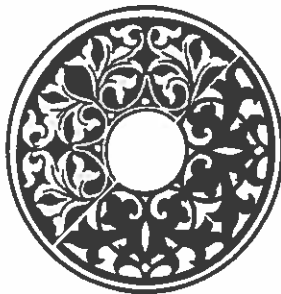


CHARLES ALLIS
ART MUSEUM
1801 N. Prospect Ave., Milwaukee, WI 53202
Phone: 414•278•8295 Fax: 414•278•0335



VILLA TERRACE
DECORATIVE ARTS MUSEUM
2220 N. Terrace Ave., Milwaukee, WI 53202
Phone: 414•271•3656 Fax: 414•271•3986

www.cavtmuseums.org

February 18, 2014

Vince Masterson
Milwaukee County
DAS-PSB

Vince,

You will find my Capital Improvement Budget attached with this email. Also, photos taken in my office (3rd floor at the Charles Allis) showing snow on the inside of the window and sill. I requested last year for several major projects for the Allis to be put in the 2014 budget, window repair and replacement was one of the items.

As you will recall, replacing a boiler that stopped working during the winter of 2013 was another. That project was axed (along with all the 2014 requests for the Allis) and eventually was put back in as an "emergency" repair. We have virtually no heat in the mansion all winter, with temps ranging from 38 to 58 degrees. Our offices on the 3rd floor have been between 55 and 67 (just in the last week since it has started to warm up outside and some short term space heaters were brought in to keep offices warm). We don't anticipate this project to be completed until April . . . making for a very cold building.

My point is this – the county should learn from neglecting these projects that it only causes more serious issues down the road (and more expensive). While I am certain you agree with me, I would appreciate support on the projects I have submitted – which are repeats going back as far as 2008 (or later).

I am not requesting any new projects as it seems futile since the prior projects still have not been approved.

Part of my delay in getting the spreadsheets to you (and other appropriate department heads) has been waiting for other photographs to support the work needed at the Villa. I was to have received some yesterday and due to weather the person giving them to me cancelled our meeting. I am to meet with her on Thursday and will forward them on.

Thank you for any additional support you can offer on getting these five very crucial requests moved forward.

Sincerely,

Maria Costello
Executive Director

Capital Project Summary and Cost Estimate Request Form

Date: 2/1/2014
Department: Charles Allis/Villa Terrace Art Facility: Charles Allis

