

**COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION**

Date: July 14, 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(6) –
Washington Park Senior Center Roof Replacement**

Policy Issue

Section 44.14 (6) of the Milwaukee County Code of Ordinances allows, in the event of any emergency where immediate action is necessary to preserve property, that 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 replace segments of the roof at the Washington Park Senior Center.

Background

The Washington Park Senior Center is owned by Milwaukee County and operated by the Department on Aging. The Washington Park Senior Center roof is sectional and a phase-in replacement approach was initially approved by the County Board and County Executive and began in 2009. While the worst segments of the roof have been replaced, the remaining third of the existing roof segments are rapidly deteriorating and beyond their useful life.

Don Tyler, Director of DAS has decided, in conjunction with the Department on Aging, the County Executive's Office and the Office of the County Board Chairwoman that in order to maintain safe and reasonable working environment of employees and clients at this facility and prevent further damage to the building interior and interior building systems, it is necessary to replace the remaining roof segments immediately.

Communication received on 7/11/14 from the County's insurance adjuster listed the following concerns that led to that conclusion:

- Weather conditions including the heavy snow and rain experienced in the last year have placed more stress than normal on the remaining existing roof membrane system. This is accelerating the roof deterioration.
- The insurance fund has approved the insurance claim to repair any interior damage caused by the leaking roof but that approval is contingent on the County replacing the roof immediately to prevent further interior damage.

Chris Abele, County Executive
Marina Dimitrijevic, Chairwoman County Board of Supervisors
Emergency Repair - Washington Park Senior Center Roof Replacement

Page 2 of 2

In order to perform this work as soon as possible and prevent any further damage to the interior, DAS-Facilities Management is proceeding immediately with retaining a qualified roofing contractor to replace the roof segments immediately.

Fiscal Note

The funds to replace these segments of roof were approved as part of the 2014 Adopted Capital Improvement Budget. The estimated cost for the replacement of the roof segment is approximately \$250,000.

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

Approved by:



Don Tyler, Director
Department of Administrative Services

cc:

Raisa Koltun, Interim 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
David Cullen, Co-Chair, Finance, Personnel, and Audit Committee
Kelly Bablitch, Chief of Staff, County Board of Supervisors
Stephanie Sue Stein, Director, Department on Aging
Scott Manske, Comptroller
Pam Bryant, Capital Finance Manager, Office of the Comptroller
Josh Fudge, Fiscal and Budget Administrator, DAS
Vince Masterson, Strategic Asset Coordinator, DAS
Gary Waszak, Interim Director of Facilities Management Division, DAS