

Org Unit No: 1900, WO22602, WO50601, WO50701, WO03801, WO11601, WO88802
Org. Name: Cultural Contributions, Charles HVAC Replacement, Charles Allis Roof and Drain
Replacement, Charles Allis Exterior Façade Repair, Marcus Center HVAC Upgrade, Vogel Hall
Renovation, Uihlein Elevator #1
Date: November 5, 2014

AMENDMENT TO THE COUNTY EXECUTIVE'S 2015 RECOMMENDED BUDGET

By Supervisor Schmitt

Amend Org. Unit No. 1900 – Cultural Contributions as follows:

Strategic Program Area 1: Fund for the Arts (CAMPAC)

Strategic Implementation:

The contribution to the County Fund for Performing Arts remains at the 2014 funding level of \$321,035 for 2015. ~~has been reduced by 5 percent from their 2014 contribution amount due to ongoing County fiscal constraints, and to encourage the organization to seek more self-sufficient models of operation.~~

Strategic Program Area 2: Historical Society

Strategic Implementation:

The annual contribution to the County Historical Society remains at \$206,167. In addition, a one-time allocation of \$75,000 is provided to offset the costs associated with the storage of archival documents. ~~has been reduced by 5 percent from their 2014 contribution amount due to ongoing County fiscal constraints, and to encourage the organization to seek more self-sufficient models of operation.~~

Strategic Program Area 4: Marcus Center

Strategic Implementation:

The contribution to the Marcus Center remains at the 2014 level of \$1,088,000 for 2015.

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Strategic Program Area 6: Villa Terrace/Charles Allis Museums

Strategic Implementation:

Villa Terrace Decorative Arts Museum, 2220 North Terrace Avenue and Charles Allis Art Museum, 1801 North Prospect Avenue function as a combined operation. Public programming includes monthly changing art exhibits, regularly scheduled concerts, films, workshops, an annual youth concert series and special events. The facilities are available for rent by civic, cultural, veteran, educational, business and private groups. Both museums are on the National Registry of Historic Places.

The annual contribution to the Villa Terrace/Charles Allis Museum increases by \$18,000 to \$225,108 in 2015 to assist in offsetting costs associated with the installation of a ramp, railing, and emergency elevator repair to remain ADA compliant. ~~has been reduced by 5 percent from their 2014 contribution amount due to ongoing County fiscal constraints, and to encourage the organization to seek more self-sufficient models of operation.~~

Amend the 2015 Recommended Capital Improvements Budget on page 5 as follows:

~~2015 Cultural Contributions to Capital Projects~~

~~Beginning in 2015, County-supported institutions are budgeted to provide a 50% match for any capital project. Pursuant to the County's annual review and capital prioritization process, if a County-supported institution's capital project rises to the top of the prioritization process, the institution will be expected to provide a 50% match to County funding. The project will only proceed once matching contributions are secured and committed.~~

~~Some County-supported institutions have in place signed agreements that ensure a certain level of County support. All agreements will continue to be honored, and the 50% match will apply only to funding beyond the specified levels.~~

Amend Capital Improvement Project WO22602 – Charles Allis HVAC Replacement as follows:

~~WO22602 – Charles Allis HVAC Replacement~~

~~An appropriation of \$113,000 is budgeted for completion of the renovation of the Charles Allis Museum HVAC system. Financing is provided from \$56,500 in sales tax revenue and \$56,500 private contributions (as matching funds).~~

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~~Initial renovation of the heating, ventilation and air conditioning (HVAC) system was an emergency project to replace the existing boilers with two new hot water boilers and a make up air unit (MUA) having (12) zones with hot water coils and thermostats. The 2015 appropriation will provided two, 5-ton condensing units for the MUA; pumps for hot water reheat coils, replace existing radiators with new radiators, and demolish existing piping in the boiler room and basement.~~

~~This work on the Charles Allis Museum HVAC system was due to the failure of one of the two original boilers during the winter of 2013. The remaining boiler had limited capacity which resulted in the interior temperatures to fall to the 50 degree range until the new boilers were installed.~~

~~The project shall not proceed until all private contributions funding is secured and committed.~~

Amend Capital Improvement Project WO50601 – Charles Allis Roof and Drain Replacement as follows:

