



MILWAUKEE COUNTY COURTHOUSE

PHASE II – NON-COURT FUNCTIONS

TRANSPORTATION, PUBLIC WORKS, AND TRANSIT COMMITTEE

SEPTEMBER 2016



Agenda



**Kickoff
&
Intros**

**Mission
&
Vision**

Process

Schedule

Deliverables

Update

Mission

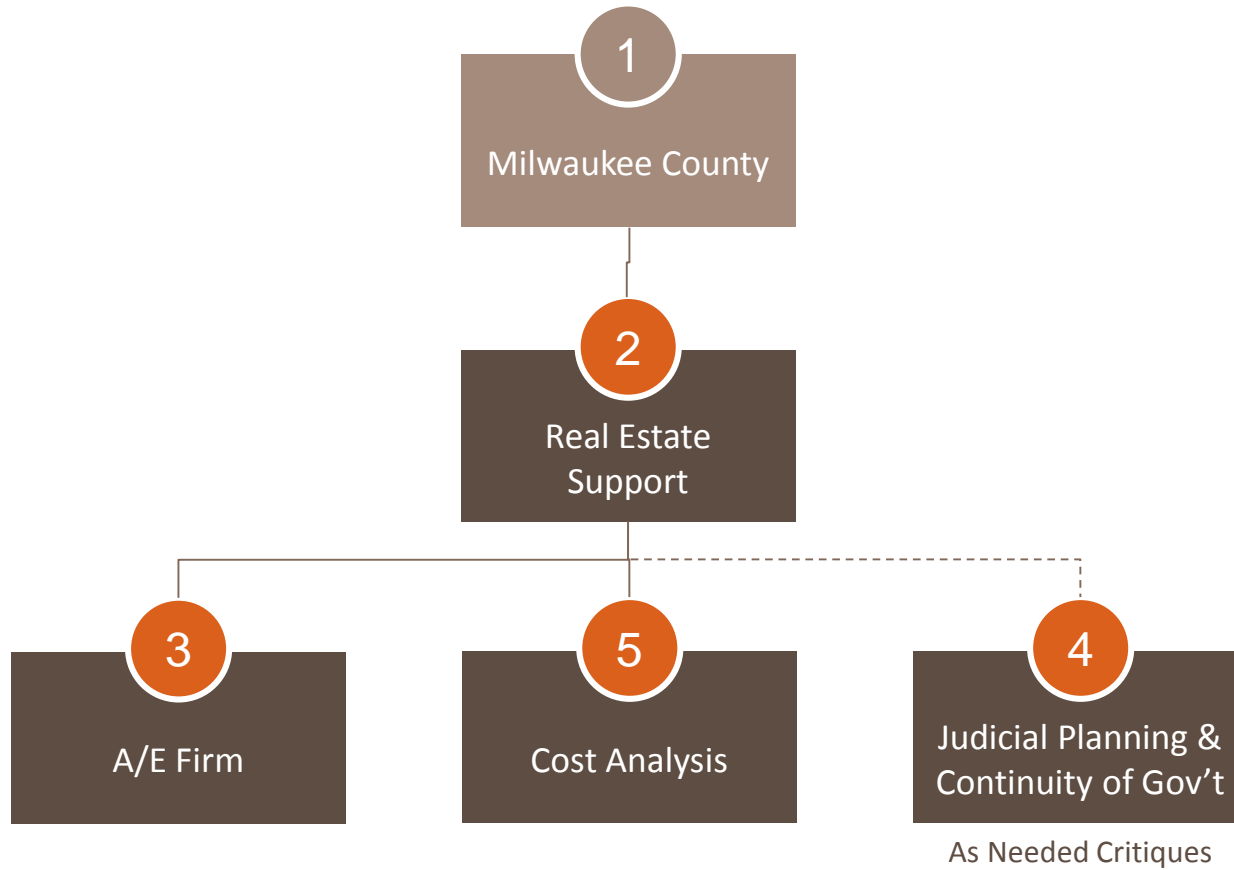
- PHASE I To identify a consolidated, redesigned space for the people working in and served by Milwaukee County Courts; and identify the highest and best use of the Milwaukee County Courthouse.
- PHASE II Define a consolidated, redesigned space for the people working in the areas of non-court functions within the Milwaukee County Courthouse and Public Safety Building. Establish existing conditions and identify opportunities for increased efficiencies.
- PHASE III Identify interim facilities capable of supporting safe and efficient operations for all Departments associated with Phases I and II. Determine preferred ownership, financing, and delivery methods for interim and ultimate solutions.
- Complete programming, design, and build outs for swing space to vacate the Public Safety Building.
- PHASE IV Determine ultimate facilities capable of supporting sustainable, safe, and efficient operations for all Departments associated with Phases I, II, and III.
- Complete planning, programming, and design for required new construction and renovations.
- PHASE V Implement new construction and renovation plans in order to finalize the Departments' ultimate locations.

