

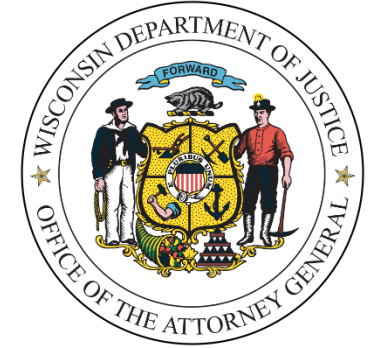
# The Center for Forensic Science & Protective Medicine

December 8, 2022



# Vision: Center Forensic Science & Protective Medicine (CFSPM)

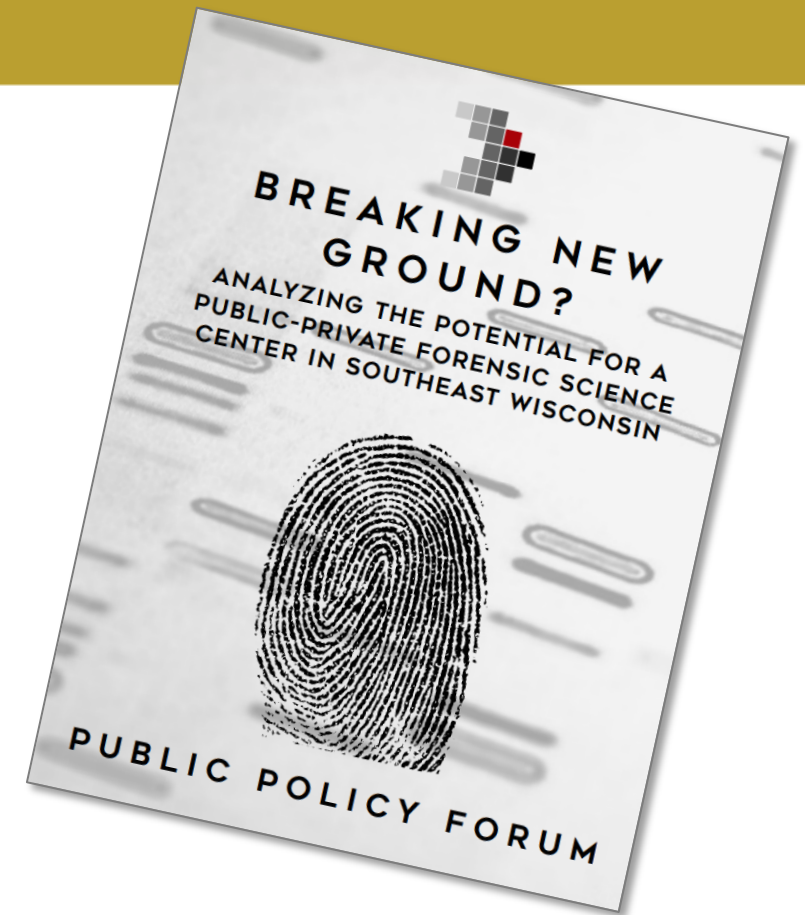
- Purpose built facility on the Milwaukee Regional Medical Center Campus.
  - 3-story, approx. 212,000 SF facility
  - Milwaukee County occupies roughly 108,000 SF
- A Milwaukee County & State of Wisconsin collaboration:
  - Milwaukee County Office of the Medical Examiner
  - Milwaukee County Office of Emergency Management
  - State of Wisconsin Department of Justice Milwaukee Crime Lab
- The forefront of technology, located on a renowned regional medical/trauma/emergency campus whose development was spurred by the County



MILWAUKEE COUNTY  
**MEDICAL  
EXAMINER**

# CFSPM Background

- The County Medical Examiner (ME) risks loss of accreditation without a facilities plan.
- The Office of Emergency Management (OEM) would benefit from consolidate facilities and collaborative partnerships and has its own facility issues.
- Jointly address needs in an economically efficient manner, while becoming a national leader in forensic science and public protective services.
- 2016, Public (Wisconsin) Policy Forum report “Breaking New Ground?” addressed potential collaboration in addressing the County’s needs. ([View.ashx \(legistar.com\)](#))



