, Department of Administrative Services, submitting an informational report providing a status update on the Courthouse fire. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**
Attachments: REPORT
- 7 14-631 From the Director, Department of Administrative Services, submitting Notification of Emergency Repair to the Washington Park Senior Center roof. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**
Attachments: REPORT

14-609

**COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION**

DATE : July 8, 2014

TO : County Executive Chris Abele
Milwaukee County Board Chairwoman Marina Dimitrijevic
Supervisor Gerry Broderick, Chairman, Parks, Energy and Environment Committee
Willie Johnson Jr., Co-Chair, Committee on Finance, Personnel and Audit
David Cullen, Co-Chair, Committee on Finance, Personnel and Audit

FROM : Charles Wikenhauser, Director, Zoological Department

SUBJECT : **Authorization to Extend the Contract of Master Plan Consultant PGAV for the Purpose of Fast Tracking the Design of the New West Zoo Entrance and Parking Facilities**

Issue

Previously, the Zoo requested and received authorization to receive and expend proceeds from Zoo property being acquired through eminent domain by the Wisconsin Department of Transportation in conjunction with the Zoo Interchange renovation project (County Board Reference Number 14-499). More specifically, the Zoo will be losing its 700 car auxiliary parking lot. This parking capacity must be replaced by Memorial Day Weekend, 2015. In order to meet this deadline, the Zoo requests the authority to extend the contract of Master Plan Consultant PGAV for the following reasons.

Contracting a qualified design firm via the standard County RFP process will take more than three months, delaying the start of design until November 2014, subsequently delaying the opening of the parking lot until past the summer of 2015, and the opening of the entrance facilities and new exhibit until past the summer of 2016. To meet the intended opening dates a more expeditious process of contracting a design firm must be considered.

Background

The firm of PGAV who had prepared the studies, conceptual design and cost estimates for the compensation negotiation with the WisDOT is a world renowned expert in animal exhibits and destination facilities complex design. PGAV is currently under contract for the Zoo Master Plan. They were selected using a formal RFP process in 2012. In order to provide services to implement the ancillary entrance complex PGAV has proposed a competitive fee, an expeditious process, a substantial commitment to engage local architectural and engineering firms, and a minimum of 25% commitment in DBE participation. The implementation of the mitigation program within the intended time frame will be well served by extending the Master Planning contract of PGAV to include the full design service for the ancillary entrance complex.

Recommendation

The Zoological Department Director recommends approval the contract extension of Master Plan Consultant PGAV for the purpose of fast tracking the design of the new auxiliary Zoo entrance and parking facilities.

Charles Wikenhauser
Director, Zoological Department

Attachments

pc: Supervisor Khalif Rainey, Vice-Chair, Parks, Energy and Environment
Committee
Scott Manske, Comptroller
Raisa Koltun, Acting Chief of Staff, County Executive's Office
Kelly Bablitch, Chief of Staff, County Board
Josh Fudge, Fiscal and Budget Administrator, DAS
Greg High, Director, AE & ES Section
Steve Cady, Comptroller's Office, Research & Policy Director
Jessica Janz-McKnight, Comptroller's Office, Research Analyst
Pamela Bryant, Comptroller's Office, Capital Finance Manager
Justin Rodriguez, Comptroller's Office, Budget and Management Coordinator
Erica Horton, DAS, Fiscal and Management Analyst
Vera Westphal, Deputy Zoo Director (Administration/Finance)

1 (Item)From the Director, Milwaukee County Zoo requesting authorization to extend the
2 Zoo Master Planning contract of PGAV to include the full design service for a new
3 auxiliary entrance complex to be constructed to mitigate impacts of the loss of Zoo land
4 to WisDOT.
5

6
7 **A RESOLUTION**
8

9
10 WHEREAS, the Wisconsin Department of Transportation (WisDOT) Zoo
11 Interchange Renovation Project requires the WisDOT's acquisition of the Zoo's auxiliary
12 parking lot which will require a mitigation program which includes an constructing an
13 auxiliary entrance for Zoo guests, replacement parking lot, visitor service facilities and a
14 new animal exhibit; and
15

16 WHEREAS, WisDOT has provided "cost to cure" funding intended for the
17 construction of an auxiliary entrance for Zoo guests, replacement parking lot, visitor
18 service facilities and a new animal exhibit; and
19

20 WHEREAS, the Zoological Gardens will lose the use of portions of the current
21 parking lot beginning in October 2014, the replacement parking lot must be opened to the
22 public by May 22, 2015, and the animal exhibit, gift shop and visitors service building
23 must be opened no later than a year after, the design of these facilities must begin in
24 August, 2014; and
25

26 WHEREAS, contracting a qualified design firm via the standard County RFP
27 process will take more than three months, delaying the start of design until November
28 2014, subsequently delaying the opening of the parking lot until past the summer of 2015,
29 and the opening of the entrance facilities and new exhibit until past the summer of 2016,
30 a more expeditious process of contracting a design firm must be considered; and
31

32 WHEREAS, the firm of PGAV who had prepared the Zoo Master Plan and the
33 studies, conceptual design and cost estimates for the new auxiliary entrance and parking
34 facilities is a world renowned expert in animal exhibits and destination facilities complex
35 design, and the contract for the Zoo Master Plan remains open; and for providing services
36 to implement the ancillary entrance complex has proposed a competitive fee, an
37 expeditious process, a substantial commitment to engage local architectural and
38 engineering firms, and a minimum of 25% commitment in DBE participation, the
39 implementation of the mitigation program within the intended time frame; and
40

41 WHEREAS, the approval of the Milwaukee County Board is required of the
42 extension of such a contract; now, therefore,
43

44 BE IT RESOLVED, that Milwaukee County board approves the extension of the
45 Zoo Master Planning contract with PGAV as proposed to include the full design service

46 for a new auxiliary entrance complex to be constructed to mitigate impacts of the loss of
47 Zoo land to WisDOT in an amount not to exceed \$900,000.