Vision

- 1 Reflects a Culture of Quality, Efficiency and Innovation.
- 2 Provides a Safe and Secure Environment.
- 3 Is Fiscally and Environmentally Sustainable.
- 4 Includes a Healthy Learning Environment.
- 5 Operates as Part of a Cooperative Regional System.

Project Delivery

Phase 2: Non-Courts Space Planning



Project Process & Tasks

1

Programming

1. Tour, identify and verify groups in Courthouse and Safety Building.
2. Understand design and planning standards developed through CBRE
3. Research other projects to utilize temporary locations for criminal and other courts
4. Departmental Meetings

2

Blocking & Stacking

1. Understand “courts” blocking from Phase I Study
2. Understand potential scenarios for blocking and stacking- driven by courts
3. Create blocking and stacking for “non-courts” functions
4. Incorporate engineering input into overall blocking and stacking planning

3

Swing Space

1. Understand research developed in Step One.
2. Conceptual identification of swing-space scenarios and potential locations
3. Incorporate blocking and stacking into identified spaces

4

Existing Building Renovations

1. Review Mortenson’s and Quorum’s previous study on Safety Building.
2. Understand potential scenarios for potential re-use of building, portion or demolition.
3. Incorporate blocking and stacking into any feasible scenario

5

Other Considerations

1. Develop conceptual costs for two vacant site scenarios:
 - A. “Courthouse” Scenario
 - B. “Everything” Scenario

Project Deliverables

1

Programming

2

Blocking & Stacking

3

Swing Space

4

Existing Building Renovations

5

Other Considerations

Department A

Courthouse: [Basement](#), Ground Floor. Safety: [Basement](#)

Gary Waszak		2016						2021				
TITLE	SPACE	SIZE	SF	QTY	HDCNT	SF	SIZE	SF	QTY	HDCNT	SF	
Building Supervisor	Office B-19	29 x 10	290	1	1	290	6 x 8	48	1	1	48	
	Employee Lounge B-50 (fits 50)	41 x 14	574	1	0	574	30 x 20	600	1	0	600	
Trade & Maintenance	Shop spaces - Basement		16,026	1	35	16,026						
Head & Directors	Office G1-C1	16 x 28	448	1	1	448	10 x 12	120	4	4	480	
	Office G1-B	10 x 12	120	1	1	120	0 x 0	0	0	0	0	
	G1-A (open office + hotel)	30 x 20	600	1	2	600	0 x 0	0	0	0	0	
Admin	G1-D (open office)	12 x 22	264	1	2	264	6 x 8	48	5	5	240	
	First Aid G2-B	22 x 11	242	1	0	242	10 x 12	120	1	0	120	
	Mail Room B-8	x	4,000	1	4	4,000	x	4,000	1	4	4,000	
Facility Management Totals					11	6,538				14	5,488	
<i>does not include circulation</i>												
<i>does not include shop space, shop staff</i>												
Adjacencies Sheriff, Courts, Physical building(s)												
may need to maintain physical presence in Courthouse bldg												