Department Contact : Maria Costello Phone: 414-278-8295 x1

Project Cost: \$274,500 Bond Cost: \$274,500

PROJECT DESCRIPTION

Project #/Title: 2015-WO12401-Charles Allis Window and Door Replacement

Continuing Project from 2014? NO

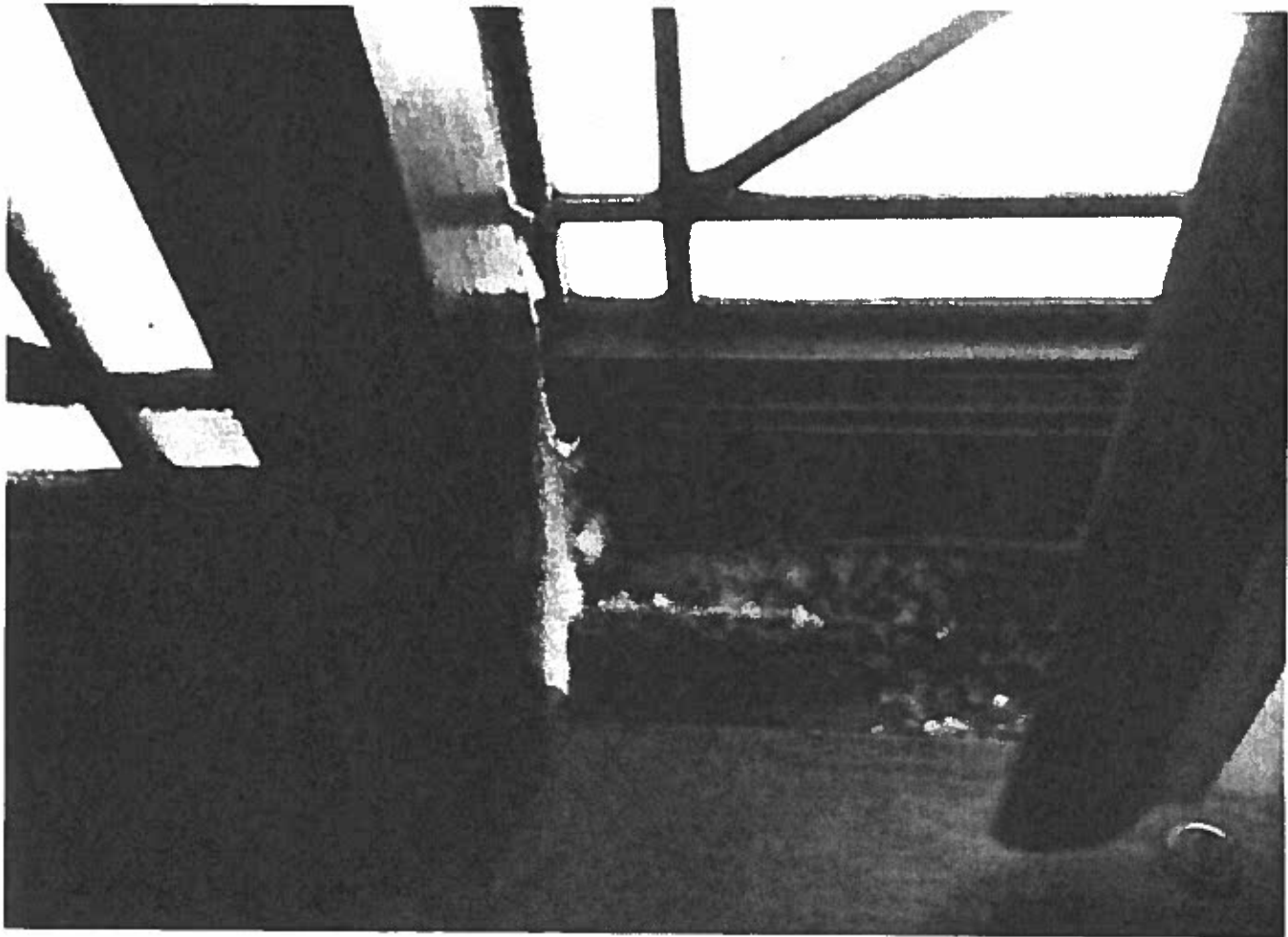
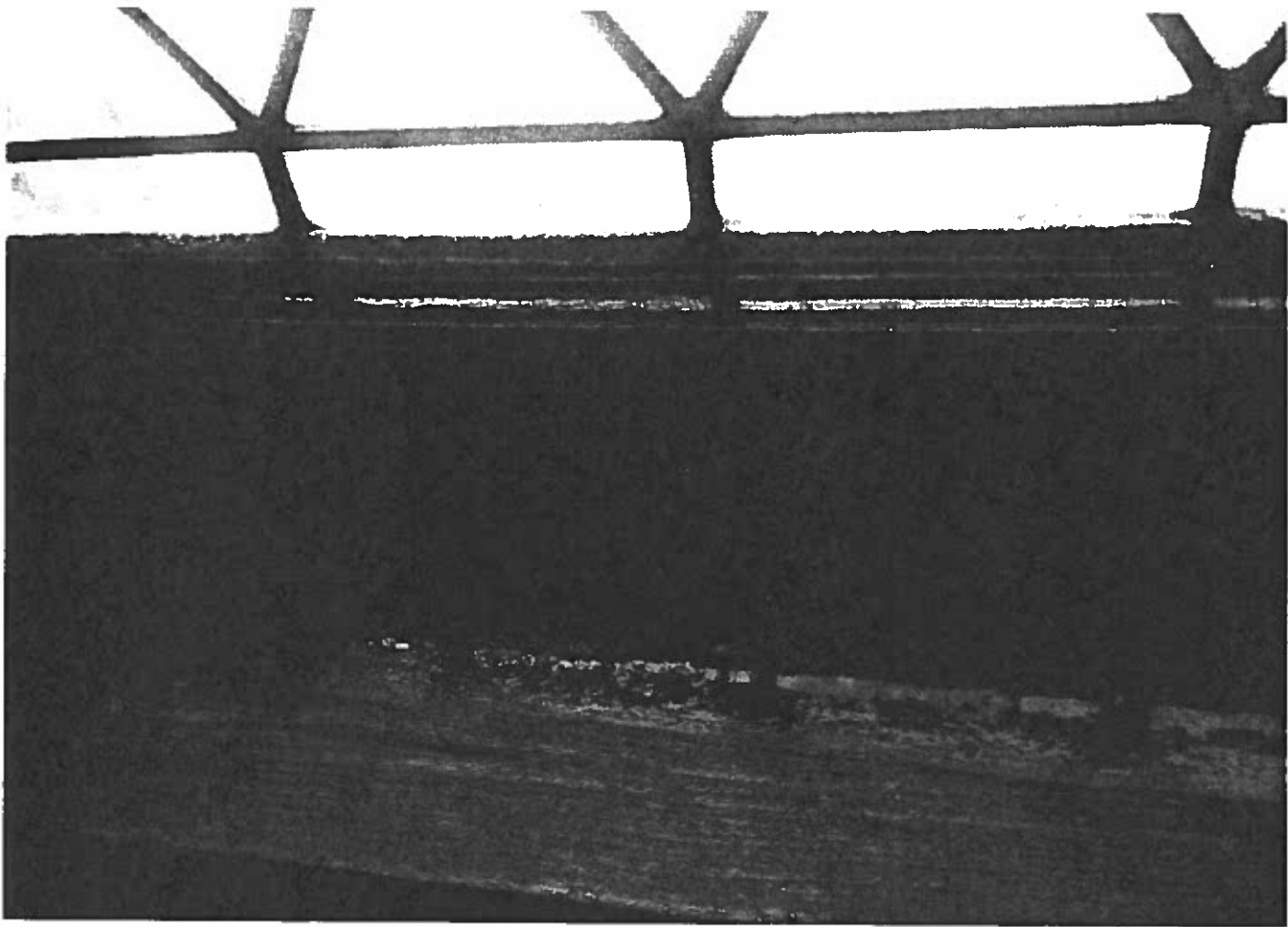
Project Description (if this is a multiple year project, detail costing assumptions for future years):
Replace screens/storm windows with operable units. Please see attached photos showing snow blowing in to 3rd floor offices due to lack of storm windows. Same issue happens with rain.