~~WO50601 – Charles Allis Roof and Drain Replacement~~

~~An appropriation of \$267,000 is budgeted to replace roofing, gutters and downspouts at the Charles Allis Museum. Financing is provided from \$133,500 in sales tax revenue and \$133,500 in private contributions (as matching funds).~~

~~This project consists of the replacement of clay roof tiles, associated flashing, partial replacement of gutters & downspouts, and installation of a new roof access hatch.~~

~~A facilities assessment identified two (2) deficiencies in the building structure, deteriorated gutters and downspouts and deteriorated roofing. Since the assessment, deterioration has worsened resulting in water infiltration through the roof and walls into exhibit spaces. If not addressed, this will continue and result in significant structural damage to the museum.~~

~~The project shall not proceed until all private contributions funding is secured and committed.~~

Amend Capital Improvement Project WO50701 – Charles Allis Exterior Façade Repair as follows:

WO50701 - Charles Allis Exterior Façade Repair

An appropriation of \$371,000 is budgeted to repair and replace broken stonework, deteriorated brickwork and deteriorated window sills at the Charles Allis Museum. Financing

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is provided from \$185,500 in sales tax revenue and \$185,500 in tax levy private contributions (as matching funds).

The scope of work for this project consists of exterior facade repairs including masonry mortar removal and re-pointing of exterior masonry walls. Notable areas of mortar repair included the northeast elevation, the chimneys, and the west gable to the Carriage House. The scope of work also includes the repair of surface cracking and spalling at the second floor balcony on the west elevation, replacement of deficient non-code compliant exterior stair handrails and guardrails, exterior stair pavement repairs, the addition of an ADA compliant wheelchair ramp on the west elevation, and the repair and painting of exterior metal gates.

A facilities assessment identified three (3) deficiencies in the building structure: damaged exterior balconies, deteriorated exterior walls and worn exterior stairs. Since the date of assessment, the deterioration has worsened resulting in water infiltration through the walls into exhibit spaces. If not addressed, this will continue and result in significant structural damage to the museum.

~~The project shall not proceed until all private contributions funding is secured and committed.~~

Amend Capital Improvement Project WO03801 – Marcus Center HVAC Upgrade as follows:

~~WO03801 – Marcus Center HVAC Upgrade~~

~~An appropriation of \$500,000 is budgeted for planning and design to upgrade the HVAC system at the Marcus Center. Financing is provided from \$250,000 in general obligation bonds and \$250,000 in private contributions (as matching funds).~~

~~This is Phase 5 and the final phase of the upgrading of the HVAC system at the Marcus Center. This project will be phased as follows:~~

~~Phase 5A-Design and construction bid documents: \$500,000 (\$250,000 County; \$250,000 Marcus Center)~~

~~Phase 5B-Construction: \$3,488,884 (\$1,744,442 County; \$1,744,442 Marcus Center)~~

~~The project shall not proceed until all private contributions funding is secured and committed.~~

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Amend Capital Improvement Project WO11601 – Vogel Hall Renovation as follows:

WO11601 - Vogel Hall Renovation

An appropriation of \$2,565,949 is budgeted to renovate and provide an addition to the Marcus Center for the Performing Arts Vogel Hall. Financing is provided from ~~\$1,282,975~~ \$1,565,949 in general obligation bonds and ~~\$1,282,974~~ \$1,000,000 in private contributions (as matching funds).

This project consists of approximately 4,500 SF of renovations and an addition of approximately 1,000 SF to Vogel Hall. The renovation and addition include accessibility provisions, an expanded lobby, relocated main entry, the addition of ADA restrooms, the addition of a new accessible box office, ticket windows and doors and a new wheelchair lift.