# CFSPM: Board Reports

- Pursuit of partnership with the State Crime Lab (15-162)
- ME Facility Conditions & State Partnership (16-393)
- State Partnership Pursuit (16-721)
- “Breaking New Ground” PPF Report (17-298)
- Cost Benefit of Construction Alternatives (19-625)
- Land Commitment (20-235)
- Status Update (21-262)
- Budget Requests & Updates ‘19, ‘20, ‘21, & ‘23



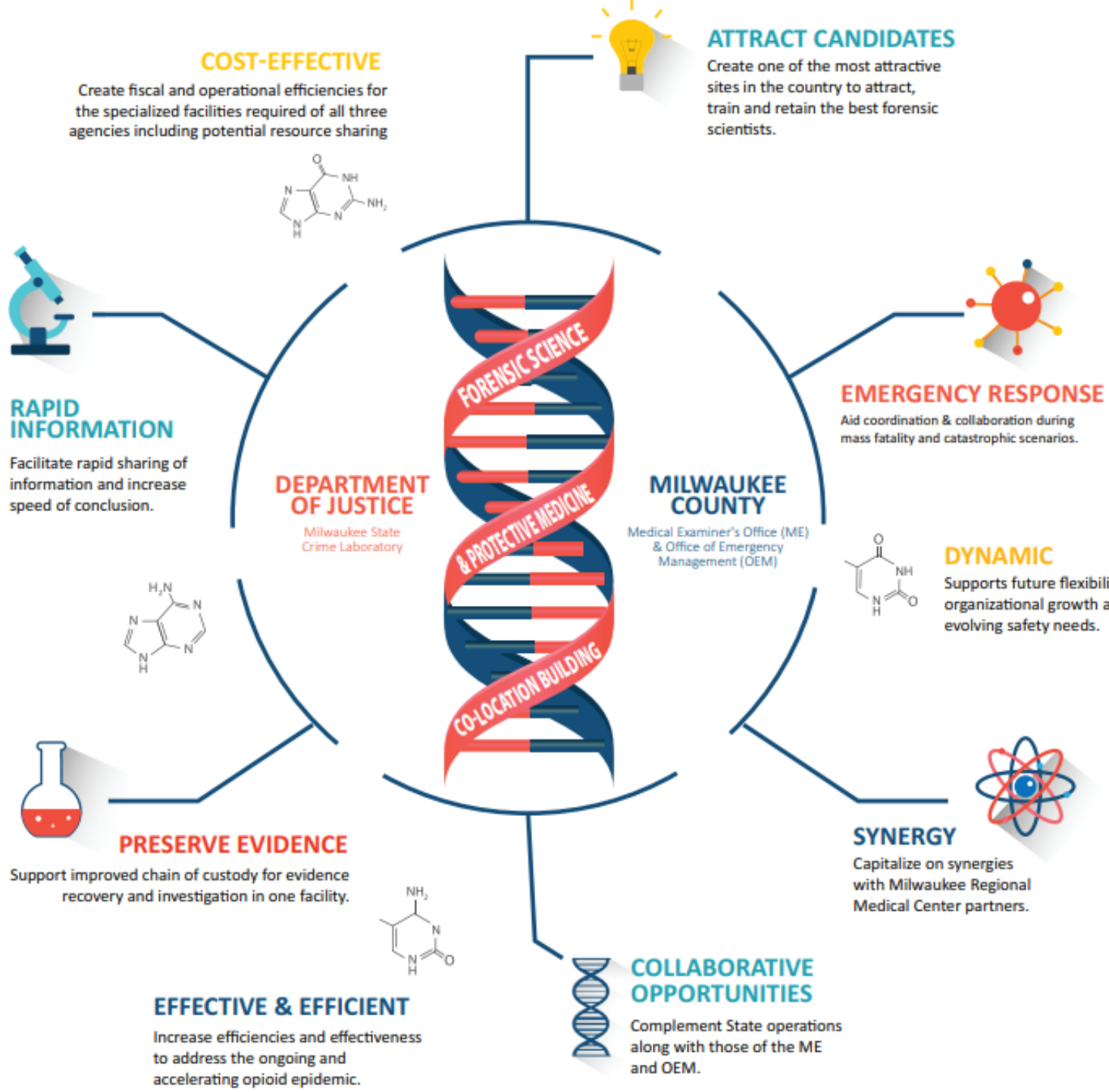
# Why a shared facility?