48

49

50

July 7, 2014

Via Email

Philip Hung
Milwaukee County
C/O Milwaukee County Zoo
Department of Administrative Services
2711 West Wells Street
Milwaukee, WI 53208

Re: Milwaukee County Zoo West Entrance

Dear Philip,

Thank you for the invitation to submit this proposal for design services related to the West Zoo Entrance. Please find an outline of the project scope and proposed PGAV services:

Project Outline:

Due to the highway reconstruction, a new west entry and parking lot addition is required to meet zoo capacity. The new entry will provide an equitable experience to that at the main entry on the east and will feature an integrated small aquatic animal exhibit. Based on the capacity of the new parking lot, a gift shop and snack stand will be integrated into one building in order to minimize operational needs. Toilets and separate turnstiles will also be included. The snack bar will include service windows from both interior and exterior. The new west entry will include an exhibit adjacent to the gift shop and snack bar. Additionally, a picnic area will be set into the woods nearby allowing use of the snack stand and toilets.

General assumptions PGAV made in the preparation of this proposal:

- The design process will pick up from the concept and programmatic information developed for the Master Plan concept and cost estimate completed in 2013.
- The project will open in late spring 2016. Parking lot will be completed prior to Memorial Day 2015. Design will be completed at the end of 2014 or in spring of 2015.
- The overall project budget is \$7,000,000 including soft costs and contingencies.
- PGAV will contract for these services using the AIA B101 Agreement between Owner and Architect.
- The method of project procurement will be via Design-Bid-Build process.
- MCZ may engage a local contractor for preconstruction services to estimate the project at the DD or CD phase of design. PGAV will coordinate any estimates produced via preconstruction services.

Specialty Items:

- Animal holding caging, doors, transfers, exhibit viewing panels, etc. will be advanced to the Design Development level and a selected vendor will be solely responsible for the final design and engineering. In collaboration with the Zoo, PGAV will provide sufficient description and specifications for bidding and design completion by sub-contractors or vendors.
- Engineering of circulation, filtration, and disinfection systems for bodies of water that are in animal exhibits or holding areas.
- Structural Engineering of self-supporting rockwork or rockwork retaining walls less than 3 feet in height shall be accomplished by the Rockwork Contractor as part of the Shop Drawing phase.
- Landscape and Irrigation Design will be advanced to the Design Development level and a selected local vendor will be solely responsible for the final design.
- Design for thematic surfaces (built into the project via the construction documents) will be documented by PGAV in a Character Reference Guide.
- PGAV services include two renderings, depicting the visitor experience or overall views.
- The design of Graphics, Interpretives, and Props is included and will be provided by PGAV as a separate package for fabrication and installation by a specialized contractor or vendor. Related structural and MEP items will be coordinated into the construction documents by the design team.
- The Construction Phase is assumed to be 14 months in length. The design team will provide supplemental drawings; review submittals including RFIs, Shop Drawings, and Product Data and Samples; and participate in weekly meetings (or as scheduled) via phone (or in person when present), as well as prepare certificate of Substantial Completion, and Punch List.
- The design team will provide site visits every two months for review of work, and art direction of thematic, exhibit, and interpretive elements. It is assumed that the Owner's staff or CM will review contractor pay applications, percentage complete certificates, and daily interaction with the construction process.
- Production of a physical model for the purpose of depicting exhibit scope and detailed clay modeling of rockwork is included (should it be deemed necessary for communication and bidding of the project).
- The project will not require the design and integration of a stand-alone generator.

Services Not Provided

- Geographical and utility surveys (provided by Owner)
- Geotechnical Investigation Report (if necessary)
- LEED Certification
- Production of a digital fly-through model for the purpose of education and promotion of the project to stakeholders and donors
- HVAC and LSS commissioning
- Special structural inspections
- ALSS Operating Manual

- Post-Construction Phase services, including investigation of suspected defective work, Record Documents, post completion walk-throughs, etc.

PGAV proposes the following fees:

Base Fees (Schematic Design through Issue for Construction)	\$ 617,000
Base Fee Reimbursables	\$ 36,000
Construction Phase (Shop Drawings, RFIs, & Visits)	\$ 175,000
Construction Phase Reimbursables	\$ 24,000
Total	<u>\$ 852,000</u>

The fees presented here include civil, structural, mechanical, electrical, plumbing and ALSS engineering.

The design shall include minimum of 25% of DBE participation with one or more participant DBE certified. The team shall consist of these sub-consultants:

Local Architect	Local firm, TBD
Civil Engineering	Local firm, TBD
Structural Engineering	Firm experienced in similar projects, TBD
MEP Engineering	Firm experienced in similar projects, TBD
Landscape Designer	Local firm, TBD
Exhibit ALSS	Satchell Engineering & Associates

Please let me know if you have any questions or comments about our approach to this project.

