



DEPARTMENT OF ADMINISTRATIVE SERVICES

Milwaukee County

2/21/2017

From: Jeremy Theis, Facilities Management Division, Director
To: Chairman Theodore Lipscomb, Milwaukee County Board of Supervisors
Supervisor Michael Mayo, Sr., Chairman, Transportation & Public Works Committee
Subject: Courthouse Complex Planning Program Phase II Final Report

Thank you for again taking the time to discuss this critical program. This report provides an update on Phase II of the Courthouse Complex Planning Program.

Included in this report are 3 attachments for discussion and action.

1. PowerPoint Presentation of Summary of Phase II Report
2. Phase II Final Report; Full Report
3. Phase II Final Report; Executive Summary Break-Out

BACKGROUND

The Courthouse Complex Planning Program has been underway for almost two years. One year ago the Phase I report was presented to the Transportation, Public Works, and Transit Committee identifying a critical need to demolish the Public Safety Building and construct a new Criminal Courthouse. The construction of a new Criminal Courthouse would alleviate a litany of safety and security concerns Milwaukee County and the First Judicial District has been forced to operate within for decades.

The Phase II report is now complete and folds in an extremely crucial level of detail associated with all of the campus functions that were not included in the Courts-based Phase I strategic review.

STATUS

The Phase II report further validated the recommendation from Phase I to demolish the Public Safety Building to construct a new Criminal Courthouse. In addition, the Phase II report verified other locations for a Courthouse Complex are either not economically feasible or do not meet the operational requirements set forth by the Courthouse Complex Planning Program.

The best solution for Milwaukee County is to recapitalize the Public Safety Building site to construct a facility that will serve the people of Milwaukee County for well over 50 years. This solution is not just for the Criminal Courts system. As the Phase I team highlighted, by devoting our effort towards a sound criminal justice solution, we also alleviate challenges other Court Branches have had in their stressed surroundings.

Phases I and II consisted of almost two years of baselining current conditions and needs for the Courthouse Complex. It is crucial that the valuable work completed in Phase I and Phase II not be mothballed. The next logical step is to develop of a Courthouse Complex Master Space Plan, building off the Phase I and Phase II report findings.

The scope of Phase III, included in the 2017 adopted Capital Improvement Budget as WC14801, is scheduled to start in the spring of 2017. The project consists of preparation of the Courthouse Complex Master Space Plan and, after review and potential approval of the Courthouse Complex Master Space Plan by the County Board, development of potential implementation strategies.

It must be further noted that the Historic Courthouse is a County landmark, including Clas Plaza, and there are no plans to sell or lease it. This was highlighted in a previous report and is repeated here for clarity.

The research to date regarding project delivery methods has been focused on a potential Criminal Courthouse construction program. At this point that research is only to understand all possible options in order to answer queries from County leadership. The full depth discussion on delivery methods is not needed until an implementation plan is selected and the recapitalization program begins. At that point the planning team would begin looking at each element of the program and discuss the best solution to complete the work associated.

Planning and design for the demolition of the Safety Building, new criminal courthouse, and other infrastructure improvements would occur in Phase IV, with implementation of the improvements in Phase V. Future appropriations will be requested as a part of the capital budget process and budgeted in future capital improvements budgets.

The project is at a critical state in terms of strategic direction. In order to complete the Master Space Plan, the overarching footprint priorities set forth by both the Advisory Group and County Board, must be in alignment and followed by County staff.

Discussions regarding project delivery methods, building aesthetics, or zoning should not detract from the County developing a Master Space Plan the staff and consultants can use as a blueprint for successful planning.

RECOMMENDATION

The Director of Facilities Management Division respectfully requests that the attached Phase II report be accepted and placed on file.

The Director of Facilities Management Division also respectfully requests the Courthouse Complex Planning Program resolution (File 16-673) is approved so that all of the concerns identified by the County Board can be appropriately addressed as part of Phase III once the Master Space Plan is complete.

We continue to look forward to opportunities to discuss this matter and receive strategic direction regarding this program. Thank you for your time in addressing these matters. Please feel free to contact me at 414-278-4940 or jeremy.theis@milwaukeecountywi.gov if you have questions.

Prepared By: Peter Nilles, P.E., Facilities Management Division – Planning Section

Approved by:



Jeremy Theis, P.E.
Facilities Management Division, Director
Milwaukee County

Attachments: PowerPoint Presentation of Summary of Phase II Report
 Phase II Final Report; Full Report
 Phase II Final Report; Executive Summary Break-Out

cc: Chris Abele, County Executive
 Scott Manske, County Comptroller
 Chief Judge Maxine A. White, First Judicial District
 Holly Szablewski, District Court Administrator, First Judicial District
 Supervisor Peggy West, Chairwoman, Finance, Personnel, and Audit Committee
 Supervisor Willie Johnson, Jr., Chairman, Judiciary, Safety, and General Services Committee
 Raisa Koltun, Chief of Staff, Office of the County Executive
 Kelly Bablitch, Chief of Staff, County Board of Supervisors
 Teig Whaley-Smith, Director, Department of Administrative Services
 Julie Esch, Director of Operations, DAS Central Business Office
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 Vince Masterson, Fiscal & Strategic Asset Coordinator, DAS-OPSB
 Pamela Bryant, Capital Finance Manager, Comptroller's Office
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