Project Deliverables

1

Programming

2

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Swing Space

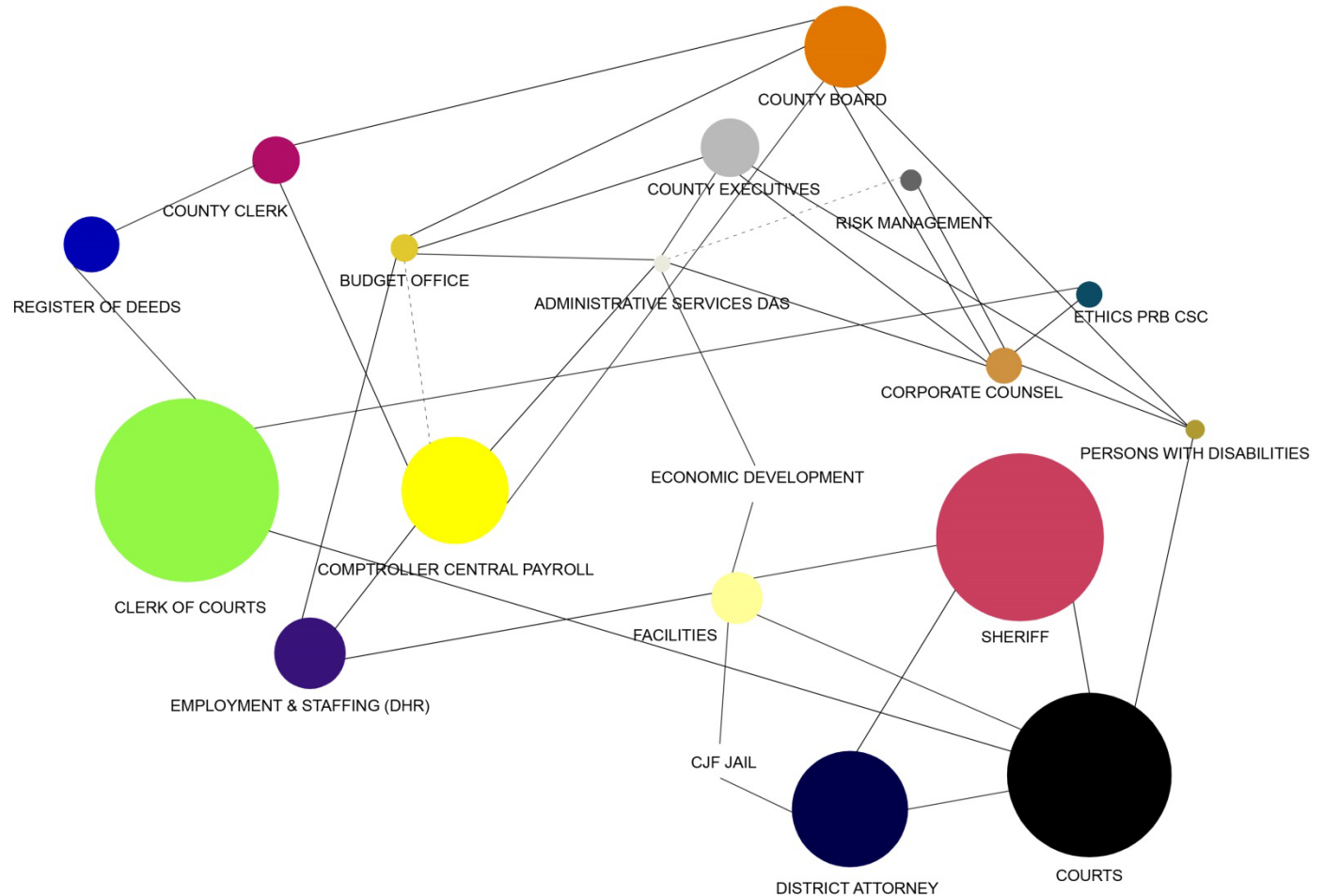
4

Existing Building Renovations

5

Other Considerations

Conceptual Adjacency Diagram



Project Deliverables

1

Programming

Facility Management

Register of Deeds

Child Support

OEM – Dispatch Office

Administrative Services DAS

County Executive

2

Blocking & Stacking

County Clerk

County Clerk – Election Commission

Corporation Counsel

Risk Management

3

Swing Space

Clerk of Courts

Treasurer

Budget Office

Economic Development

4

Existing Building
Renovations

Employment & Staffing (DHR)