Sincerely,



John Kemper
Vice President

cc: Charles Wikenhauser

DEPARTMENT NAME zoo		Were Appropriations Requested Below Denied For The Current Budget?		No	No					
Line No.	ACCOUNT DISTRIBUTION					Project	OBJECT CODE DESCRIPTION	Transfer Request	DOA Account Modification	
	Fund	Agency	Org. Unit	Revenue/Objct	Activity					
TO (Credit)	1575	120	1575	9708		WZ150011	Zoo/ari Conference Center Parking & Access	\$ 25,000.00		
	1675	120	1675	8527		WZ150012	Zoo/ari Conference Center Parking & Access	\$ 169,800.00		
	1575	120	1575	9708		WZ150012	Zoo/ari Conference Center Parking & Access	\$ 8,938.00		
	1575	120	1575	9708		WZ150021	Parking Lot #4 Access Alteration	\$ 17,273.00		
	1575	120	1575	8527		WZ150022	Parking Lot #4 Access Alteration	\$ 80,500.00		
	1575	120	1575	6140		WZ150031	Hoof Stock Isolation/Quarantine Facilities	\$ 14,000.00		
	1575	120	1575	9708		WZ150031	Hoof Stock Isolation/Quarantine Facilities	\$ 2,948.00		
	1575	120	1575	8501		WZ150032	Hoof Stock Isolation/Quarantine Facilities	\$ 84,800.00		
	1575	120	1575	8502		WZ150042	Railroad Track Replacement	\$ 35,421.00		
	1575	120	1575	6999		WZ180051	Point of Sale Reconfiguration	\$ 122,290.00		
	1575	120	1575	8557		WZ150052	Point of Sale Reconfiguration	\$ 308,280.00		
	1575	120	1575	8558		WZ160052	Point of Sale Reconfiguration	\$ 210,347.00		
	TO TOTALS (Credit)								\$ 1,083,595.00	\$ -

FROM (Debit)	1675	120	1675	4905		WZ160011	Zoo/ari Conference Center Parking & Access	\$ 25,000.00	
	1575	120	1575	4905		WZ150012	Zoo/ari Conference Center Parking & Access	\$ 178,738.00	
	1575	120	1575	4905		WZ150021	Parking Lot #4 Access Alteration	\$ 17,273.00	
	1575	120	1575	4905		WZ150022	Parking Lot #4 Access Alteration	\$ 80,500.00	
	1575	120	1575	4905		WZ150031	Hoof Stock Isolation/Quarantine Facilities	\$ 10,848.00	
	1575	120	1575	4905		WZ150032	Hoof Stock Isolation/Quarantine Facilities	\$ 84,800.00	
	1575	120	1575	4905		WZ150042	Railroad Track Replacement	\$ 35,421.00	
	1575	120	1575	4905		WZ180051	Point of Sale Reconfiguration	\$ 122,290.00	
	1575	120	1575	4905		WZ160052	Point of Sale Reconfiguration	\$ 516,827.00	
	FROM TOTALS (Debit)								\$ 1,083,595.00

EXPLANATION

An appropriation transfer of \$8,500,000 is being processed in order to comply with County Board Resolution 14-449.

The Wisconsin Department of Transportation has been authorized to reconstruct the Zoo Freeway Interchange. The renovations are impacting Zoo grounds, facilities, and operations. The plans also include WisDOT's acquisition of the Zoo's easternmost parking lot and parking associated with the Zoo/ari Conference Center as well as the Zoo's entrance/exit drive.

The County had been negotiating with WisDOT. A May 2014 communication from WisDOT indicated that the minimum that the County will receive is \$8.5 million. The County is appealing the amount, but work on the project will continue.

The County has received final offers from WISDOT for various property interests that are needed for WISDOT as part of the Zoo Freeway Interchange Reconstruction project. The final offer amounts were derived from appraisals, consultants and negotiations with WISDOT.

County Board resolution 14-449 gave authority to the Zoo to use the award funds paid to the County to implement the remediation plan to the extent of such funds paid. A cost of cure list was included in the report that separated out various work and summed to an amount of \$8,087,115. Since the WisDOT letter indicated an amount of \$8.5 million, each of the subprojects was proportionally "grossed up".

The CB Res 14-449 also gave the Department of Administrative Services the authority to process this administrative transfer.

(Continued on Pg 2 and Pg 3)

Justin Rodriguez
Office of the Comptroller

TYPE OF TRANSFER	TRANSFER NO. TR07912014
AP	EB

DATE OF REQUEST 8/7/2014	SIGNATURE OF DEPARTMENT HEAD	TITLE Director- DAS PSB
-----------------------------	------------------------------	----------------------------

A c t i o n	DATE 8-7-14	Dept. of Administration	County Executive	Finance Committee	County Board
	APPROVE	<i>[Signature]</i>			
	DISAPPROVE				
	MODIFY				

APPROPRIATION TRANSFER REQUEST
 1609 IAB MILWAUKEE COUNTY
 DEPARTMENT NAME Zoo

FISCAL YEAR 2014 DEPT. NO. 1675

INSTRUCTIONS: REFER TO MILW. COUNTY ADMINISTRATIVE MANUAL SECTION 4.06 FOR INSTRUCTIONS ON PREPARING THIS FORM.

