



MILWAUKEE COUNTY COURTHOUSE PROJECT

FINAL REPORT

FEBRUARY 10, 2017



The integrated team of CBRE, Hammel, Green and Abrahamson Architects, Quorum Architects, and IBC Engineering wish to gratefully recognize the many Court and agency personnel who contributed both their time and expertise to Phase II of the Milwaukee County Courthouse Study. Specific acknowledgement is extended to the Project Advisory Group members, and their designees, who met during the planning efforts.

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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

OVERVIEW AND FINDINGS

OVERVIEW

In June 2016, the Milwaukee County Department of Administrative Services (DAS) issued a contract for Phase II of the Milwaukee County Courthouse Project, a five phase project focused on assessing needs, developing a comprehensive program and masterplan for Milwaukee County Courthouse Complex, and the required construction/renovation to meet the County's long-term needs. The primary goal of Phase II of the study was to understand existing space parameters, define future space needs, key adjacencies and growth projections for non-court departments located within the Milwaukee County Courthouse, Safety Building and 633 Wisconsin Avenue. This phase builds on the preliminary findings of Phase I of the Milwaukee County Courthouse Project to provide a more complete picture of the County's needs.

The team of CBRE, Hammel, Green and Abrahamson Architects (HGA), Quorum Architects (QA), and IBC Engineering (IBC) was selected to perform the project. A kick-off meeting was held on June 22, 2016 that established Mission, Vision, and Project Process. Departmental interviews and surveys were conducted in June and July. Interim reports were presented to the Project Advisory Group on July 27, 2016 and October 19, 2016 and to the Transportation, Public Works, and Transit (TPWT) on September 14, 2016 and November 30, 2016. This final report documents the analysis and key findings of the project.

PHASE I SUMMARY

A primary goal of Phase I of the study was to establish the highest and best use of Milwaukee County's Historic 1932 Courthouse. The study developed a statement for court-related functions located in the Courthouse, Safety Building, and Vel Phillips Juvenile Justice Center. The team of consultants consisting of Hammel, Green and Abrahamson Architects (HGA) in association with Justice Planning Associates (JPA) and IBC Engineering (IBC) began the process in 2015. Through visioning and goal setting meetings with the Advisory Board, the team identified and developed the following three goals for the project:

Goal #1 - To determine the highest and best use of the Historic Courthouse, Safety Building, and Juvenile Justice Center.

Goal #2 - To improve public safety with respect to the judicial system and process

Goal #3 - To improve public service with respect to the judicial system and process

Analysis of needs assessment and resource evaluation focused on courts and court-related functions only. The following are the functions evaluated during Phase I:

- Circuit Court (69 Courts)
 - Chief Judge's Office (1 Court)
 - Children's Division (11 Courts)
 - Civil / Probate Division (18 Courts)
 - Criminal Division (24 Courts)
 - Family Division (15 Courts)
- District Court Administration
- Circuit Clerk
- Child Support Services
- District Attorney
- Guardian ad Litem
- JusticePoint Pretrial Services
- Law Library
- Milwaukee Justice Center
- Restraining Order Clinic
- Wisconsin Community Services (Drug Testing & OWI Program)

A strategic plan was developed to address the goals of the project. The strategic plan considered space projections and the development of scenarios. These scenarios considered complete reuse and restacking of the courthouse, incorporating a new criminal courthouse within or near the campus, and development of site plan options to include a

OVERVIEW AND FINDINGS

new criminal courthouse. Comprehensive cost estimates were developed based on the options and include construction costs, contingencies, escalation and project costs for fees, technology, and furnishings. Based on the analysis, Phase I recommended that the Safety Building be demolished and a new Criminal Courthouse of approximately 360,500 square feet be built in its place. The removal of the Criminal Courts from the Historic Courthouse would in turn afford Family and Civil adequate space to meet their long-term needs. Additionally, Phase I determined that the Vel R. Phillips Juvenile Justice Center should continue to operate as a combined, collocated Juvenile Court and Juvenile Detention Center.

MISSION

The mission for each of the five phases of the Milwaukee County Courthouse Project was defined in Phase II. Each phase will build upon the previous to create a complete and comprehensive strategy and implementation plan for the County. Each phase looks deeper into the Courthouse Complex and provides additional insight into the needs of various users. As such, final recommendations will be dependent upon a complete picture of all the users group needs, an assessment of the highest and best use of existing facilities, and the economic impact of any construction or renovation. The stated mission of each of the phases is as follows:

Phase I - Mission

Identify a consolidated, redesigned space for the people working in and served by the County Courts, and identify the highest and best use of the County Courthouse.

Phase II - Mission

Define a consolidated, redesigned space for the people working in the areas of non-court functions within the County Courthouse and Public Safety Building, and establish existing conditions and identify opportunities for increased efficiencies.