County Board

Ethics, CSC & PRB

Architecture/Engineering

DAS

IMSD

5

Other
Considerations

Comptroller/Payroll

Office for Persons w/ Disabilities

OEM – Admin Office

Sheriff

District Attorney

Forensics

Project Deliverables

1

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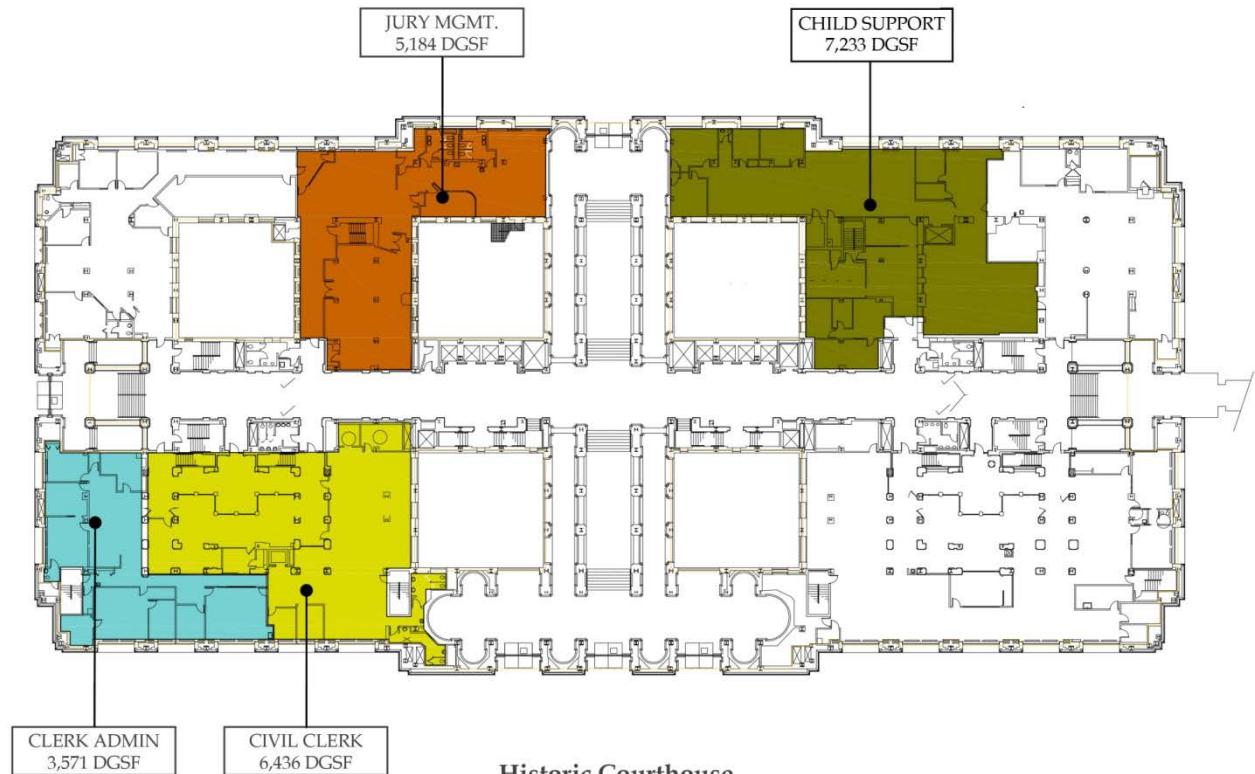
Swing Space

4

Existing Building Renovations

5

Other Considerations



Historic Courthouse
First Floor

COURTHOUSE BUILDING FIRST FLOOR SUMMARY	
TOTAL DGSF - EVALUATED SPACES	22601
TOTAL DGSF - NON-EVALUATED SPACES	18848
TOTAL CIRCULATION/BLDG. SUPPORT/ETC.	36700
TOTAL FLOOR GSF	78149

SCALE=1:600



Courts Focused in Phase I...