Were Appropriations Requested Below Denied For The Current Budget?		No	No						
TO (Credit)	Line No.	ACCOUNT DISTRIBUTION					OBJECT CODE DESCRIPTION	Transfer Request	DOA Account Modification
		Fund	Agency	Org. Unit	Revenue/Obj	Activity			
	1675	120	1575	8030		WZ160061	Parking Lot	\$ 300.00	
	1675	120	1575	8080		WZ160061	Parking Lot	\$ 5,000.00	
	1675	120	1575	8148		WZ160061	Parking Lot	\$ 200.00	
	1675	120	1575	8148		WZ160061	Parking Lot	\$ 281,600.00	
	1675	120	1575	7830		WZ160061	Parking Lot	\$ 1,500.00	
	1675	120	1575	8706		WZ160061	Parking Lot	\$ 160,000.00	
	1675	120	1575	8527		WZ160062	Parking Lot	\$ 2,288,200.00	
	1675	120	1575	8706		WZ160062	Parking Lot	\$ 63,828.00	
	1675	120	1575	8030		WZ160071	Entry Complex	\$ 300.00	
	1675	120	1575	8080		WZ160071	Entry Complex	\$ 5,000.00	
	1675	120	1575	8080		WZ160071	Entry Complex	\$ 200.00	
	1675	120	1575	6148		WZ160071	Entry Complex	\$ 299,600.00	
	1675	120	1575	7830		WZ160071	Entry Complex	\$ 1,500.00	
	1675	120	1575	8706		WZ160071	Entry Complex	\$ 160,000.00	
	1675	120	1575	8501		WZ160072	Entry Complex	\$ 2,404,000.00	
	1675	120	1675	8709		WZ160072	Entry Complex	\$ 58,260.00	
TOTALS (Credit)								\$ 5,749,689.00	\$ -
FROM (Debit)	1575	120	1575	4905		WZ150061	Parking Lot	\$ 418,600.00	
	1575	120	1575	4905		WZ150062	Parking Lot	\$ 2,351,629.00	
	1575	120	1575	4905		WZ150071	Entry Complex	\$ 466,600.00	
	157	120	1575	4905		WZ160072	Entry Complex	\$ 2,462,260.00	
TOTALS (Debit)								\$ 5,749,689.00	\$ -

EXPLANATION

(CONTINUED FROM PAGE 1 and onto PAGE 2)

TYPE OF TRANSFER		TRANSFER NO.			
<input type="checkbox"/> AP	<input type="checkbox"/> EB	<input type="checkbox"/> RB			
<small>IF ADDITIONAL SPACE IS REQUIRED, PLEASE ATTACH ADDITIONAL PAGES.</small>					
DATE OF REQUEST		SIGNATURE OF DEPARTMENT HEAD		TITLE	
A o I o n	DATE	Dept. of Administration	County Executive	Finance Committee	County Board
	APPROVE				
	DISAPPROVE				
	MODIFY				

DEPARTMENT NAME DAS-Architecture, Engineering and Environmental Services

Were Appropriations Requested Below Denied For The Current Budget? No No

Line No.	ACCOUNT DISTRIBUTION						OBJECT CODE DESCRIPTION	Transfer Request	DOA Account Modification
	Fund	Agency	Org. Unit	Subject	Activity	Project			
YO (Credit)	1575	120	1575	5530		WZ150061	Sense of Approval	\$ 100.00	
	1575	120	1575	5580		WZ150061	Sense of Approval	\$ 100.00	
	1575	120	1575	6145		WZ150061	Sense of Approval	\$ 10,000.00	
	1575	120	1575	7230		WZ150061	Sense of Approval	\$ 300.00	
	1575	120	1575	9706		WZ150061	Sense of Approval	\$ 4,800.00	
	1575	120	1575	9501		WZ150062	Sense of Approval	\$ 57,200.00	
	1575	120	1575	9708		WZ150062	Sense of Approval	\$ 1,074.00	
	1575	120	1575	8030		WZ150061	Entry Area Exhibit	\$ 100.00	
	1575	120	1575	8050		WZ150001	Entry Area Exhibit	\$ 6,000.00	
	1575	120	1575	8060		WZ150001	Entry Area Exhibit	\$ 100.00	
	1575	120	1575	8145		WZ150061	Entry Area Exhibit	\$ 150,000.00	
	1575	120	1575	7930		WZ150061	Entry Area Exhibit	\$ 1,500.00	
	1575	120	1575	9706		WZ150061	Entry Area Exhibit	\$ 90,000.00	
	1575	120	1575	8501		WZ150062	Entry Area Exhibit	\$ 1,197,000.00	
	1575	120	1575	9706		WZ150062	Entry Area Exhibit	\$ 31,487.00	
	1575	120	1575	8145		WZ150101	Picnic Area	\$ 11,595.00	
	1575	120	1575	9706		WZ150101	Picnic Area	\$ 10,000.00	
	1575	120	1575	8501		WZ150102	Picnic Area	\$ 73,000.00	
	1575	120	1575	6145		WZ150111	TADI Traffic Study	\$ 18,580.00	

YO TOTALS (Credit) \$ 1,668,716.00 \$

FROM (Debit)	1575	120	1575	4805		WZ150061	Sense of Approval	\$ 15,300.00	
	1575	120	1575	4805		WZ150062	Sense of Approval	\$ 58,274.00	
	1575	120	1575	4805		WZ150061	Entry Area Exhibit	\$ 283,500.00	
	1575	120	1575	4905		WZ150062	Entry Area Exhibit	\$ 1,229,487.00	
	1575	120	1575	4905		WZ150101	Picnic Area	\$ 21,595.00	
	1575	120	1575	4905		WZ150102	Picnic Area	\$ 73,000.00	
	1575	120	1575	4905		WZ150111	TADI Traffic Study	\$ 18,580.00	

FROM TOTALS (Debit) \$ 1,668,716.00 \$

EXPLANATION

(CONTINUED FROM PAGE 2)

TYPE OF TRANSFER	TRANSFER NO.
AP EB RB	

DATE OF REQUEST	SIGNATURE OF DEPARTMENT HEAD	TITLE

	Dept. of Administration	County Executive	Finance Committee	County Board
A				
o				
t				
i				
o				
n				

1 Supervisor David Cullen, Chairperson,
2 From the Committee on Finance, Personnel, and Audit reporting on:

4 File No. 14-449

6 (ITEM) From the Director, Milwaukee County Zoo, requesting authorization to use
7 award funds to implement the Remediation Plan to cure the effects of the Wisconsin
8 Department of Transportation Zoo Interchange Freeway Project on the Milwaukee County
9 Zoo, by recommending adoption of the following:

11 **A RESOLUTION**

13 WHEREAS, Wisconsin Department of Transportation (WisDOT) has been
14 legislatively authorized to reconstruct the Zoo Freeway Interchange by the State of
15 Wisconsin and by the Federal Highway Administration (FHWA) under various state and
16 federal statutes and codes; and

17
18 WHEREAS, WisDOT plans for the renovation of the Zoo Freeway Interchange are
19 impacting Zoo grounds, facilities, and operations; and

20
21 WHEREAS, the plans also include WisDOT's acquisition of the Zoo's easternmost
22 parking lot with a capacity of 700 cars, driveways, and parking associated with the Zoofari
23 Conference Center, as well as the Zoo's entrance/exit drive, which will have to be
24 reconfigured; and

25
26 WHEREAS, the Zoo engaged several professional consultants to develop plans for
27 the parking lot replacement and a description of additional facilities needed to create an
28 auxiliary entrance; and

29
30 WHEREAS, the Zoo recommends proceeding to implement the aforesaid plans; and

31
32 WHEREAS, negotiations are ongoing with WisDOT and the latest offer by WisDOT
33 will provide sufficient funds to implement most of the aforesaid plans; and

34
35 WHEREAS, if negotiations are unsuccessful, WisDOT will acquire the Zoo property
36 needed by Award, and pay the amount of the Award to the County, with the County then
37 having a right to appeal the amount; and

38
39 WHEREAS, the Committee on Parks, Energy, and Environment at its meeting of
40 May 13, 2014, recommended adoption of the Zoo's request (vote 6-0); and

41
42 WHEREAS, the Committee on Finance, Personnel, and Audit at its meeting of
43 May 15, 2014, also recommended adoption of the Zoo's request (vote 8-0); now, therefore,

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60

BE IT RESOLVED,

- (1) If an Award is made, the Zoo may use the Award funds paid to the County to implement the Remediation Plan, to the extent of such funds paid.
- (2) If an additional Award is recovered on appeal, the Zoo may use such funds to complete the Remediation Plan, to the extent of such funds paid.

; and

BE IT FURTHER RESOLVED, that the Department of Administrative Services is authorized to process a 2014 Administrative Fund Transfer and establish expenditure authority for the respective Zoo remediation projects.

jmj
05/16/14
H:\Shared\COMCLERK\Committees\2014\May\FPA\Resolutions\14-449.docx



Division of Transportation
System Development
Southeast Regional Office
141 NW Barstow Street
PO Box 798
Waukesha WI 53187-0798

Scott Walker, Governor
Mark Gottlieb, P.E., Secretary
Internet: www.dot.wisconsin.gov

Telephone: 262-548-5903
Facsimile (FAX): 262-548-6424
E-mail: ger.dtsd@dot.wi.gov

May 27, 2014

MILWAUKEE COUNTY
MILWAUKEE COUNTY CLERK
901 N. 9TH STREET, ROOM 105
MILWAUKEE, WI 53233

MILWAUKEE COUNTY ZOO
CHUCK WIKENHAUSER, DIRECTOR
10001 WEST BLUE MOUND ROAD
MILWAUKEE, WI 53226

MICHAEL BEST & FRIEDRICH LLP
ATTORNEY ALAN MARCUVITZ
100 EAST WISCONSIN AVENUE, SUITE 3300
MILWAUKEE, WI 53202-4108

Reference: Project ID 1060-33-24
Zoo Interchange_S. 124th Street - S. 70th Street
IH 94, Milwaukee County
Parcel # 104_Milwaukee County ZOO

The Wisconsin Department of Transportation has approved a revised offering price in the amount of **\$8,500,000.00** for the purchase of the interests needed from your property for the above referenced highway improvement project. This letter gives you written notice of the revised offering price, and it rescinds and replaces any previous offers presented to you during our negotiations.

You have previously stated that \$8.5 million is not acceptable. I will begin the process of acquiring the interests from your property by means of eminent domain. This process is explained in the informational sheet previously provided to you, "The Rights of Landowners under Wisconsin Eminent Domain Law."

You may contact me at (262) 548-8781 with your questions and concerns.

Sincerely,

A handwritten signature in cursive script that reads "Larry D Stein".

