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 recail, 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

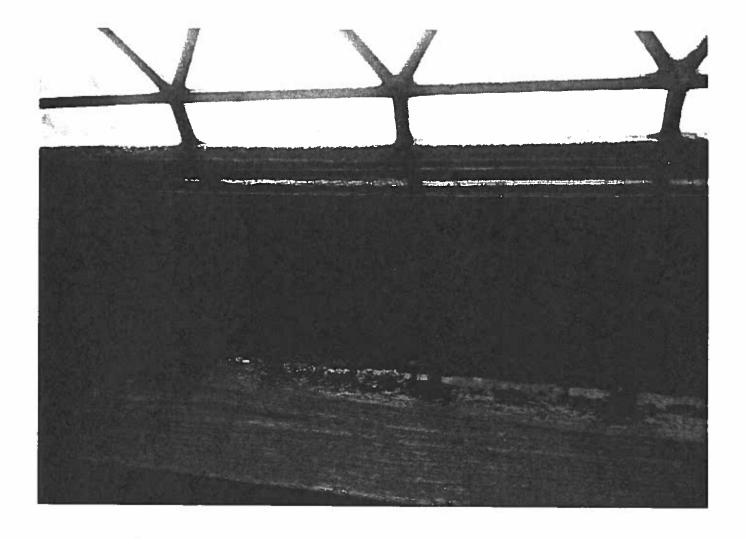
Executive Director

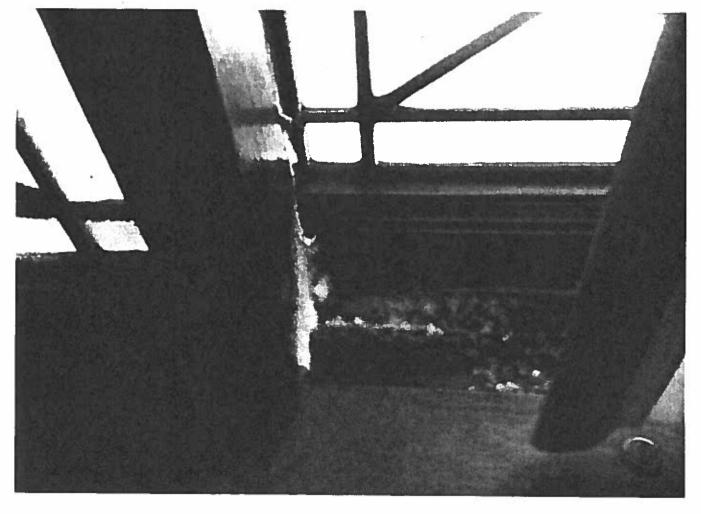
ma B. Cartello

Capital Project Summary and Cost Estimate Request Form

Computer Network Requirements:

	y und Cost Estim	ate Reques	t rorm		
Date: Department:	2/1/2014 Charles Allis/Villa Terrace Art	Facility:	Charles Allis		
Department Contact:	Maria Costello			Phone: 414-278-	3295 x1
Project Cost:	\$274,500	Bond Cost:	\$274,500		
PROJECT DESCRIPTION Project #/Title:	<u>N</u> 2015-WO12401-Charles Allis V	Vindow and Do	oor Replaceme	nt	
Continuing Project from 2014?		r	10		
Replace screens/storm wir	s is a multiple year project, detandows with operable units. Plean windows. Same issue happen	se see attached	mptions for fut I photos showin	ture years): ng snow blowing in	to 3rd floor
Departmental Project Prior	rity: 1				
PROJECT REQUIREMEN Electrical/Mechanical Requ					





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, <u>VFA REQUIREMENTS</u> (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: Department:	2/1/2014 Charles Allis/Villa Terr	race Art	Facility:	Charles Allis		
Department Contact:	Maria Coste	ello			Phone:	414-278-8295
Project Cost:	\$197,500	2000	Bond Cost:	\$197,500		
PROJECT DESCRIPTIO				B. 1		
Project #/Title:	2015-W050601-Char	ies Allis Roc	ot and Drain	kepiacement		
Continuing Project from 2014?				NO		
Project Description (if thing Current roof leaks in seven water and snow that leaks	eral places in the mansi	oject, detail	costing assi	umptions for fu ance area. Buck	ture year ets are u	s): sed to collect rain
Departmental Project Pri	ority:	2				
PROJECT REQUIREME Electrical/Mechanical Re						
Computer Network Requ	irements:					

