

The Center for Forensic Science and Protective Medicine

Presentation to the Milwaukee County Board
July 25, 2022

Aaron Hertzberg – Director, DAS

Stu Carron – Director, DAS – Facilities Management

in partnership with:

Milwaukee County Medical Examiner

Office of Emergency Management



Why the Center for Forensic Science and Protective Medicine?

- 2016, Public Policy Forum report “Breaking New Ground?” addressed potential collaboration in addressing the County’s needs.
- The County Medical Examiner (ME) risks loss of accreditation without a facilities plan.
- The Office of Emergency Management (OEM) would benefit from consolidate facilities and collaborative partnerships.
- The Medical College of Wisconsin (‘MCW’) has long-standing partnerships with both ME and OEM, and is seeking to enhance its forensic research capabilities and curriculum.
- The Center for Forensic Science and Protective Medicine (CFSPM) would *jointly address needs in an economically efficient manner, while becoming a national leader in forensic science and public protective services.*



Vision for the CFSPM

- Single building on the Milwaukee Regional Medical Center Campus.
 - 3-story, 212,000 SF facility
 - Milwaukee County occupies roughly 108,000 SF
- Houses ME, OEM, State Crime Lab, and other potential partners.
 - Forensics
 - Emergency Management agencies
 - State of Wisconsin Department of Justice Crime Lab
 - Others?
- Developed by MCW affiliate, purpose-built to house ME and OEM.
 - MCW affiliate constructs the core and shell; Milwaukee County designs and builds its interior space
- The CFSPM would be at the forefront of technology, located on a renowned regional medical/trauma/emergency campus whose development was spurred by the County decades ago, with new BRT connectivity.



Why a shared facility?

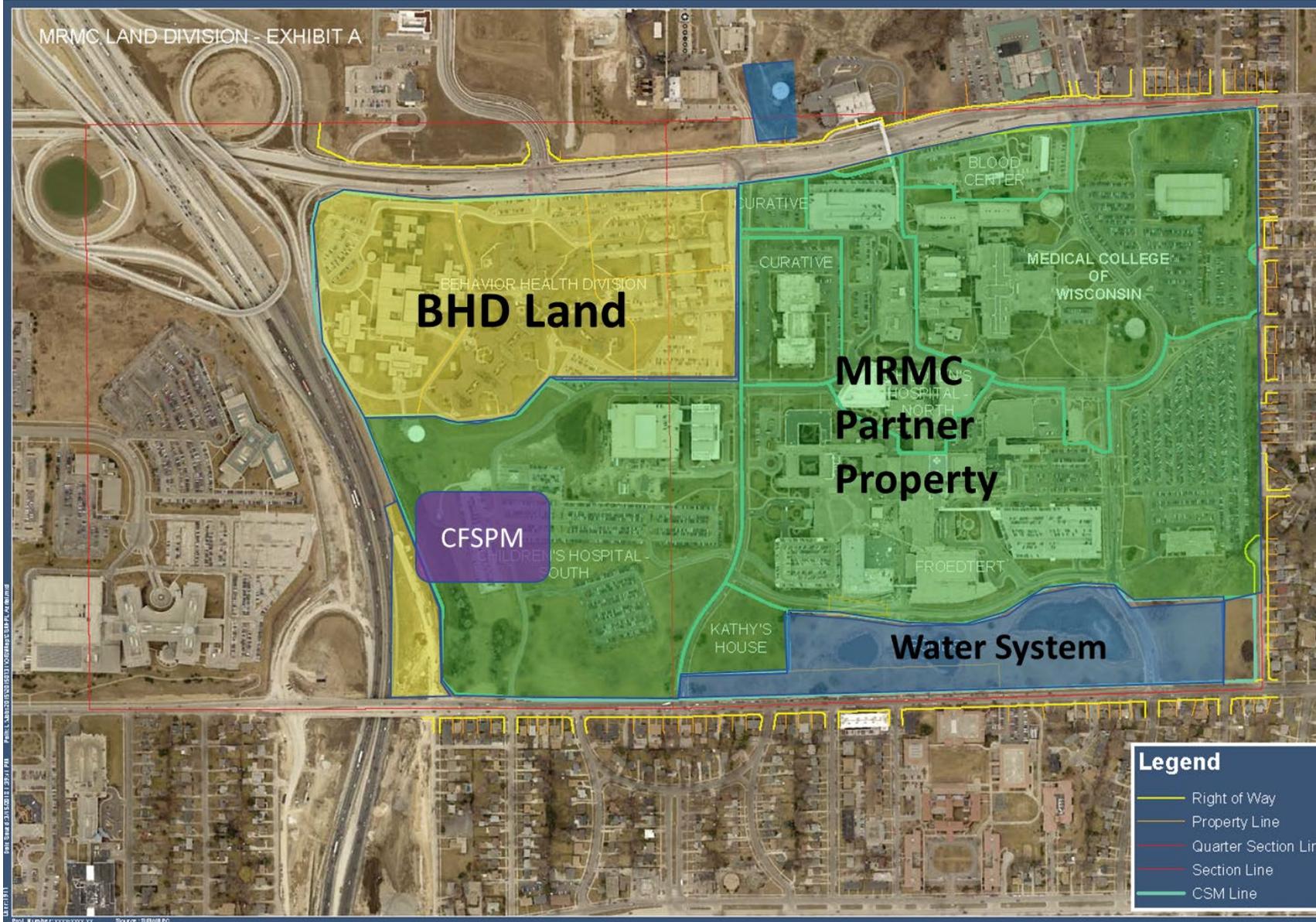
Relationship with MCW is long-standing and operational efficiencies may be achieved with the State Crime lab.