Larry D Stein
Real Estate Specialist

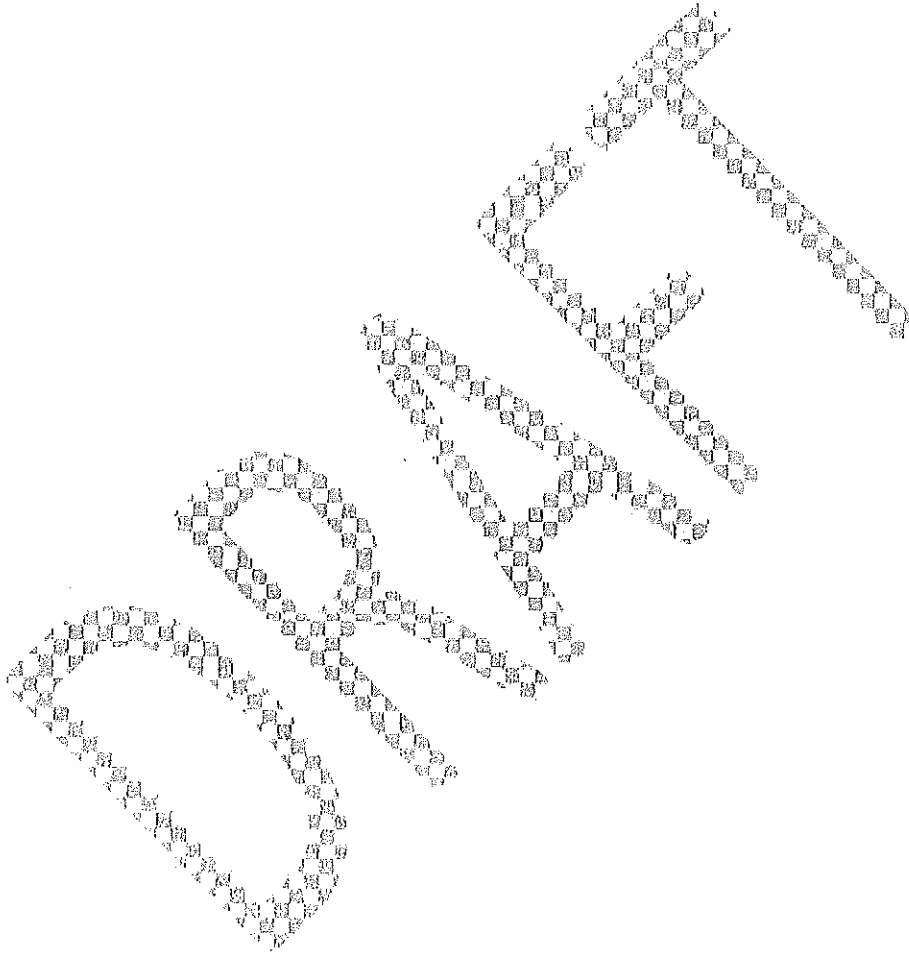
Cost to Cure

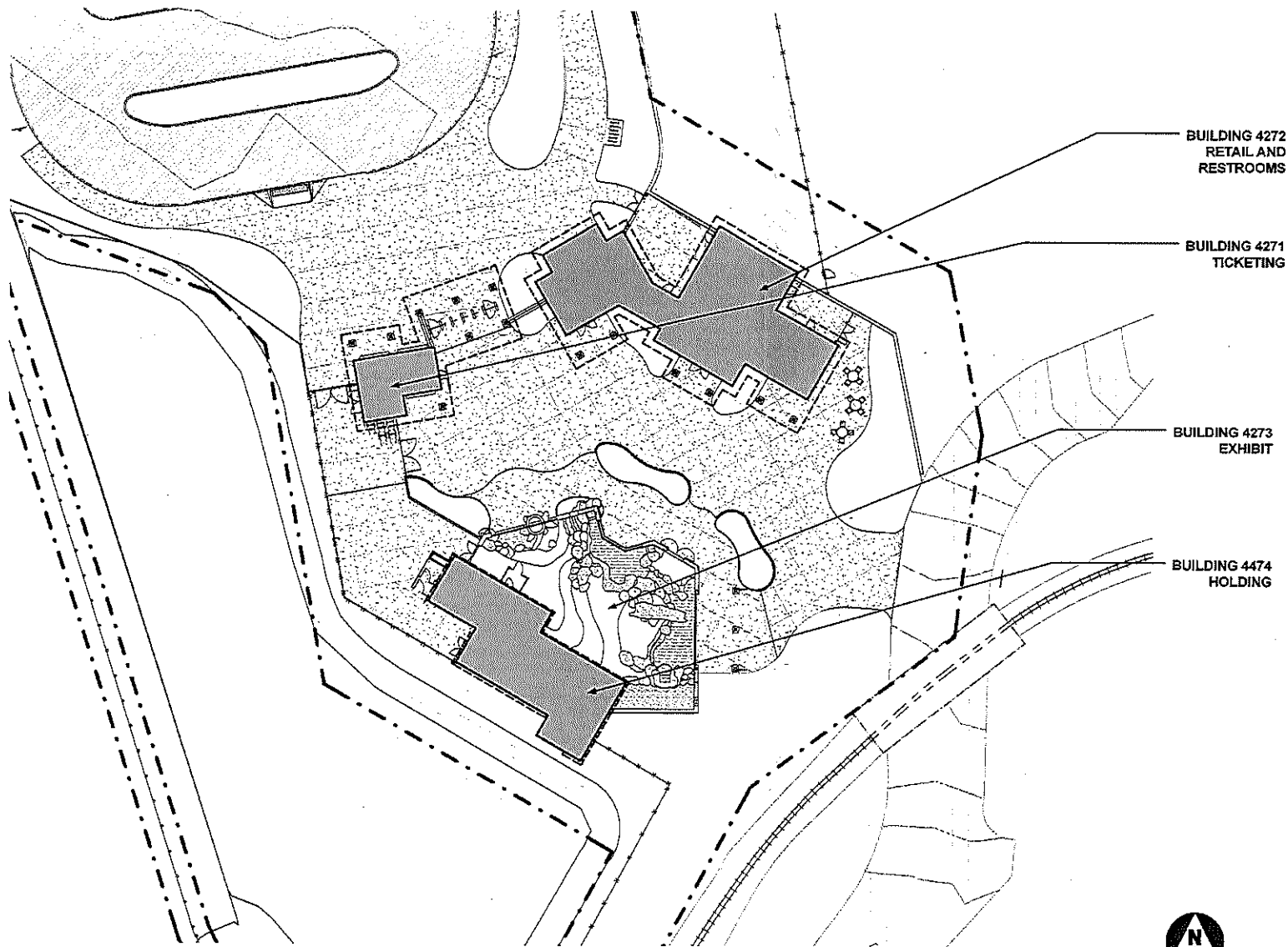
8/7/2014

- Zoofari Conference Center Parking & Access Drive
 - Asphalt southwest corner of property to replace 37 parking spaces lost to acquired right of way: \$160,000
 - New access drive to Zoo exit drive: \$23,340
 - New electronic 24 foot wide slide gate with operator equipment: \$10,500
 - **Total: \$193,840**
- Parking Lot #4 Access Alteration
 - Partial removal of landscape island and restoration of road: \$30,856
 - New lot #4 road to WE Energies property: \$31,876
 - New access gate and fencing to WE Energies property from lot #4: \$36,000
 - **Total: \$98,732**
- Hoof Stock Isolation/Quarantine Facilities
 - Concrete Pad: \$10,000
 - Plumbing – Trench drain with grates and 4" sanitary sewer 150 feet away: \$24,960
 - Pole barn cover (to meet code): \$30,849 purchase price
 - Pole barn installation: \$25,000
 - Asphalt roadway: \$5,997
 - **Total: \$96,806**
- Railroad Track Replacement
 - Original work quote: \$28,150
 - Additional work due to DOT contractor damage: \$5,550
 - **Total: \$33,700**
- Reconfiguration of Point of Sale System Due to New Admission Facilities at West Side of Property
 - Existing Hardware updates: \$142,560
 - New equipment: \$213,010
 - Installation and training: \$91,255
 - Extra hardware and software for back-up/A La Carte: \$93,270
 - Contingency: \$67,787
 - **Total: \$607,882**
- New Parking Lot (Sigma estimate): \$2,655,594
- New Entry Complex (PGAV estimate): \$2,760,000
- Sense of Arrival (PGAV estimate): \$70,000

- Entry Area Exhibit (PGAV estimate): \$1,410,000
- Picnic Area (PGAV estimate): \$90,000
- TADI Traffic Study: \$15,756
- Sigma Preliminary Parking Lot Design: \$8994.86
- PGAV West Entrance Conceptual Design: \$45,810
- **Zoo Cost to Cure Grand Total: \$8,087,115**

5/5/2014





BUILDING 4272
RETAIL AND
RESTROOMS

BUILDING 4271
TICKETING

BUILDING 4273
EXHIBIT

BUILDING 4474
HOLDING



A OTTER EXHIBIT PLAN
SCALE: NTS REFER TO ARCH SET A02-302 AND A02-303

**PGAV
DESTINATIONS**
PECKHAM GUYTON ALBERS & VIETS, INC.
200 North Broadway, Suite 1000, St. Louis, MO 63102
[314] 231-7318 WWW.PGAV.COM

DESIGN INTENT
Outlines, sketches, or references of possible themes, exhibits, and graphics on this drawing are for design intent to show or describe the character, scope, relationships, forms, size and appearance of the Project, major materials and systems, in general, their quality levels, performance standards, requirements, or criteria. Engineered design, means, methods, manufacture, installation, code compliance, operation, safety, and warranties are to be provided by the Contractor; including engineering documentation signed and sealed by a qualified Engineer licensed to practice in the authority having jurisdiction. The Architect/Designer's review of submittals is for the purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