*The construction and operation of such a facility could save money; open new training opportunities and increase the pipeline of forensic specialists; facilitate collaboration and communication that improve the quality of operations and advance criminal justice investigations and testimony; support the development and validation of new scientific methodologies; and spur significant research opportunities.*

*- WPF Report: "Breaking New Ground", 2016*

- Pooled resources for site preparation, construction and operations
- Attract and retain highly specialized and sought-after talent.
- Increase training and development opportunities for forensic specialists and EMS professionals.
- Facilitate collaboration to improve the quality of operations and advance criminal justice investigations and testimony
- Spur research opportunities
- Facilitate disaster preparedness & crisis response
- Opportunity to advance health equity goals with key partners





# Why a shared facility?



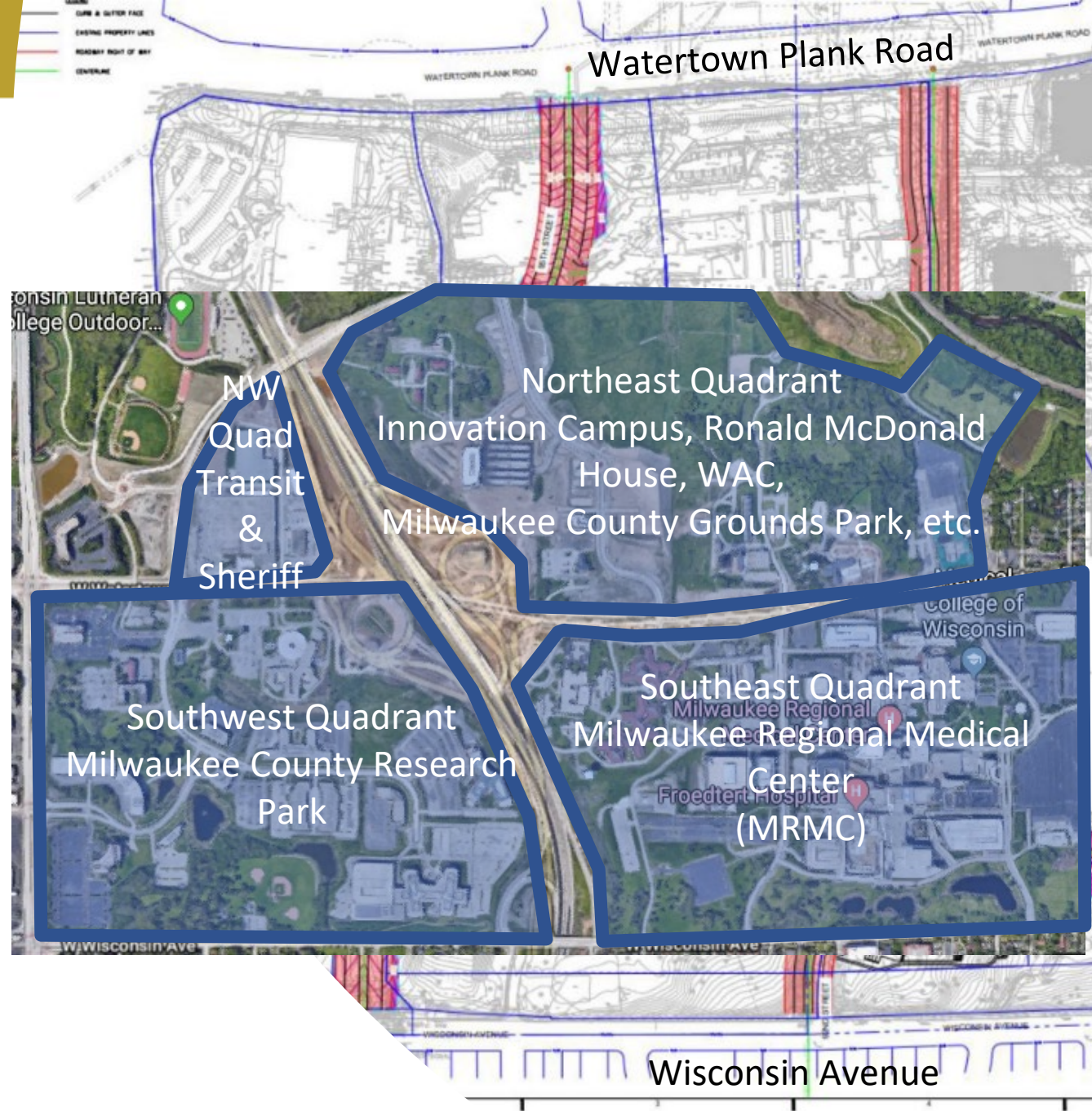
# Alignment to Strategic Plan

- Breaking down silos:
  - Medical Examiner & Emergency Management
  - State of Wisconsin Milwaukee Crime Lab
  - Adjacent MRMC Partners
- Addressing health equity:
  - Enhanced emergency preparedness and response
  - Opportunities for research, analysis, & education/training
- Increase minority & women-owned business contract
  - Community benefit contracting goals



# MRMC Location

- SE Quadrant of Milwaukee County Grounds
- 6 acres reserved during prior MRMC land transactions
- Proximate to MCW, Froedtert, Children's Wisconsin, Versiti
  - Training/Education
  - Academic Research
  - Emergency Preparedness & Response
- Served by Bus-Rapid Transit





# Project Funding

	Amount	Notes
2019 Capital Allocation	\$940,262	Design Funds – Currently Spending
2020 Capital Budget Allocation	\$11,191,328	
2021 Capital Budget Allocation	\$3,016,216	
<b>Total Allocated in Prior Years</b>	<b>\$15,147,806</b>	
★ 2022 County ARPA Allocation	\$20,000,000	
2022 State ARPA Commitment	\$20,000,000	Gov. Evers Announced 9/22/22
2023 Debt Service Reserve Allocation	\$10,000,000	
2023 Capital Budget Allocation	\$62,899,549	
<b>Total Allocated via the 2023 Budget</b>	<b>\$112,899,549</b>	
<b>Cumulative Project Total</b>	<b>\$127,107,093*</b>	*Does not include Design Funds from 2019
Funds available for ME Equipment Purchases	\$500,000	
<b>Funds Requested from allocated contingency</b>	<b>\$112,399,549</b>	

# Project Costs

	Cost	Notes