Departmental Project Priority: 1

PROJECT REQUIREMENTS

Electrical/Mechanical Requirements:

Computer Network Requirements:



Capital Project Summary and Cost Estimate Request Form

Voice Communication Requirements:

Information Technology Hardware Requirements:

Information Technology Software Requirements:

Special Construction Requirements:

Must conform with historic preservation requirements.

Additional Requirements:

OTHER PROJECT DETAILS AND ASSUMPTIONS

Environmental Concerns:

What other systems is this project dependent upon (ie: electrical, HVAC, plumbing, network cabling, servers/storage,

VFA REQUIREMENTS (Please see Attachment C– VFA Requirement Document to complete the following):

Capital Project Summary and Cost Estimate Request Form

VFA Requirement Category:

VFA Requirement Priority:

VFA Facility Cost Index:

(Attach any relevant information (sketches, prior estimates, product literature, code violations, etc...))

Capital Project Summary and Cost Estimate Request Form

Date: 2/1/2014
Department: Charles Allis/Villa Terrace Art Facility: Charles Allis

Department Contact : Maria Costello Phone: 414-278-8295

Project Cost: \$197,500 Bond Cost: \$197,500

PROJECT DESCRIPTION

Project #/Title: 2015-WO50601-Charles Allis Roof and Drain Replacement

Continuing Project from 2014? NO

Project Description (if this is a multiple year project, detail costing assumptions for future years):
Current roof leaks in several places in the mansion and Great Hall entrance area. Buckets are used to collect rain water and snow that leaks.

Departmental Project Priority: 2

PROJECT REQUIREMENTS

Electrical/Mechanical Requirements:

Computer Network Requirements:

Capital Project Summary and Cost Estimate Request Form

Voice Communication Requirements:

Information Technology Hardware Requirements:

Information Technology Software Requirements:

Special Construction Requirements:

Additional Requirements:

OTHER PROJECT DETAILS AND ASSUMPTIONS

Environmental Concerns:

What other systems is this project dependent upon (ie: electrical, HVAC, plumbing, network cabling, servers/storage,

VFA REQUIREMENTS (Please see Attachment C– VFA Requirement Document to complete the following):

Capital Project Summary and Cost Estimate Request Form

/FA Requirement Category:

/FA Requirement Priority:

√FA Facility Cost Index:

Attach any relevant information (sketches, prior estimates, product literature, code violations, etc...)

Capital Project Summary and Cost Estimate Request Form

Date: 2/1/2014
Department: Charles Allis/Villa Terrace Art Facility: Villa Terrace

Department Contact : Maria Costello Phone: 414-278-8295

Project Cost: \$689,945 Bond Cost: \$689,945

PROJECT DESCRIPTION

Project #/Title: 2015-WO12501-Villa Terrace Window and Door Replacement

Continuing Project from 2014? NO

Project Description (if this is a multiple year project, detail costing assumptions for future years):
Original historic doors need to be refinished in order to close properly. New storms and screens would save energy and costs on heating and cooling.