REVISION NO.	REVISION DATE



WEST ENTRANCE AND
OTTER EXHIBIT
MILWAUKEE, WI

**Construction
Documents Owner
Review**

LOCATION PLAN

DATE		JULY 28, 2015	
DRAWN BY	MFMP	CHECKED	XXX
PGAV	75919-00	CLIENT	MCZ

SHEET NUMBER
RG03.01



DRAFT

Fiscal Year 2017

5-18-2017 FINANCE, PERSONNEL AND AUDIT COMMITTEE APPROPRIATION TRANSFERS
B CAPITAL – RECEIPT OF REVENUE

Action Required

Finance, Personnel and Audit Committee
County Board (2/3 Vote)

WHEREAS, department requests for transfers within their own accounts have been received by the Department of Administrative Services, Fiscal Affairs, and the Director finds that the best interests of Milwaukee County will be served by allowance of such transfers;

THEREFORE, BE IT RESOLVED, that the Director, Department of Administrative Services, is hereby authorized to make the following transfers in the 2017 appropriations of the respective listed departments:

	<u>From</u>	<u>To</u>
1) <u>WZ15007 Cost to Cure Program -- New Entry Complex #</u>		
8589 – Other Capital Outlay- (Cap)		\$200,000
4905 – Sale of Assets	\$200,000	
<u>WZ15006 Cost to Cure Program -- New Parking Lot #</u>		
8589 – Other Capital Outlay- (Cap)		\$525,000
4905 – Sale of Assets	\$525,000	
<u>WZ17301 Cost to Cure Program -- Zoo Otter Exhibit *</u>		
8501 – Bldg/Structures New- (Cap)		\$2,000,000
9706 – Prof Serv Div Services		\$50,000
6149 – Prof Serv – Non-Recurring Oper		\$300,000
4905 – Sale of Assets	\$2,350,000	
<u>WO14104 Cost to Cure Program -- Zoo Interchange Signage #</u>		
8501 – Bldg/Structures New- (Cap)		\$100,000
4905 – Sale of Assets	\$100,000	
<u>1151 – Department of Administrative Services</u>		
6149 – Prof Serv – Non-Recurring Oper		\$150,000
4905 – Sale of Assets	\$150,000	

Existing Project, + Included in 5-Year Plan, * New Project

An appropriation transfer of \$3,325,000 is requested by the Director of Administrative Services and the Director of the Milwaukee County Zoo in order to recognize settlement funds from the State of Wisconsin Department of Transportation (WisDOT).

The WisDOT is in the process of reconstructing the Zoo Freeway Interchange. The renovation is impacting Zoo grounds, facilities, and operations. The renovation included the acquisition of the Zoo's easternmost parking lot and parking associated with the Zoofari Conference Center.