~~The project shall not proceed until all private contributions funding is secured and committed.~~

the elevator room needs to be changed to allow working clearances, electrical feeder needs, fire alarm, sprinkler, shunt trip circuit breakers, expanded ventilation and cooling

~~The project shall not proceed until all private contributions funding is secured and committed.~~

Amend Capital Improvement Project WO88802 – Uihlein Elevator #1 as follows:

~~WO88802 – Uihlein Elevator #1~~

~~An appropriation of \$625,108 is budgeted to complete Phase 5 of the six phase Marcus Center Elevator Modernization Project. Financing is provided from \$312,554 in general obligation bonds and \$312,554 in private contributions (as matching funds).~~

~~Phase 5 of the elevator modernization project will modernize Marcus Center Elevator #1. This elevator is over 45 years old and constructed when the center was built. The elevator is past its useful life and susceptible to breakdown. Some improvements necessary to bring the entire system up to present codes are: elevator plunger/cylinder replacement, ADA accommodations devices and fire alarm recall. Codes also require that the configuration of the elevator room needs to be changed to allow working clearances, electrical feeder needs, fire alarm, sprinkler, shunt trip circuit breakers, expanded ventilation and cooling~~

~~The project shall not proceed until all private contributions funding is secured and committed.~~

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Amend the 2015 Recommended Capital Improvements Budget to create Capital Improvement Project WP New Capital Project – Parks Infrastructure Improvements as follows:

An appropriation of \$5,000,000 is budgeted for infrastructure improvements to the County parks system. Financing is provided by general obligation bonds.

The Milwaukee County parks system has 156 parks and nearly 15,000 acres throughout the County for residents and visitors to enjoy. Based on observations and studies, it is clear that the parks system is struggling to maintain its infrastructure. A 2009 audit by the County Audit Services Division estimated that deferred maintenance needs likely exceeded \$200 million.

Historically low interest rates provide an ideal opportunity to make a relatively small investment to address some of the parks' infrastructure needs that cannot be met each year due to competing capital improvement needs across the county in other areas. Many of these needs are highlighted in the Five-Year Capital Improvement Plan that is recommended by the Capital Improvements Committee (CIC). The calculation of the 2016 bonding cap shall not include the bond financing included in this project.

The Parks Director is directed to review the current CIC project list and make additional capital improvement recommendations to the CIC that could be implemented with the funds provided in this budget. The Parks Director shall work with the Office of the Comptroller to determine which projects are eligible for bond financing. The Parks Director shall focus on projects that positively impact the public's perception of park facilities, such as public restrooms and other high visibility projects. The recommendations of the Parks Director shall be submitted to the CIC so that a formal recommendation can be made to the County Board by March 2015 as to how these funds can best be utilized to improve park infrastructure. The designation of all projects for these funds are subject to County Board approval.

Priority shall be placed on residential preference hiring for contractors assigned to projects funded within this program. To support economic growth opportunities in the local community, hiring for these projects shall be consistent with County Board adopted policy, File No. 14-738, regarding the residency of employees for Milwaukee County public works contractors.

Staffing Plan

DAS – Facilities Management Division staff will be responsible for overall project management. Specialized consultants will be retained as needed.

(1B010)

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This amendment would increase the tax levy by \$179,615 and general obligation bonding by \$4,720,420.

Org. No.	Department (or Capital Project)	Expenditure	Revenue (or Bonds*)	Tax Levy
1900	Cultural Contributions	\$184,115	\$0	\$184,115
WO22602	Charles Allis HVAC Replacement	(\$113,000)	(\$113,000)	\$0
WO50601	Charles Allis Roof and Drain Replacement	(\$267,000)	(\$267,000)	\$0
1996	Sales Tax Revenue	\$0	\$190,000	(\$190,000)
WO50701	Charles Allis Exterior Façade Repair	\$0	(\$185,500)	\$185,500
WO03801	Marcus Center HVAC Upgrade	(\$500,000)	(\$250,000)* (\$250,000)	\$0
WO11601	Vogel Hall Renovation	\$0	\$282,974* (\$282,974)	\$0
WO88802	Uihlein Elevator #1	(\$625,108)	(\$312,554)* (\$312,554)	\$0
WP-New Capital Project	Parks Infrastructure Improvements	\$5,000,000	\$5,000,000*	\$0
TOTALS:		\$3,679,007	\$3,499,392	\$179,615

If approved, the Adopted Budget narrative shall be modified as needed to reflect this amendment.

FINANCE, PERSONNEL AND AUDIT COMMITTEE ROLL CALL		
	AYES	NOES
Haas	X	
Mayo	X	
Schmitt		X
Romo West	X	
Jursik	X	
Lipscomb	X	
Bowen	X	
Co-Chair Cullen	X	
Co-Chair Johnson	X	
TOTALS:	8	1

Motion to REJECT Approved 8-1