Unit A –Milwaukee County’s share of building costs: Includes soft costs, site work, building shell, main mechanicals for lab & building systems, and parking deck	\$63,597,624	Contracted Guaranteed Maximum
Milwaukee County’s finishes/tenant improvements (interior buildout)	\$37,194,454	Contracted Tenant Allowance
<b>Total Construction Contract Cost</b>	<b>\$100,792,078</b>	
Milwaukee County’s furniture, fixture, & equipment (FFE) and project management	\$26,315,015	County Managed
<b>Total Project Cost</b>	<b>\$127,107,093</b>	

**Notes:**

- Space planning is on-going to identifying efficiencies and cost reductions
- Splits between construction and FFE are still being refined



# Deal Structure

- County and State each enter a Purchase and Sale Agreement to acquire their condo within the building.
- Purchase price for each condo.
  - State has committed to their condo, pending finalization of their deal documents: \$99.5M.
  - County commitment expected to be \$100,792,078.
- County and State jointly make up the Condo Association.
  - Condo Agreements and By-laws
  - Ground Lease (w/MCW, no base fee)



# Deal Structure

County Purchase Structure: \$100,792,078.

- An earnest payment of \$1M is made upon agreement
- The bulk of payment to be made upon completion\*.
- As a purpose-built building, Milwaukee County is responsible for interest costs for the construction loan. With the Comptroller, we are exploring an option to reimburse expenses throughout the project to reduce interest costs.
- Final designs are currently being priced.
- A change order process is available during the agreement to negotiate project changes and manage interests between the County, State and Developer.

\* A Punch List Holdback will be utilized for any final work remaining at closing



# Deal Structure

- Contract sets terms for the seller to produce Schematic Design, drawings, Plans and Specifications and the Construction Schedule and for County approvals
- Milwaukee County acknowledges our relationship to the Milwaukee Regional Medical Center (MRMC), which independently manages the campus.
- Additional land payments not Milwaukee County's responsibility.
- Substantial Completion is defined by obtaining a certificate of occupancy.
- Right of First Refusal for future sale: mutual with State, then to MCW.
- Community Benefit Goals for County share of the building:
  - TBE contracting, Residential Hiring, Apprentice/Training





HGA | Concept Rendering

# Questions?





**MILWAUKEE  
COUNTY**