In May 2014, WisDOT indicated that the minimum that the County would receive was \$8.5 million. The County appealed the amount, but did receive the \$8.5 million in 2014.

A June 2014 County Board Resolution (File 14-449), requested authorization to use the \$8.5 million to implement the Remediation Plan to cure the effects of the WisDOT Zoo Interchange Freeway Project on the Milwaukee County Zoo. An appropriation transfer was processed that created Project WZ150 Zoo Cost to Cure Program (Project WZ150). Project WZ150 provided \$8.5 million of expenditure authority to implement the Remediation

DRAFT

Fiscal Year 2017

Plan. The Resolution also indicated that additional funds would be needed to complete the Remediation Plan and that additional funds may be received from the WisDOT.

In 2017, the County and WisDOT agreed on the remaining settlement amount. The County has received the final settlement of \$4.2 million. There is an April 2017 appropriation transfer to recognize \$550,000 to create additional expenditure authority within Project WZ150 that was necessary in order to enter into contracts related to the new West Entrance.¹

This appropriation transfer would recognize \$3,325,000 of funds and create expenditure authority within the Department of Administrative Services operating budget (Central Business Office division); new project WZ173, and existing projects WZ150 and WO141.

- WZ17301 – Creation of a new Otter Exhibit (\$2.35M);
- WZ15006 – Provides additional budget authority for traffic arms, landscaping, and parking lot lighting and pavement finish course (\$525,000);
- WZ15007 – Additional budget authority for interior visitor and gift shop building items and contingency (\$200,000);
- WO14104 – Additional budget authority for signage related to County Grounds facilities (\$100,000);
- Legal and environmental consultant fees related to the Zoo Interchange project and Honey Creek parkway impact(s) (\$150,000)

This fund transfer has no tax levy impact.

TRANSFERS SIGNED BY THE COUNTY EXECUTIVE APRIL 20, 2017.

2)		<u>From</u>	<u>To</u>
	WA20701 – GMIA Landside Roadway Rehabilitation #		
	8527 – Land Impvs-(CAP)		\$500,000
	2299 – Other St Grants & Reimburse	\$400,000	
	4901 – Passgr Facility Charges	\$100,000	

Existing Project, + Included in 5-Year Plan, * New Project

An appropriation transfer of \$500,000 is requested by Director of the Department of Transportation (DOT) to recognize additional funding for roadway pavement replacement at General Mitchell International Airport (GMIA). Financing is being provided from a State Aid Project grant (SAP) and Passenger Facility Charge (PFC) revenue.

This project received an appropriation of \$350,000 as part of the 2016 Adopted Capital Improvement Budget. The 2016 scope of work included replacement of sections of concrete pavement, concrete gutters and upgrades to sidewalk ramps with detectable warning fields (to meet current ADA guidelines). The original scope of this capital project included pavement replacement on the entrance and exit roadways at GMIA. However, the additional area was removed due to funding constraints at the time the original capital budget was approved.

DOT staff has indicated the State of Wisconsin Bureau of Aeronautics has offered additional funding to include the scope of work that was removed. This appropriation transfer request allows for the expenditure to be restored to the original scope of the project.

This fund transfer has no tax levy impact.

¹ Assuming the May 2017 appropriation transfer is approved, there would be an unrecognized revenue amount (from the \$4.2 million state settlement) of \$325,000.

West Entrance Time Line

West Parking Lot: NTP: 3-10-15.

Substantial Completion: 8-14-15.

Contract 1 Site Utilities:

Admin. Award: 3-14-16.

NTP: 6-27-16.

Contract Completion Date: 5-15-16. **NOTE: DATE WAS NEVER UPDATED TO REFLECT ACTUAL COMPLETION DATE.**

Contract 2 Fencing:

Admin. Award: 3-16-16.

NTP: 6-6-16.

Contract Completion Date: 9-15-16. **DATE NEEDS TO BE UPDATED VIA CO TO REFLECT ACTUAL COMPLETION DATE.**

Contract 3 Conc Bldg Foundations:

Admin. Award: 7-14-16.

NTP: 9-15-16.

Contract Completion: 10-15-16. **DATE NEEDS TO BE UPDATED VIA CO TO REFLECT ACTUAL COMPLETION DATE.**

Contract 4 Bldg Const (except fdns):

Admin Award: 2-7-17.

NTP: 5-9-17.

Contract Completion: Completion date of 5-19-17 was crossed out on the contract. **DATE NEEDS TO BE UPDATED VIA CO TO REFLECT ACTUAL COMPLETION DATE.**

Contract 5 Interior Plumbing:

Admin. Award: 2-7-17.

NTP: April 13th, 2017.

Contract Completion date of 5-19-17. **DATE NEEDS TO BE UPDATED VIA CO TO REFLECT ACTUAL COMPLETION DATE.**

Contract 6 Mech.:

Admin. Award: 2-7-17.

NTP: 5-9-17.

Contract Completion date of 5-19-17. **DATE NEEDS TO BE UPDATED VIA CO TO REFLECT ACTUAL COMPLETION DATE.**

Contract 7 Electrical:

Admin. Award: 2-7-17.

NTP: TBD. Contracts awaiting signature of comptroller, County Exec. and Corp. Counsel.

Contract Completion date: I would assume unless someone changes will be written same as the previous date of 5-19-17.

DATE NEEDS TO BE UPDATED VIA CO TO REFLECT ACTUAL COMPLETION DATE.

Contract 7 Decorative Conc & Exhibit Glazing:

TBD.

Contract 8 Animal Life Support:

TBD.