

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

DATE: June 18, 2020

TO: Vince Masterson, Capital Budget Coordinator, DAS-PSB

FROM: Peter Nilles, Committee Coordinator, County Facilities Planning Steering Committee

SUBJECT: County Facilities Planning Steering Committee Review of 2021 Capital Requests

BACKGROUND

The County Facilities Planning Steering Committee (CFPSC) was formed to provide a strategic perspective to decisions regarding County facility needs. Specifically, as stated in the current CFPSC charter, the CFPSC is to “Assure that all real property and facility plans are coordinated across departments, and in alignment with legislative mandates and County over-arching facility strategies and long-term plans”. To address capital requests for facility needs, the CFPSC reviews and provides recommendations on capital requests as part of the capital budget preparation process. This memo is a summary of the CFPSC recommendations for the list of 2021 capital requests.

PROCESS

The CFPSC assembled a temporary sub-group consisting of the committee coordinator, and designated voting members from two of the County departments on the CFPSC. The CFPSC sub-group reviewed the facility capital requests as provided by DAS-PSB, and assigned a designation to each of the capital requests as “Recommend”, “Not Recommended”, or “Hold”, based on the CFPSC facility strategies. The full CFPSC reviewed the designations, modified them as it felt appropriate, and endorsed the final designations.

FINDINGS

Most projects have been recommended for the 2021 capital budget. Two projects were designated as “Hold”, and no projects were designated as “Not Recommended.” The following table is a list of those projects with specific comments from the sub-group with suggestions for further project development or to request additional clarification.

Please note, even though capital requests for horizontal assets, such as roads, bridges and trails, are not included in the County’s facility condition assessment database (VFA) and do not have an associated building mission category (BMC) score, the CFPSC sub-group has provided a designation for horizontal assets, as those assets do fall under the purview of the CFPSC charter.

Project #/Name	CFPSC Sub-Group Advisory Recommendation	CFPSC Sub-Group Comments
WO52801-CAVT Facade Repair	Hold	Pending more info regarding contractual obligations

Project #/Name	CFPSC Sub-Group Advisory Recommendation	CFPSC Sub-Group Comments
WC22201-Courthouse Cmplx-Interior Finishes Renew-Phase 1	Recommend	Consider refining scope to exclude/minimize safety building
WC22601-Courthouse Negative Pressure Mitigation	Recommend	Consider in terms of improved indoor air quality related to COVID-19
WV05501-Lead Pipe Lateral Replacement-Phase I	Recommend	Recommend design before funding construction
WS10201-Control Center Panel Replacement	Recommend	Suggest DHHS consider assessment of the entire security system at facility and incorporate this project into a larger security program.
WO65401-Security Barriers - Safety Building 6th Floor DA	Recommend	Suggest that DA consider working with Facilities Management to assess whole security system at facility and priorities building needs. Also note that the long-term plan is to remove this facility. Consider short term solution to problem.
WA37701 - MKE South Maint. AHU Replace	Recommend	Consider alignment of project scope with project charter
WA29901 - MKE Taxiway A Extension (Const)	Recommend	Recommend that design be complete prior to allocating construction funding
WA28001 - MKE Decorative Metal Panel (Const.)	Recommend	Recommend that design be completed prior to allocating construction funding
WT10901-Bus Lift Replacement (7) (Maint Facility)	Recommend	Recommend that design be completed prior to allocating construction funding
WT10601-Bus Lift Replacement (2) (KK Garage)	Recommend	Recommend that design be completed prior to allocating construction funding

Project #/Name	CFPSC Sub-Group Advisory Recommendation	CFPSC Sub-Group Comments
WT11101-KK GARAGE CONCRETE YARD REPLAC	Recommend	Recommend that design be completed prior to allocating construction funding
WT10801-HVAC Replacement- KK Bus Storage/Washhouse	Recommend	Recommend that design be completed prior to allocating construction funding
WT07801-Replace KK Garage Bus Storage Building Roof	Recommend	Recommend that design be completed prior to allocating construction funding
WT13701-KK Maintenance Bldg Electrical Systems Upgrades	Recommend	Recommend that design be completed prior to allocating construction funding
WT14101-Exhaust System Replacement-KK Washhouse Bldg	Recommend	Not sure if this is a separate bldg (not in VFA; No BMC) or part of the Maint building (in VFA and has a BMC of 2)... follow-up with M Rapant/Transit?
WJ07901-HOC New Parking Outside Perimeter	Recommend	Approve planning and design funding. Suggest a comprehensive strategic facility plan to help guide future development decisions.
WJ11101-HOC Admin 600 and 400 Dorm Kitchen Equipment	Recommend	Recommend that design be completed prior to allocating construction funding
WM05101-MPM-North Stairwell Structural Wall Repair	Recommend	Recommend that design be completed prior to allocating construction funding
WP32001-North Point Parking Lot	Recommend	Recommend that design be completed prior to allocating construction funding
WP70101-Grant Park North Access Roads-Parking Lots	Recommend	Recommend that design be completed prior to allocating construction funding

Project #/Name	CFPSC Sub-Group Advisory Recommendation	CFPSC Sub-Group Comments
WP70201-McKinley & Veterans Parks Seawall	Recommend	Recommend that design be completed prior to allocating construction funding
WP37201-McKinley Park Flushing Channel	Recommend	Recommend that design be completed prior to allocating construction funding
WP70301-King Skate Shelter Eliminate High Voltage	Recommend	Recommend that design be completed prior to allocating construction funding
WP71801-Mitchell Domes Mesh Structure Inspection and Repairs	Recommend	Recommend long-term solution for Domes
WP52301-Lake Park Steel Arch Bridge	Recommend	Recommend that design be completed prior to allocating construction funding
WP62501-Dretzka Park - Lighting, Stormwater & Parking Improvements	Recommend	Recommend that design be completed prior to allocating construction funding
WP34401-Replace Incandescent with LED	Recommend	Would like a better understanding of the lighting agreement between the Parks Department and the City of Milwaukee. Please share the agreement with CFP for future collaboration with City of Milwaukee on lighting work.
WO20001-Training Academy Parking Lot Replacement	Recommend	Recommend that design be completed prior to allocating construction funding
WO64701-WMC (Saarinen Bldg)-Switchgear Rplcmnt	Hold	Recommend pending opinion of Corp Counsel on responsible party according to Condominium Agreement.
WZ13501-Zoo Aquatic & Reptile Center Structural Repairs	Recommend	Recommend that design be completed prior to allocating construction funding

These findings were reviewed and endorsed by the CFPSC at its June 18, 2020 meeting.

RECOMMENDATION

The CFPSC respectfully requests this information be included in the overall evaluation of the 2021 capital requests by the Capital Improvements Committee.



Peter Nilles, Director, Facilities Planning and Development
Facilities Management Division, DAS

cc: Jim Tarantino, Chair, County Facilities Planning Steering Committee
Stu Carron, Vice-Chair, County Facilities Planning Steering Committee
Aaron Hertzberg, Vice-Chair, County Facilities Planning Steering Committee