

County of Milwaukee
INTEROFFICE MEMO

PARKS

Referred

FEB 25 2013

County Board
Chair

DATE: February 18, 2013
TO: Supervisor Dimitrijevic, County Board Chairwoman
FROM: Michael Bernatz, VP of Finance and CFO; Milwaukee Public Museum
SUBJECT: **Capital Improvement Committee Process**

Issue

Milwaukee County Ordinance 36.04 requires all Departments to submit five-year capital improvement program (Program) requests to their respective standing committees. Standing committees shall then submit Programs along with recommendations to the newly created Capital Improvements Committee (CIC).

Background

The purpose of the CIC is to develop a Program for the entire County and establish criteria on how each capital project will be evaluated. The ordinance also requires Departments to submit Programs to their respective standing committees, which will then forward their recommendations to the CIC.

Request

The Milwaukee Public Museum has evaluated its anticipated maintenance and facility needs. The attached includes the Department's outstanding capital needs, listed in priority order.

Description of major items/long term vision

Milwaukee Public Museum Capital Improvement Budget, 5 Year Plan (2014 – 2018)

The Milwaukee Public Museum was constructed in 1961, 51 years ago. The Natural History Collections & Artifacts account for over 4.5 million items in its collections. The Complex exists in a footprint of over 400,000 sq. ft. The Museum is comprised of 2 buildings connected by an Atrium; there are 9 levels to the main building.

The costs now to improve the Structure, Mechanical, Electrical, and Life Safety Systems for the next five years are projected to be **\$24,490,467**. Review of these costs are provided in the Museum 5 Year Plan (2014 – 2018, Attached). Specific details of the 2014 budget requests, representing \$2,370,907 in total for the year, are listed below and summarized in the 5 Year Plan.

Details for 2014 Budget

#1 North Façade

An appropriation of \$841,063 (North Façade Only) is requested in 2014 budget for the cleaning/replacement of shelf angles and the repair/replacement of the marble veneer panels at the Milwaukee Public Museum. In addition, a new flashing system will be designed, detailed, and installed. Continued financing will be needed in out years of the 5 year plan to finish repairs to the East and West sides of the building. The total estimated cost of the restoration is 1,740,976 (A&E 2014 Estimate).

#2 Windows

An appropriation of \$1,779,038 is budgeted for design and construction to the replacement of windows in the 5 year plan starting in 2014 with \$618,090 (2014 budget estimate by A&E). The funding for 2014 will be used initially for the North elevation of the Museum currently scheduled for restoration to its façade.

During that time, the multiple window systems have been severely weathered by our northern climate, causing significant failure and compromising the interior building environmental climate. Due to these effects, water and air leak through an ineffective aluminum frame. This also lowers ability to control environmental conditions not only in the office areas, but in the critical areas that house collections, and provide space for visitors. This capital replacement retrofit is a Priority 2 referencing rapid deterioration that has impact on the collections of the museum and the integrity of the building envelope. This is an energy concern that adversely affects the energy use at the Museum.

#3 Security and Life Safety Systems

An appropriation \$209,109 is requested for Museum Security System in 2014 (2014 budget estimate by A&E) and future funds to out years of the 5-year capital improvement plan for upgrading and advancing the hardware and technology of the security system to handle the changes in protection level needed for cultural institutions. Breaches in security including restricted area intrusion and theft have occurred in recent years. These factors emphasize the need for greater Visitor, Staff and Collection security and safety.

Items of protection today include monitoring via video and electronic contacts that not only view, but alert, record, and assist museum staff for intrusions. Physical components include assorted alarm devices, cameras, and door contacts, wireless & hardwire systems, recording & data collection systems, power sources & back-ups and communication systems. MPM has embarked on this process, but there are gaps that need to be upgraded, centralized, and finished to make a complete protection fabric. The museum and its collections are open to risk by the public, special events, contractors, and construction. Our security system must be equipped to handle any threat.

#4 Steam Reducing Station

Additional funding of \$119,400 is requested in 2014 by County A&E for replacement and installation of the Steam Converter Reducing Station and Condensate Heat Exchanger for the Museum. This is a continuation of a former Museum Air Handling and Piping Replacement project.

#5 Elevator/Escalator Safety Updates

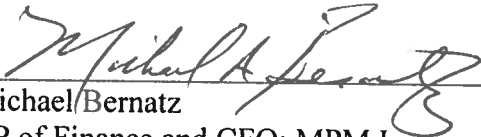
An appropriation of \$7,326,679 is requested for design and construction for replacement and modifications to all Escalators and Elevators in the 5 year plan starting in 2014 with \$123,625 (2014 budget estimate by A&E). The Museum's equipment needs short term safety updates, but is generally code compliant for the date of installation (1962), and "grandfathered" to that date. County consultant Lerch Bates recommends the following short term upgrades:

- a. Hands Free Phones on two passenger elevators
- b. Skirt Deflector Brushes on Six Escalators
- c. Emergency Battery Lowering and disconnect interlock for the Theater elevator.
- d. Replace all incandescent machine room lighting with fluorescent

Complete modernization of the equipment all Escalators and Elevators is recommended in the future 5 year plan and recommended by the County's consultant Lerch-Bates.