Capital Project Summary and Cost Estimate Request Form /oice 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:	
VFA Facility Cost Index:	
Attach any relevant information (sketches, prior estimates, product literature, code violations, etc)	

Capital Project Su	mmary and Cost]	Estimate Reques	st Form	
Date:	2/1/2014			
Department:	Charles Allis/Villa Terra	ce Art Facility:	Villa Terrace	
Department Contact:	Maria Costell	o		Phone: 414-278-8295
Project Cost:	\$689,945	Bond Cost:	\$689,945	ALIENSES AND AND ADDRESS OF THE PARTY OF THE
PROJECT DESCRIPTION	N			
Project #/Title:	2015-WO12501-Villa T€	errace Window and D	oor Replaceme	ent
Continuing Project from 2014?		ľ	40	
Project Description (if this Original historic doors nee and costs on heating and co	a to be refinished in ord	ct, detail costing assu er to close properly. l	mptions for fut New storms and	ure years): I screens would save energy
Departmental Project Prior	ity: 3			
PROJECT REQUIREMEN Electrical/Mechanical Requ				
Computer Network Require	ments:			

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,
<u>'FA REQUIREMENTS (Please see Attachment C- VFA Requirement Document to complete the following):</u>

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 Summar	y and	Cost	Estimate	Request Form	n
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Capital Project Sul	mmary and Cost Estimat	te Reques	t Form	
Date: Department:	2/1/2014 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:	<u>N</u> 2015-WO50701-Charles Allis Ext	erior Façade	Repair	
Continuing Project from 2014?		I	NO	
Project Description (if this Fuck pointing, repair and	s is a multiple year project, detail painting of wood windows, gutter	costing assur	mptions for fut bout replacement	ture years): nt or repair.
Departmental Project Prior	rity:			
ROJECT REQUIREMEN Electrical/Mechanical Req				
Computer Network Requir	ements:			

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:
VFA Facility Cost Index:
(Attach any relevant information (sketches, prior estimates, product literature, code violations, etc)

Capital Project Su	mmary and Cost Estim	ate Reque	st 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 DESCRIPTIO Project #/Title:	<u>N</u> 2015-WO50201-Villa Terrace [Prain Pipe Rep	air	
Continuing Project from				
2014?		ı	10	
was reading of the	s is a multiple year project, detainasement and other areas of the l	il costing assu puilding.	mptions for futo	ure years):
Departmental Project Prior	ity: 5			
'ROJECT REQUIREMEN Slectrical/Mechanical Requ	TS nirements:			
omputer Network Require	ments:			

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,
<u>VFA REQUIREMENTS</u> (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)

Department Name 2014

ınk	Project Number	Project Name	Total Cost	Reimbursement Reven	County Financing	Project Description/Annual Operating Impact
	NEW WO50701*	Charles Allis Boiler Replacement Charles Allis Exterior Façade Repair (4)		\$0		replace nonfunctioning boiler with high efficiency unit
/		Charles Allis Window and Door	\$282,000		\$282,000	*carry over from 2008-2012 5 -Year pla
_	WO12401 WO50601*	Replacement	\$261,450			replace screen/storm windows with operable windows
5	11030001	Charles Allis Roof and Drain Repair 2	\$151,000		\$151,000	obelagie Mindows
6					7131,000	*carry over from 2008-2012 5 -Year pla
7						
					\$0	
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			\$694,450	\$0	\$694,450	

Department Name

ocharmistit (4911)6	Charles Allis/Villa Terrace Art Museum:
2015	

	Project Number		Total Cost	Poimbur and S		and the factor of the second
1	WO50201*	Villa Terrace Drain Pipe Repair (5)		Reimbursement Reven	County Financing	Project Description
./		Villa Terrace Window and Door	\$88,000		\$88,000	*carry over from 2008-2012 5 Year plan
3	WO12501	Replacement 3	\$689,945			windows and doors need screens, storn hardware replacement
					Company of the second	
5					\$0	
- 6			<u> </u>		\$0	
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al					\$0	
			\$777,945	\$0	\$777,945	

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-W012501	Villa Terrace Window and Door Replacement	\$689,945		\$689,945	Original doors and windows need repairing - new storms/screens added
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Total			\$1,161,945	\$0	\$1,161,945	

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
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Total			\$375,000	\$0	\$275,000	
ivlai	<u> </u>	<u> </u>	\$3/5,000	ŞU	\$375,000	