Departmental Project Priority: 3

PROJECT REQUIREMENTS

Electrical/Mechanical Requirements:

Computer Network Requirements:

Capital Project Summary and Cost Estimate Request Form

Voice Communication Requirements:

Information Technology Hardware Requirements:

Information Technology Software Requirements:

Special Construction Requirements:

Additional Requirements:

OTHER PROJECT DETAILS AND ASSUMPTIONS

Environmental Concerns:

What other systems is this project dependent upon (ie: electrical, HVAC, plumbing, network cabling, servers/storage,

VFA REQUIREMENTS (Please see Attachment C– VFA Requirement Document to complete the following):

Capital Project Summary and Cost Estimate Request Form

VFA Requirement Category:

VFA Requirement Priority:

VFA Facility Cost Index:

(Attach any relevant information (sketches, prior estimates, product literature, code violations, etc...))

Capital Project Summary and Cost Estimate Request Form

Date: 2/1/2014
Department: Charles Allis/Villa Terrace Art Facility: Charles Allis
Department Contact : Maria Costello Phone: 414-278-8295 x1
Project Cost: \$287,000 Bond Cost: \$287,000

PROJECT DESCRIPTION

Project #/Title: 2015-WO50701-Charles Allis Exterior Façade Repair

Continuing Project from 2014? NO

Project Description (if this is a multiple year project, detail costing assumptions for future years):
Fuck pointing, repair and painting of wood windows, gutter and downspout replacement or repair.

Departmental Project Priority:

PROJECT REQUIREMENTS

Electrical/Mechanical Requirements:

Computer Network Requirements:

Capital Project Summary and Cost Estimate Request Form

Voice Communication Requirements:

Information Technology Hardware Requirements:

Information Technology Software Requirements:

Special Construction Requirements:

Additional Requirements:

OTHER PROJECT DETAILS AND ASSUMPTIONS

Environmental Concerns:

What other systems is this project dependent upon (ie: electrical, HVAC, plumbing, network cabling, servers/storage,

VFA REQUIREMENTS (Please see Attachment C– VFA Requirement Document to complete the following):

Capital Project Summary and Cost Estimate Request Form

VFA Requirement Category:

VFA Requirement Priority:

VFA Facility Cost Index:

Attach any relevant information (sketches, prior estimates, product literature, code violations, etc...)

Capital Project Summary and Cost Estimate Request Form

Date: 2/1/2014
Department: Charles Allis/Villa Terrace Art Facility: Villa Terrace

Department Contact : Maria Costello Phone: 414-278-8295

Project Cost: \$88,000 Bond Cost: \$88,000

PROJECT DESCRIPTION

Project #/Title: 2015-WO50201-Villa Terrace Drain Pipe Repair

Continuing Project from 2014? NO

Project Description (if this is a multiple year project, detail costing assumptions for future years):
To assist with leaking of basement and other areas of the building.

Departmental Project Priority: 5

PROJECT REQUIREMENTS

Electrical/Mechanical Requirements:

Computer Network Requirements:

Capital Project Summary and Cost Estimate Request Form

Voice Communication Requirements:

Information Technology Hardware Requirements:

Information Technology Software Requirements:

Special Construction Requirements:

Additional Requirements:

OTHER PROJECT DETAILS AND ASSUMPTIONS

Environmental Concerns:

What other systems is this project dependent upon (ie: electrical, HVAC, plumbing, network cabling, servers/storage,

VFA REQUIREMENTS (Please see Attachment C– VFA Requirement Document to complete the following):

Capital Project Summary and Cost Estimate Request Form

VFA Requirement Category:

VFA Requirement Priority:

VFA Facility Cost Index:

(Attach any relevant information (sketches, prior estimates, product literature, code violations, etc...))

Charles Allis/Villa Terrace Art Museums
2015

Rank	Project Number	Project Name	Total Project Cost	Reimbursement Revenue	County Financing	Project Description
1	2015-WO12401	Charles Allis Window and Door Replacement	\$274,500		\$274,500	Replacement/repair of screens and storm windows
2	2015-WO50601	Charles Allis Roof and Drain Replacement	\$197,500		\$197,500	Replacement/repair of roof and drains to prevent further leaks
3	2015-WO12501	Villa Terrace Window and Door Replacement	\$689,945		\$689,945	Original doors and windows need repairing - new storms/screens added
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
Total			\$1,161,945	\$0	\$1,161,945	

Charles Allis/Villa Terrace Art Museums
2016

Rank	Project Number	Project Name	Total Cost	Reimbursement Revenue	County Financing	Project Description
4	2015-WO50701	Charles Allis Exterior Façade Repair	\$287,000.00		\$287,000	Tuck pointing, repair & painting of wood windows and trim, etc
5	2015-WO50201	Villa Terrace Drain Pipe Repair	\$88,000.00		\$88,000	Avoid leaks into basement and other areas
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
Total			\$375,000	\$0	\$375,000	