#6 MPM Roof Replacement Project Continuation, 3rd Fl. West Roof

An appropriation of \$459,620 is requested for the replacement of the roof sections not yet replaced by the WM009 roof replacement project and as identified in the "2009 Roof and Exterior Wall Analysis Report at the Milwaukee Public Museum" and re-inspected in 2011. Roof 8D was replaced in 2009, Roofs 8A, 8B, 8C, & 9 were replaced in 2010 - 2011. Roof sections 10 & 10B require replacement. Roof sections 10A, 10C, & 10D require maintenance and repairs. Roof Section 10i requires a waterproof coating. Gravel surfacing and adhesives on Roof Sections 11, 12, & 14 require repairs / restoration. Roof Sections 10e - 10h and 13, and 15 require inspections.


Michael Bernatz
VP of Finance and CFO; MPM Inc.

Cc: Chris Abele, County Executive
Amber Moreen, Chief of Staff, County Executive's Office
Kelly Bablitch, Chief of Staff, County Board
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
TBD, Chair, Capital Improvements Committee
TBD, CEX Appointee #1, Capital Improvements Committee
TBD, CEX Appointee #2, Capital Improvements Committee
Craig Kammholz, Fiscal & Budget Director, DAS
Brian Dranzik, Interim Director, Department of Transportation
Scott Manske, Comptroller
Vince Masterson, Strategic Asset Coordinator, DAS
Chris Lindberg, CIO, IMSD
Laurie Panella, Deputy CIO, IMSD
Pamela Bryant, Capital Finance Manager, Comptroller's Office
Justin Rodriguez, Capital Finance Analyst, Comptroller's Office
Gregory High, Director, AE&ES-FM-DAS

(ITEM *) A resolution to authorize the attached Five Year Capital Improvements Program for the Department of Milwaukee Public Museum to be recommended to the Capital Improvement Committee (CIC):

A RESOLUTION

WHEREAS, the 2013 Adopted Capital Improvements Budget includes the creation of a Capital Improvements Committee (CIC); and

WHEREAS, ordinance 36.04 was also approved in 2013, which codified the creation, composition, duties, reports, and staffing of the CIC; and

WHEREAS, the purpose of the CIC is to develop a Five Year Program for the entire County and establish criteria on how each capital project will be evaluated; and

WHEREAS, the ordinance also requires Departments to submit Five Year Programs to their respective standing committees, which will then forward their recommendations to the CIC; and

WHEREAS, The Department of Milwaukee Public Museum has evaluated its anticipated maintenance and facility needs; and

WHEREAS, the attached Five Year Program includes the department's outstanding capital needs, listed in priority order; now, therefore,

BE IT RESOLVED, the attached Five Year Program (Exhibit A) is recommended to the CIC.

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Attachment A (Five Year Program Spreadsheets)

Department Name 2014		Milwaukee Public Museum	Attachment	5 Year Plan	L. Bannister	
Rank	Project Number	Project Name	Total Cost	Reimbursement Revenue	County Financing	Project Description/Annual Operating Impact
1	WM01601	Museum Facade Repair (North Side Only)	\$841,063			
2	WM01501	Museum Exterior Window Replacement (North Side Only)	\$618,090			
3	WM563	Security/Fire/Life Safety Systems	\$209,109			
4	WM02301	Replace Steam Converter Reducing Station and Install Condensate Heat Exchanger (MPM Basement)	\$119,400			
5	WM01001	MPM Elevator and Escalator Modernization (Escalator Safety Equipment)	\$123,625			
6	WM00901	MPM Roof Replacement Project Continuation	\$459,620			
Total			\$2,370,907	\$0	\$0	

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Department Name 2015		Milwaukee Public Museum	Attachment	5 Year Plan	L. Bannister	
Rank	Project Number	Project Name	Total Cost	Reimbursement Revenue	County Financing	Project Description/Annual Operating Impact
1	WM01001	MPM Elevator and Escalator Modernization (Main Freight Elevator)	\$861,628			
1	WM01601	Museum Facade Repair (East Exterior)	\$449,957			
2	WM01501	Museum Exterior Window Replacement (East Exterior)	\$580,474			
3	Not Assigned	Chilled Water Upgrades, Install 4, VFD on Riser Pumps	\$108,000			
4	WM019	Piazza/Prkg Garage Roof Waterproofing and Trench Drain	\$458,089			
Total			\$2,458,148	\$0	\$0	

