

2-3-22 FINANCE AND AUDIT COMMITTEE APPROPRIATION TRANSFERS  
 C UNALLOCATED CONTINGENCY

Action Required

Finance and Audit Committee  
 2/3's County Board

WHEREAS, department requests for transfers within their own accounts have been received by the Department of Administrative Services, Performance, Strategy, and Budget (PSB), 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 2021 appropriations of the respective listed

1)	<u>From</u>	<u>To</u>
<u>WO0117 – Marcus Center Roof Replacement</u>		
75702 – Other Capital Outlay (CAP)		\$1,207,609
<u>9816 – Debt Service Reserve</u>		
32100 – Debt Service Reserve (DX18F)	\$466,855	
32100 – Debt Service Reserve (DX20C)	\$72,037	
<u>1945 – Appropriation for Contingency</u>		
78950 – Unallocated Contingency	\$668,717	
<b><i># Existing Project, + Included in 5-Year Plan, * New Project</i></b>		

The Director of the Department of the Department of Administrative (DAS) services requests a 2021 appropriation transfer of \$1,207,609 from the Debt Service Reserve (\$538,892) and the Appropriation for Contingency-Org 1945 (\$668,717) to cover a project funding shortfall (\$1,207,609) in capital project WO0117-Marcus Center Roof Replacement.

The 2020 Adopted Capital Improvement Budget included an appropriation of \$1.35 million for the replacement of the Marcus Center Roof pursuant to the annual Capital Support Agreement between the County and Marcus Center organization (adopted resolution #16-214). Staff from the DAS-Architecture and Engineering (AE), after recommendation from the Marcus Center Director of Operations, obtained a conceptual estimate from a vendor (Christensen Roofing Co Inc, FJA), a roofing company that was performing all repairs related to the Marcus Center roof for several years. The estimate provided by the vendor was conceptual in nature (representing less than a 30% design level). As a result, there were unforeseen conditions and construction market risks that were not included leading to an initial project shortfall of \$1.1 million.

The (\$1.1 million) shortfall was initially addressed as part of the 2022 capital budget process in early May. However, additional cost estimates adjustments (\$1.2 million) were made in late June due to the following reasons:

1. The County retained a consultant (M&E Architects) to design the roof replacement. A detailed estimate was prepared by the consultant. What was not taken into account when initial estimates were created is the extensive amount of unusual detailing associated with this roof replacement; for example, limestone work that requires cutting and retrofitting, special lighting system mounted on roof surface that requires careful detailing, certain areas of roof with unusual roof pitch conditions that require special detailing, lowering of exhaust/intake grills, as well, etc.
2. In addition, the cost associated with retaining a lighting consultant and specialty contractor for disconnecting, removing, reinstall and focusing/adjusting the lighting system on roof tops increased costs.

In total, the 2022 additional funding requirement was \$2.3 million, bringing the total project costs to \$3.6 million.

As part of the 2022 capital budget development process, the \$1.1 million was included to address the original shortfall. However, the additional \$1.2 million should have also been included, but was inadvertently excluded as part of the final request process/submission.

If this appropriation transfer request is approved, budget authority from the following sources would be transferred to capital project WO0117-Marcus Center Roof Replacement in order to address the project shortfall:

1. Appropriation for Contingency (Org 1945)-

As of the December 2021 Appropriation for Contingency report presented to the Finance Committee (as part of the December 2021 committee cycle), the 2021 unallocated balance in Org 1945 is just over \$3.5 million. This appropriation transfer requests to use \$668,717 of 2021 unallocated balance to partially fund the project deficit in capital project WO0117-Marcus Center Roof Replacement.

2. Debt Service Reserve (Account 32100)-

A total of \$538,892 is requested to be allocated from the Debt Service Reserve to partially fund the project deficit in capital project WO0117-Marcus Center Roof Replacement:

\$466,855 of Series 2018F General Obligation Taxable Notes  
 \$72,037 of Series 2020C General Obligation Taxable Notes  
**\$538,892 Total**

If approved, this appropriation request would provide the additional \$1.2 million (\$538,892 from the debt service reserve; \$668,717 from the 2021 Appropriation for Contingency) in order to complete the Marcus Center roof project.

<b>1.) Requested Funding Sources to Address Project Deficit-</b>	
Appropriation for Contingency:	\$ 668,717
Debt Service Reserve:	\$ 538,892
<b>Total Appropriation Transfer Request:</b>	<b>\$ 1,207,609</b>
	+
<b>2.) 2020 Adopted Capital Budget Funding-</b>	<b>\$ 1,345,462</b>
	+
<b>3.) 2022 Adopted Capital Budget Funding-</b>	<b>\$ 1,103,274</b>
	=
<b>4.) Total project budget authority if Appropriation Transfer is approved-</b>	<b>\$ 3,656,345</b>

TRANSFERS SIGNED BY THE COUNTY EXECUTIVE DECEMBER 24, 2021

2)

	<u>From</u>	<u>To</u>
<u>5100 - Highway</u>		
75701 – Other Capital Outlay (EXP)		\$100,000
<u>1945 – Appropriation for Contingency</u>		
78950 – Unallocated Contingency	\$100,000	

The Director of the Department of Transportation requests an appropriation transfer of \$100,000 from County Contingency to the Highway Division's major maintenance appropriation unit to perform "make safe" work on the existing North Shop garage.

In June 2021, an assessment was performed on the existing garage located in the North Service Yard located at 6270 N. Hopkins Street. The original intent was for the existing garage to remain in operation throughout the construction of the new Milwaukee County North Garage. At the completion of the Milwaukee County North Garage construction, the existing garage would be converted to a cold storage facility. The cold storage facility would be used to secure seasonal equipment that would not require a tempered environment i.e. plow blades, mowers, etc.

The June 2021 assessment included exploratory demolition and was performed by a structural engineer and masonry contractor. Their work included removal of portions of the brick veneer on the existing garages east facade and inspections of the steel lintels at the wall openings. The assessment uncovered the extent of disrepair as being severe including deteriorating lintels, loose brick veneer and decomposing mortar.

To address the worst conditions on all (4) sides of the building and to give 2 YEARS of life, the following is proposed:

- \*East Elevation - Infill openings with CMU. Epoxy paint lintels. Tuckpoint/re-mortar loose and spoiling joints.
- \*North Elevation - Grind out and tuckpoint severely eroded mortar.
- \*Chimney - Remove chimney down to roofline and cap with sheet metal.
- \*South Elevation - Grind out and tuckpoint severely eroded mortar. Remove severely spalled brick and replace with new brick.
- \*West Elevation - Grind out and tuckpoint severely eroded mortar.
- \*Fee and administration

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