

**COUNTY OF MILWAUKEE  
INTEROFFICE COMMUNICATION**

Date: December 9, 2014

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

From: Don Tyler, Director of Administrative Services

Subject: **NOTIFICATION OF EMERGENCY REPAIR PURSUANT TO  
MILWAUKEE COUNTY ORDINANCE SECTION 44.14 (4) –  
BHD Essential Electrical System Component Upgrades**

**Policy Issue**

Section 44.14 (4) of the Milwaukee County Code of Ordinances allows, in the event of any emergency where immediate action is necessary to preserve property or protect life, health or welfare of persons, 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 upgrade essential components of the electrical system at the Milwaukee County Behavioral Health Division (BHD) on the County Grounds.

**Background**

The BHD facility located on the County Grounds is owned and operated by Milwaukee County. In February 2014, the BHD submitted a capital request for replacement and upgrade of certain essential components of the electrical system serving the entire complex. The recently adopted 2015 Capital Budget includes the project WE05401 - BHD Essential Electrical System Improvements with an appropriation of \$398,000.

The State conducted an inspection of recent work at BHD and recommended that BHD add a dedicated electrical line as well as an emergency generator for the system equipment branches of: Emergency Medical Records (EMR), critical electrical systems branch (life supporting outlets, air handling units) and life safety branch (fire pumps, fire alarm system, exit/egress lighting). BHD had previously been insuring sufficient emergency power was available in those areas through redundant electrical feeds. However, the regulations now state that mental health facilities should have separate lines for: life safety, essential items not related to life safety, and also, for an emergency generator. In addition, while WE Energies has maintained separate distribution feeds to BHD since 1996, WE Energies in May 2013 communicated that it can no longer guarantee this configuration.

On November 11, 2014, a consultant related to the certification of the Joint Commission notified BHD that the building lacked a back-up power source which is non-compliant with the Standards of the Joint Commission. Since that time, DAS-AE&ES has been working diligently to develop a solution and resulting timelines necessitate an Emergency work order to expedite this life safety issue.

The standard project delivery process would require an estimated 10 months. This includes the hiring of a consultant to perform design and to prepare formal bid documents to the time of substantial completion of the project. The lead time alone for ordering the equipment is 6 to 8 weeks.

Chris Abele, County Executive  
Marina Dimitrijevic, Chairwoman County Board of Supervisors  
Emergency Repair – BHD Essential Electrical System Component Upgrades

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As Director of DAS, I have decided, in conjunction with the BHD Director, the County Executive's Office, and the Office of the County Board Chairwoman, that in order to maintain a safe and reasonable environment of employees and clients at this facility, time is of the essence in implementing these electrical upgrades.

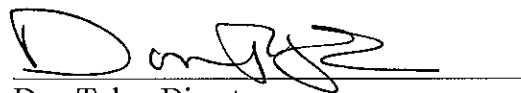
In order to perform this work as soon as possible and to reduce the potential for development of a crisis situation, DAS-Facilities Management is proceeding immediately with retaining a qualified electrical contractor to implement these electrical upgrades.

**Fiscal Note**

The funds to replace and upgrade certain essential components of the electrical system were approved as part of the 2015 Adopted Capital Improvement Budget. The estimated cost is approximately \$398,000.

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

Approved by:



Don Tyler, Director  
Department of Administrative Services

cc:

Raisa Koltun, 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  
Theodore Lipscomb Sr., Co-Chair, Finance, Personnel, and Audit Committee  
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Vince Masterson, Strategic Asset Coordinator, DAS  
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