Project Deliverables

1

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3

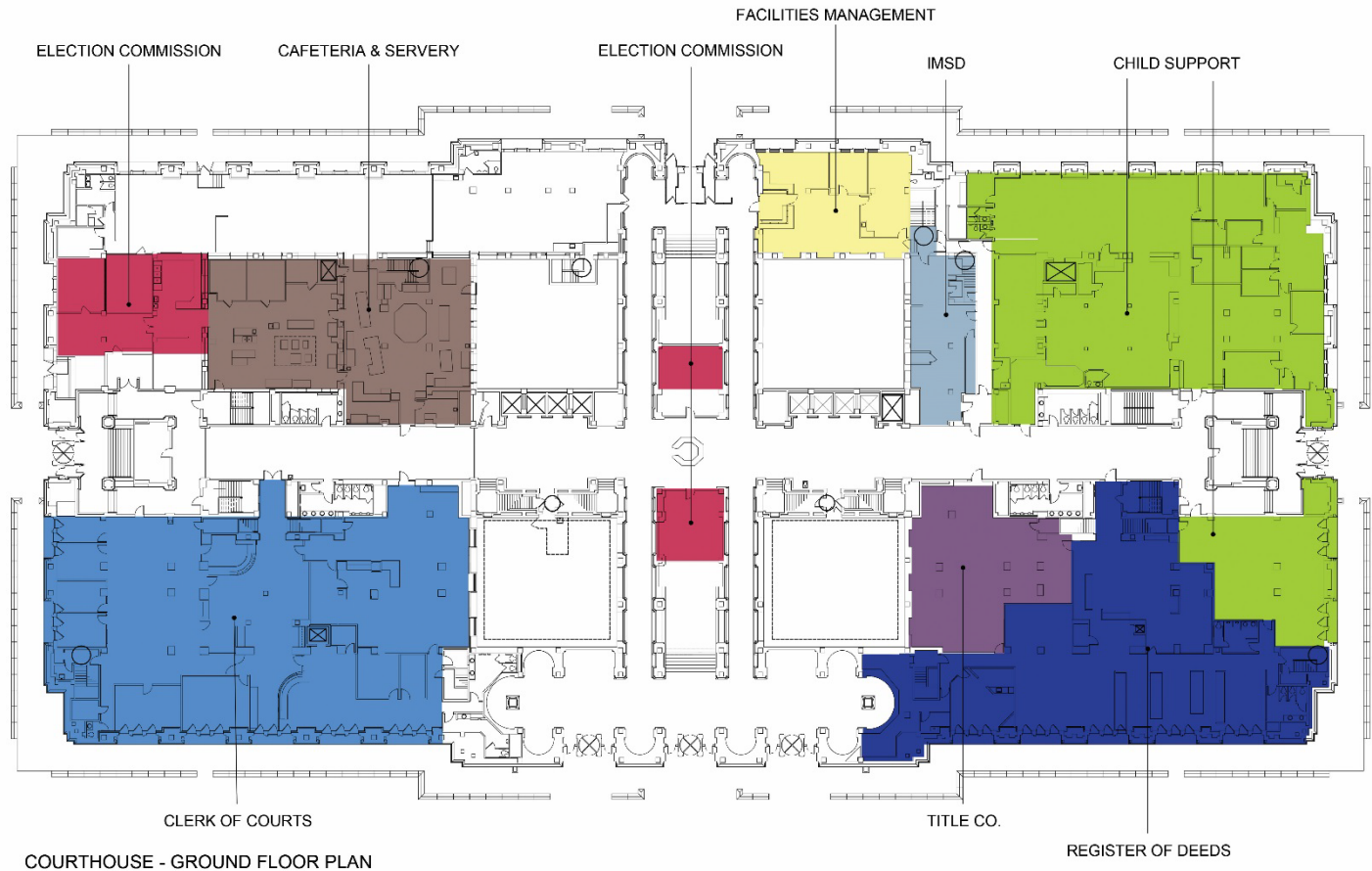
Swing Space

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Existing Building Renovations

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Other Considerations



...Phase II fills in the gaps.

Project Deliverables

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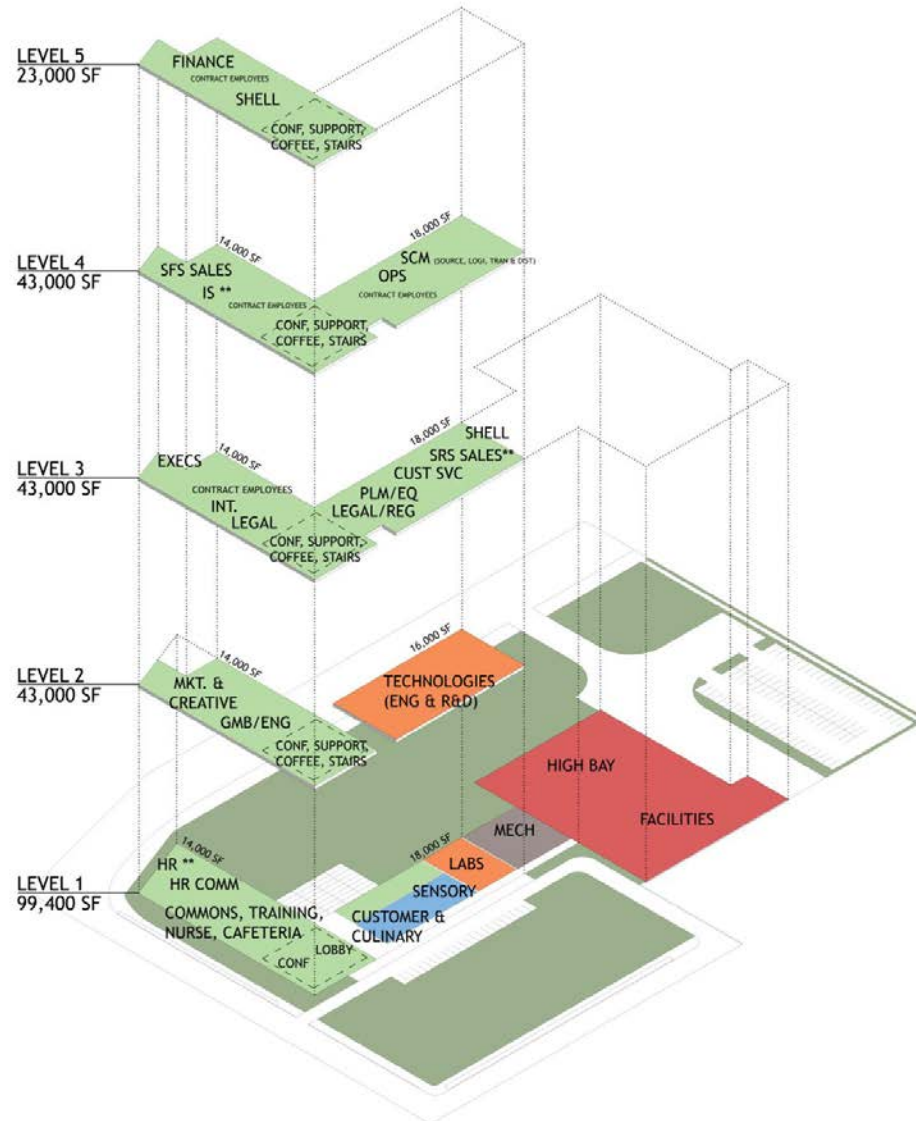
Swing Space