A facility jointly developed and operated by MCW, the State and Milwaukee County could:

- Save money in site preparation, construction and operations
- Create training opportunities and increase the pipeline of forensic specialists and training for EMS professionals.
- Facilitate collaboration to improve the quality of operations and advance criminal justice investigations and testimony
- Support the development and validation of new scientific technologies
- Spur significant research opportunities
- Facilitate crisis response



Site Location



Attachment: MRMC LAND DIVISION - EXHIBIT A (MRMC - CSM for Behavioral Health)

FIGURE #
GRÖEF

CSM & PARCEL LINES
MILWAUKEE COUNTY, WISCONSIN

Legend

- Right of Way
- Property Line
- Quarter Section Line
- Section Line
- CSM Line

N
200 400
Feet
in = 400 ft

OEM & ME Space

Dedicated OEM space	911 center, radio services, EMS, offices	
Dedicated ME space	Autopsy, forensics, labs, offices	
Shared space	Training room, break room	
Garage space	Sallyport, radio services, EMS	
<i>Gross-up factor</i>	<i>1.15</i>	
Total rentable SF	Approx.	108,000 SF

Planning for the future:

OEM space includes allocation for future PSAP consolidation

ME space includes significant laboratory and autopsy space increase



Project Budget

- Site development and base building (MCW) \$63M
 - Annual lease cost over 30 years (County) \$4.9M**
- Tenant Improvements (County) \$50M*
- Furniture, Fixtures & Equipment and relocation costs (County) \$10-14M

**subject to split between base building or tenant improvement costs and interest rates.

Note: the County Board will consider the lease, when it is asked to release capital dollars from allocated contingency.



Current Status - Lease Deal Points

- 30-year base term
 - Two 5-year options to extend
 - Option to acquire County condo
- Approximately 108,000 SF of space for ME and OEM
- Base rent derived from actual capital costs for project
 - County to have audit right to confirm rent at project completion
 - Operating expenses to be set as additional rent
 - Additional capital reserve to set aside funds to cover capital projects over life of lease
 - Pending decision points: capital spend vs. lease improvements to be funded through lease
- Lease document in development

