

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: February 18, 2022

To: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors

From: Ashley Adsit, Director, Project Management Office (PMO), Office of Strategy, Budget, & Performance (SBP)

Subject: Report from the Grants and Special Projects and Facilities Management Divisions, providing updates on securing grant funding for rehabilitation of the Domes and the approved structural testing and netting replacement projects at the Domes.

File Type: Informational Report, Amendment 1, Resolution File No. 21-518

REQUEST

The Department of Administrative Services Grants Procurement Division and Facilities Management Division shall submit a report to the Milwaukee County Board of Supervisors for the September 2021 committee cycle providing an informational update on structural testing performed at the Domes, as well as the upcoming netting replacement project approved in the 2021 Adopted Budget. The report shall also include an informational update on progress made by the Grants Procurement Division to secure grant funding for rehabilitation of the Domes and other outside funding avenues that are being explored (Amendment 1, Resolution File No. 21-518 to Appropriation Transfer A9 on P.5).

Effective January 1, 2022, the Grants and Special Projects Division is the part of the newly structured Project Management Office (PMO) in the Office of Strategy, Budget, & Performance (SBP).

POLICY

Milwaukee County Resolution File No. 16-200 (March 2016): "BE IT RESOLVED, that Milwaukee County shall pursue the repair and preservation of the existing Mitchell Park Conservatory Domes."

Wisconsin State Statutes:	N/A
Milwaukee County Code of General Ordinances:	N/A
Specific Adopted Budget:	N/A
Specific Adopted Budget Amendment:	N/A
Specific Adopted Capital Project:	N/A

BACKGROUND

Related File No's:	21-772, 18-627, 16-636, 19-102, 19-736, 20-733, 21-518A, 16-200, 18-164, 19-55, 19-57, 19-677, 21-233, 21-772, 21-1070
Associated File No's (Including Transfer Packets):	21-518 Appropriation Transfer A9
Previous Action Date(s):	Received and placed on file on 21-772

Project Management Office (PMO) Update:

The Office of Corporation Counsel (OCC), in conjunction with the Project Management Office (PMO) and Parks Department has secured a contract with Husch Blackwell to complete an independent legal analysis of the options for legal partnership structures that would need to be in place for a capital project involving the Domes. The target date for a preliminary analysis is February 28, 2022.

The PMO, in conjunction with the Budget Office (SBP), Office of the Comptroller (OoC), and the Parks Department, has secured a contract with Baker Tilly to complete an independent feasibility analysis of the revenue sources proposed in the 2019 Domes Task Force Business Plan and Conceptual Design from an experienced accounting firm as well as a revised and updated capital funding stack that could be used to fund this project. The target date for a preliminary analysis is February 28, 2022.

The updated project timeline is included with this file. The community engagement phase of the project has been revised based on two primary factors: 1) concerns raised by a committee member during the last update to the Parks, Energy, & Environment Committee that the incoming supervisors in April of 2022 would not have enough time to understand the project and that all supervisors would not have an opportunity to engage with their constituents due to the pre-election "blackout" period for constituent communication; and 2) in order for the community engagement to be meaningful, we need updated, accurate information on all aspects of the project to share with the public.

The PMO, Parks Department, and Office on Equity will draft a community engagement plan followed by an internal ad-hoc community engagement planning group that will meet in April and May, which will include coordination with the Board of Supervisors (Chairperson's Office). The various community engagement opportunities will occur in June and July of 2022.

Facilities Management Division Update:

Project A: The Glazing System Renovation Investigation, P-684-18607

The capital project for Inspections and Repairs to the stainless-steel mesh that was installed in all three domes as a temporary safety measure are underway. This project includes specialized lifts for inspection of the underside of each dome. This is necessary to assure that no damage to the plants will occur and provides a way to reach the structure without long term

closures of each Dome. The Contractor is Masonry Restoration, Inc and the consultant is ZS, LLC Engineering. This work should be completed by April of 2022 and followed up by a written evaluation of both the mesh and the concrete frame following close up viewing. It is expected that this report will be available by the end of June of 2022.

Project B: The Safety Mesh Inspection and Repairs Project, P718 20079

The two-part proposal was awarded to ZS, LLC, a local engineering firm that has teamed up with Stutski Engineering and Supersky, Inc. (the original manufacturer of the Domes glazing system) to evaluate and propose a repair or replacement solution. At the present time, the Part 1 study was completed in 2020 and recommendations and preliminary estimates were developed at a cost of just under \$20 million to repair the glazing system alone. Part 2, the mock-up and testing of a six-panel piece of the glazing system, is not yet completed. The original allowance for the mock-up could not cover all the cost of the specially formed gaskets and aluminum extrusions that are required; however, funding has been provided and the mock-up is now under contract.

ZS, LLC and Supersky have recently informed Milwaukee County that due to supply chain issues beyond their control, the custom aluminum extrusions needed to complete the mock-up repair are unable to be completed in an 8-week lead time. It may take as long as 18 months to have these parts manufactured. The Domes staff is aware that the construction of the mock-up will be delayed and will work with us once a schedule can be determined. At this time, DAS will be unable to provide updated estimates on the repairs. The length of delay for extruded aluminum parts is unknown and is a national issue. The existing glazing system is aluminum and thus requires the use of aluminum for the added pieces.

Repair Cost Estimates

Until we know if the proposed new glazing system will work, there are no further cost estimates to be made. Repair cost estimates will be undertaken at such time as the Domes glazing mock-up testing is completed with the consultant's report and recommendation.

ALIGNMENT TO STRATEGIC PLAN

This item is directly related to the County's strategic goal *3B, Enhance the County's fiscal health and sustainability*. The Mitchell Parks Domes has been operating at a substantial annual loss, which increases the burden on the tax levy (see the Comptroller's 2018 audit report) and the 50+ year old structure requires extensive repairs and upgrades to remain operable. Milwaukee County's ownership of this property necessitates extensive internal and external coordination. The County's ability to advance strategic objective *3A, Invest "upstream" to address root causes of health disparities*, relies on a stable business model to sustain our landmarks.

It is also important to note that the Mitchell Park Domes are located in an area of the County that has persistently high rates of unemployment and exceeds 30% of poverty. The residents in this area are a majority people of color who have comparatively less access to green space compared to other areas of the County. In this respect, investing in the restoration of the Domes and Mitchell Park more broadly would advance objective *2A, Determine what, where, and how we deliver services to advance health equity*.

FISCAL EFFECT

The funds to assess the proposed funding streams and complete the material testing and inspections have already been allocated. There is no fiscal effect related to this update.

TERMS

There is no specified term related to this informational update.

VIRTUAL MEETING INVITES

Aaron Herzberg, Stuart Carron, and Julie Bastin (DAS); Ashley Adsit and Nichole Todd (PMO-SBP Office); Guy Smith, Jim Tarantino, and Sarah Toomsen (Parks Dept.); CJ Pahl (Office of the Comptroller); and Scott Brown (OCC).

PREPARED BY:

Nichole Todd, Senior Analyst, Project Management Office, Office of Strategy, Budget, and Performance (SBP)

Stuart Carron, Director, and Julie Bastin, P.E., Facilities Management Division, DAS

APPROVED BY:

Aaron Hertzberg, DAS Director

ATTACHMENTS:

Updated Mitchell Park Domes Project Timeline

cc: Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors
Janelle M. Jensen, Legislative Services Division Manager, Office of the County Clerk