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Existing Building Renovations

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Other Considerations



Project Deliverables

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Other
Considerations



Begin Swing Space Review with majority carrying over into Phase III:

- Option 1 – Leased Space
- Option 2 – County Footprint (flexible)
- Option 3 - Long Term County Solution
 - 6th & State or Downtown Facilities



Project Deliverables

1

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Swing Space

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Existing Building
Renovations

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Other
Considerations

Historic Courthouse

Space Utilization Improvements

- Convert to Space Standards
 - Minimize Mezzanine Usage for Offices
- Who Doesn't Fit?
 - Priorities Based on Courts System

Infrastructure Improvements

- Option 1 – Current Layout / Access Updates
- Option 2 – Phased New HVAC Layout
- Option 3 - Whole Building Renovation

Project Deliverables

1

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Existing Building
Renovations

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Other
Considerations

- Ownership Models
 - County Owned
 - Privately Owned
- Financing Models
 - Cash
 - Bonding
 - Court System Fees
 - New Revenue Stream
 - Public-Private Partnership (P3)
- Delivery Methods
 - Design-bid-build
 - Design-build (Requires State Approval)
 - Public Private Partnership (P3)
 - Construction Manager at Risk (CMAR)



Project Deliverables

1

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Swing Space

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Existing Building
Renovations

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Other
Considerations



- Safety Building Due Diligence
 - Cost Savings & Avoidance
- Vacant Site Due Diligence
 - Move in a Strategic Direction
 - Existing Building Adjacencies Govern
- Bond Eligibility Considerations
 - Leased Facility Build Outs
 - Repair, Rehabilitation, and Recapitalization
 - New Construction