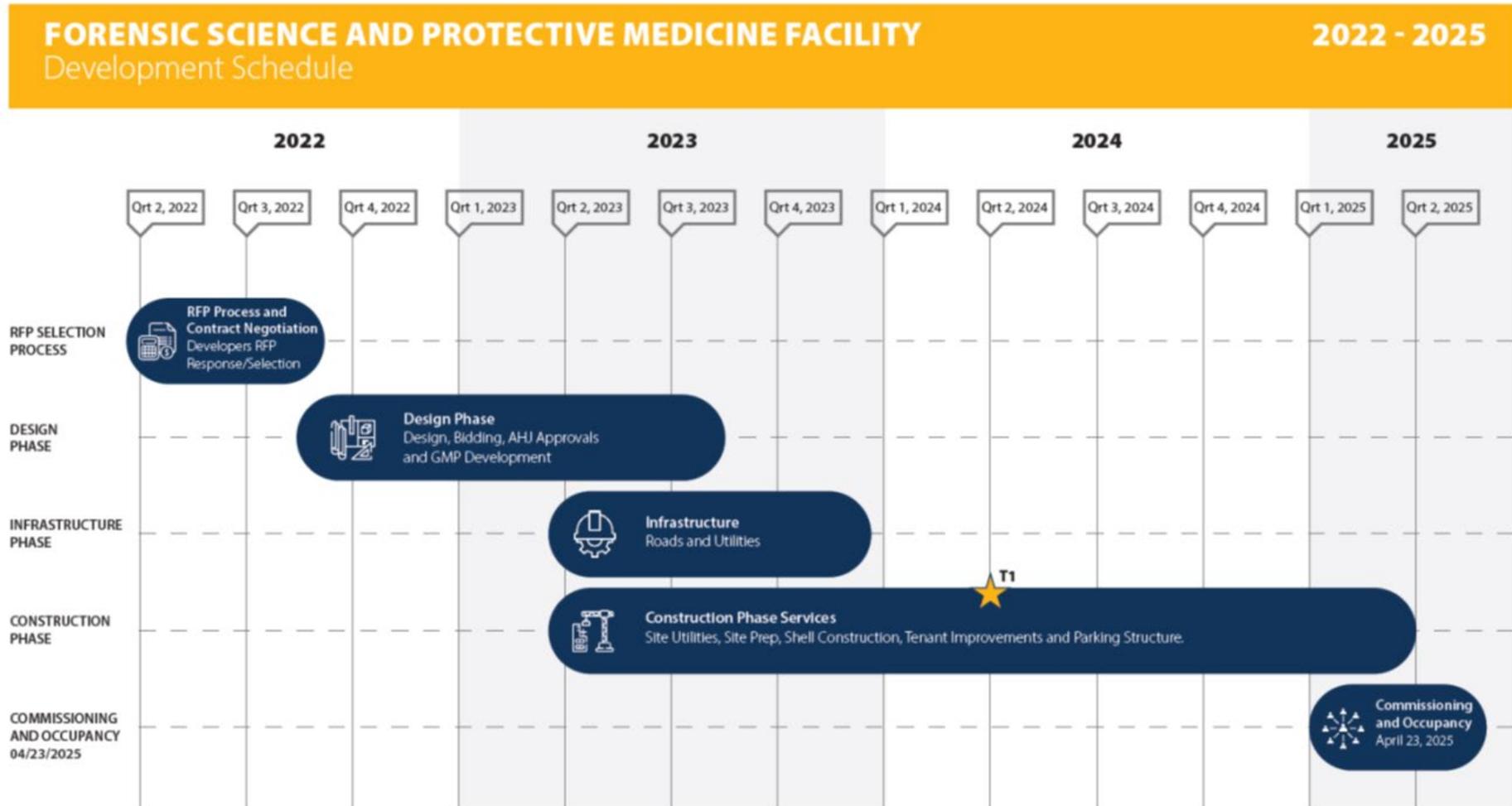


Project Funding

- \$940,262 in design funds were appropriated in 2019 budget
- 2020 Capital Budget adopted amount of \$11,191,328 for construction is currently held in allocated contingency (in project WC20901). Additional funds allocated in later years. \$14M
- Exploring options to fund the project. All options remain on the table.
 - Reduce build costs
 - Alternative funding sources
 - County sources



Current Status – Development Schedule



Timeline Concerns

- Maintain partnerships
 - MCW
 - State Crime Lab
- Facility issues at the existing Medical Examiner space are not going away
- Additional costs associated with further delay
 - Facility issues at the current ME building
 - Equipment lifecycle needs for OEM
 - Inflationary increases in construction costs



The Center for Forensic Science and Protective Medicine



QUESTIONS

Project Budget – What’s Changed?