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Department Name 2016		Milwaukee Public Museum	Attachment	5 Year Plan	L. Bannister	
Rank	Project Number	Project Name	Total Cost	Reimbursement Revenue	County Financing	Project Description/Annual Operating Impact
1	WM01601	Museum Facade Repair (West and Remainder of Exterior)	\$449,956			
2	WM01501	Museum Exterior Window Replacement (West and Remainder of Exterior)	\$580,474			
3	WM00301	Electrical Substation Distribution System Replacement	\$2,604,796			
Total			\$3,635,226	\$0	\$0	

Department Name 2017		Milwaukee Public Museum	Attachment	5 Year Plan	L. Bannister	
Rank	Project Number	Project Name	Total Cost	Reimbursement Revenue	County Financing	Project Description/Annual Operating Impact
1	WM01001	MPM Elevator and Escalator Modernization (2 Passenger Elevators)	\$1,507,847			
2	WM01001	MPM Elevator and Escalator Modernization (Gift Shop Freight)	\$365,255			
3	WM01001	MPM Elevator and Escalator Modernization (Green House Freight)	\$290,800			
4	WM2101	Upgrade AHU all Building level Controls to Direct Digital Controls (DDC)	\$561,000			
Total			\$2,724,902	\$0	\$0	

Department Name 2018		Milwaukee Public Museum	Attachment	5 Year Plan	L. Bannister	
Rank	Project Number	Project Name	Total Cost	Reimbursement Revenue	County Financing	Project Description/Annual Operating Impact
1	WM01001	MPM Elevator and Escalator Modernization (6 Escalators)	\$4,177,524			
3	WM02001	VAV Upgrade AHU 403, AHU 405, and AHU 601	\$2,837,760			
4	WM02201	Replace North Wing Ground Floor AHU AHU 403, AHU 405, and AHU 601	\$330,000			
5	Not Assigned	Pioneer Courtyard waterproofing membrane and asphalt, required over Kilbourn Tunnel	\$350,000			
6	Not Assigned	Major Structural Fault of Expansion Joint located along Student Lunchroom South wall running East to West, Major Repair and Source of continuous deterioration to structure	\$1,000,000			
7	Not Assigned	MPM IS Server Room, Infrastructure upgrade to Room structure, Electrical and HVAC to meet current codes	\$275,000			
8	Not Assigned	Greenhouse Roof Structure upgrade to Framing, Glazing, Mechanicals, Electrical and Floor	\$350,000			
9	Not Assigned	Pan Museum Fire Suppression and Separations not covered	\$3,500,000			
10	Not Assigned	MPM Roof Replacement Additional Project Areas, Dome Theater and Atrium; including flashing and glazing	\$400,000			
Total			\$13,220,284	\$0	\$0	

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MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: 2/18/13

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: Submission of the Milwaukee County Department, Milwaukee Public Museum 5 Year (2014 – 2018) Capital Improvement Program

FISCAL EFFECT:

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

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		
	Revenue		
	Net Cost		
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. Milwaukee County Ordinance 36.04 requires all Departments to submit 5 Year Capital Improvement Program requests to their respective standing committee. The standing committee shall then submit the Program along with its recommendations to the Capital Improvements Committee (CIC).

This fiscal note is for initial submission of the Milwaukee County Department of Transportation's 5 Year (2014 – 2018) Capital Improvement Program.
 - B. There are no direct costs or savings associated with the 5 Yr. Capital Improvement Program at this time as this item is only proposed for initial policymaker consideration. Any formal appropriation related to this 5 Year Program would occur in the future as part of the 2014 Capital Budget process.
 - C. There are no budgetary costs or savings associated with the 5 Yr. Capital Improvement Program at this time as this item is only proposed for initial policymaker consideration. Any formal appropriation related to this 5 Year Program would occur in the future as part of the 2014 Capital Budget process.
 - D. The projects included in the 5 Year Program are estimated based upon information that is currently available. The projects proposed and the final projects adopted as part of the 2014 Capital Budget process may vary. Refer to Items B and C for additional assumptions regarding formal appropriation of the projects proposed.

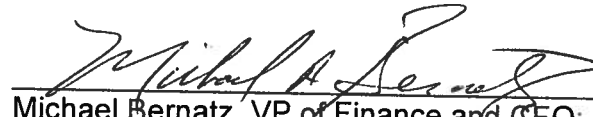
¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.

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

Department/Prepared By


Larry N. Bannister, Director of Facilities Operations; MPM Inc.

Authorized Signature


Michael Bernatz, VP of Finance and CFO; MPM Inc.

Did DAS-Fiscal Staff Review?

Yes

No

Did CBDP Review?²

Yes

No

Not Required