The Big Picture Moving into Phase III

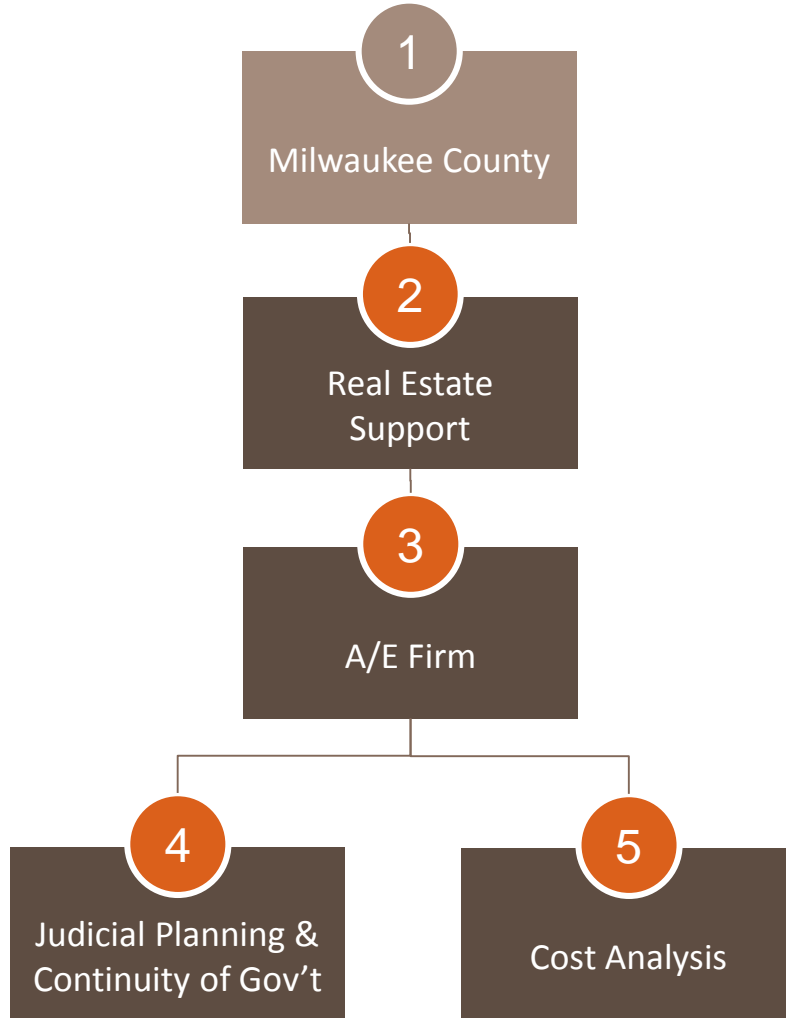


Questions?