Proposed Building Address Medical College of WI Campus, Milwaukee, WI Proposal Date 4/7/2021

RENTAL RATE PROPOSAL:

I. SQUARE FOOTAGE:

A) Total Usable Square Feet	<u>91,309</u>
B) Total Rentable Square Feet	<u>107,968</u>

II. GROSS RENTAL RATE CALCULATION: All amounts must be listed as annual amounts per rentable square foot

a) Construction Cost (Excludes Tenant's Interior Buildout and Tenant's FF&E)	<u>\$ 45,471,550</u>	
b) Land Cost	<u>\$ -</u>	
c) Furniture and Installation Costs (e.g. workstations, breakrooms, etc...)	<u>\$ -</u>	
d) Total Project Costs - sum of (a), (b) and (c)		<u>\$ 45,471,550</u>
e) Proposed Annual Base Rent per Rentable Square Foot based upon Actual Project Cost (excludes all operating expenses)		<u>21.27 /sq. ft.</u>
f) Estimated Operating Expenses (sum of 1-8 below)		<u>\$ 7.12 /sq. ft.</u>
1) Real Estate Taxes	<u>\$ - /sq. ft.</u>	
2) Insurance	<u>\$ 0.25 /sq. ft.</u>	
3) In-Suite Janitorial	<u>\$ 1.10 /sq. ft.</u>	
4) Electricity (Steam & Chilled Water from MRMC)	<u>\$ 0.90 /sq. ft.</u>	
5) Gas (Steam & Chilled Water from MRMC)	<u>\$ 1.70 /sq. ft.</u>	
6) Repairs & Maintenance	<u>\$ 0.90 /sq. ft.</u>	
7) Common Area Maintenance (CAM)	<u>\$ 1.37 /sq. ft.</u>	
8) Miscellaneous Operating Expenses	<u>\$ 0.90 /sq. ft.</u>	

Gross Rental Rate - sum of (e) and (i) 28.39 /sq. ft.

Proposed Building Address Medical College of WI Campus, Milwaukee, WI Proposal Date 3/24/2022

RENTAL RATE PROPOSAL:

I. SQUARE FOOTAGE:

A) Total Usable Square Feet	<u>91,309</u>
B) Total Rentable Square Feet	<u>107,968</u>

II. GROSS RENTAL RATE CALCULATION: All amounts must be listed as annual amounts per rentable square foot

a) Construction Cost (Excludes Tenant's Interior Buildout and Tenant's FF&E)	<u>\$ 62,947,386</u>	
b) Land Cost	<u>\$ -</u>	
c) Furniture and Installation Costs (e.g. workstations, breakrooms, etc...)	<u>\$ -</u>	
d) Total Project Costs - sum of (a), (b) and (c)		<u>\$ 62,947,386</u>
e) Proposed Annual Base Rent per Rentable Square Foot based upon Actual Project Cost (excludes all operating expenses)		<u>36.44 /sq. ft.</u>
f) Estimated Operating Expenses (sum of 1-8 below)		<u>\$ 9.37 /sq. ft.</u>
1) Real Estate Taxes	<u>\$ - /sq. ft.</u>	
2) Infrastructure Development	<u>\$ 2.25 /sq. ft.</u>	
3) Insurance	<u>\$ 0.25 /sq. ft.</u>	
4) In-Suite Janitorial	<u>\$ 1.10 /sq. ft.</u>	
5) Electricity (Steam & Chilled Water from MRMC)	<u>\$ 0.90 /sq. ft.</u>	
6) Gas (Steam & Chilled Water from MRMC)	<u>\$ 1.70 /sq. ft.</u>	
7) Repairs & Maintenance	<u>\$ 0.90 /sq. ft.</u>	
8) Common Area Maintenance (CAM)	<u>\$ 1.37 /sq. ft.</u>	
9) Miscellaneous Operating Expenses	<u>\$ 0.90 /sq. ft.</u>	

Gross Rental Rate - sum of (e) and (i) \$ 45.81 /sq. ft.