Backup Slides

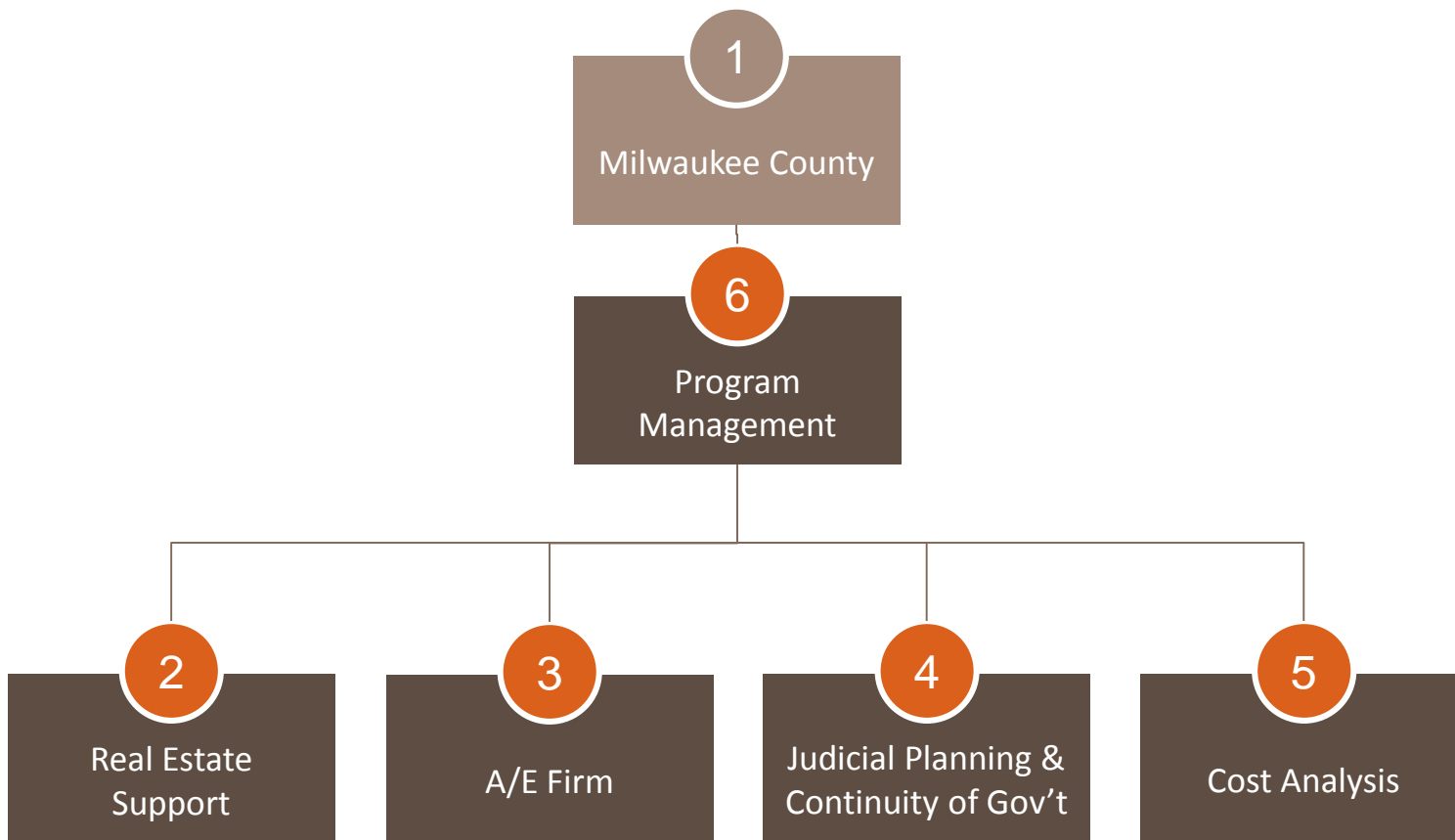
Project Delivery

Phase 1: Courts System Master Planning



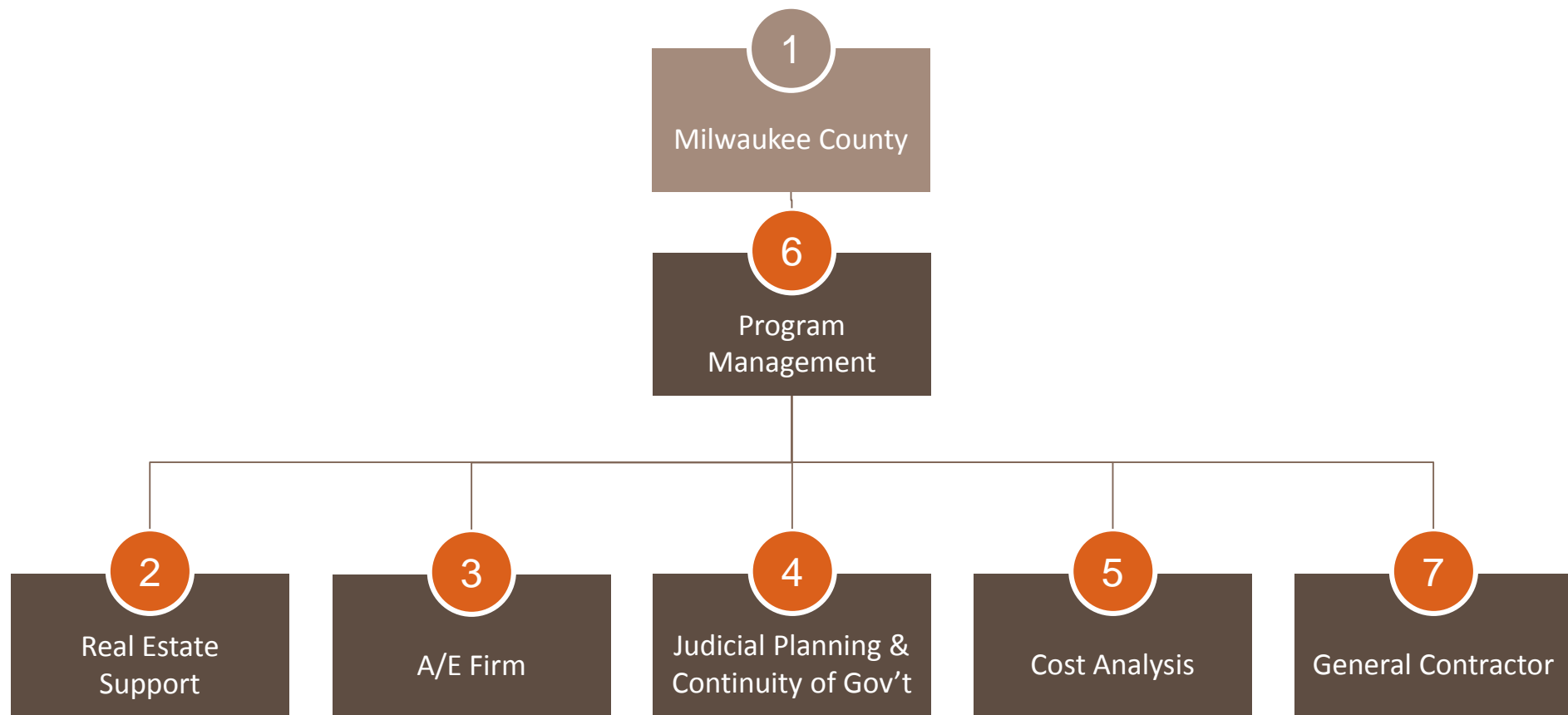
Project Delivery

Phase 3: Detailed Space & Fiscal Feasibility



Project Delivery

Phase 4: Design & Relocation



Project Delivery

Phase 5: New Construction & Renovation