Phase III - Mission

Determine ultimate space locations for all Departments associated with Phases I and II; complete space programming, design and build outs for swing space required for completion of Phases IV and V; determine preferred ownership, financing, and delivery methods for interim and ultimate solutions.

Phase IV - Mission

Complete planning, programming, and design of the new Criminal Courthouse and other required facility improvements.

Phase V - Mission

Construct a new Criminal Courthouse, complete other required facility improvements, and relocate Departments to ultimate locations.

VISION

A project vision was developed to ensure that all phases of the project align with the County's core values. Five key points emerged as drivers that each of the phases will seek to emulate. They are as follows:

- Reflects a culture of quality, efficiency and innovation.
- Provides a safe and secure environment.
- Is fiscally and environmentally sustainable.
- Includes a healthy learning environment.
- Operates as part of a cooperative, regional system.

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PROJECT METHODOLOGY

Phase II of the Milwaukee County Courthouse Project focused on the non-court functions located in the Historic Courthouse, the Safety Building and 633 W. Wisconsin Avenue. The Project was broken into five areas of study; Programming, Blocking & Stacking, Swing Space, Safety Building Due Diligence, and Vacant Site Due Diligence. Each of the five areas had specific tasks associated with them (Table 1).

Site tours of the Historic Courthouse and Safety Building were performed, programming questionnaires were released to selected departments, and interviews were conducted to gain an understanding of existing departmental space parameters, current headcount, projected growth, future space needs, key departmental adjacencies and areas of potential space reductions. Existing headcounts and space sizes for each department were documented along with projected growth to 2021. Once established, the County adopted space standards were applied to the 2021 projected program, resulting in spacial efficiencies when compared to current existing conditions. Key departmental adjacencies were compiled into adjacency diagrams. This information was critical to establishing blocking and stacking diagrams and confirmed many existing adjacencies, while unveiling new ones. All non-court data collected in Phase II, along with the Phase I recommended locations of Civil and Family Courts and Court Support, were used to develop blocking and stacking scenarios within the Historic Courthouse.

The existing infrastructure systems within the Historic Courthouse were assessed by the team to understand the current conditions, challenges, and locations of equipment. New mechanical options were studied and evaluated based on cost, disruption to the courthouse, and impact on usable space.

Research of similar projects by other government agencies was done to compare both the process and solutions for swing space. Additionally, the amount of swing space required for sequencing both court

and non-court functions as determined by Phase I and Phase II were estimated.

An analysis of the Safety Building was performed to determine if there were advantages of reusing the building for non-court functions that outweighed the Phase I recommendation of demolishing the building. Significant costs due to deferred maintenance, frequency of column spacing, and floor to floor heights all contributed to the conclusion that renovating the Safety Building for non-court functions did not provide enough value to override Phase I's recommendation, thus confirming the findings in Phase I.

Lastly, the consultant team studied vacant site scenarios to establish preliminary costs for a stand-alone courthouse complex that would serve as comparisons to renovating the Historic Courthouse and construction of a new criminal courthouse.

KEY FINDINGS

Each of the five sections of the report produced information that was vital to understanding the Historic Courthouse holistically. Below, the key findings from each section are listed.

Section A: Programming Key Findings

- Existing and Future departmental space metrics, headcount, and adjacencies compiled into a comprehensive program summary.
- Significant efficiencies were achieved by implementing County Adopted Space Standards.
- Historic Courthouse mezzanines determined to be less than ideal for permanent departmental office space.

Section B: Blocking and Stacking Key Findings

- Adopting MEP recommendations for Historic Courthouse maximizes usable space while improving ease of maintenance.

OVERVIEW AND FINDINGS

- Many existing departmental adjacencies work well and can be maintained in current locations.
- Historically significant spaces within the Courthouse that still function as intended should be maintained.
- Renovation costs vary little based on where a department is placed within the Courthouse which allows required adjacencies to drive ultimate departmental placement.

Section C: Swing Space Studies Key Findings

- Many counties have gone through similar renovation processes and can serve as a model for the County.
- Demolition of the Safety Building will create an immediate need for 159,000 SF of swing space.
- Phased Construction will be required to keep the Historic Courthouse operational during the renovation process.

Section D: Safety Building Due Diligence Key Findings

- The Safety Building is not ideally suited to function as a modern office building.
- The Phase I recommendation to demolish the Safety Building to make room for a new Criminal Courthouse was validated.

Section E: Vacant Site Due Diligence Key Findings

- Between 11-26 acres would be required for a new, stand-alone courthouse complex.
- Construction of a new courthouse complex on a vacant site leaves the county with two vacant assets, both in need of repair.
- A new stand-alone courthouse complex is not the highest and best use of the Historic Courthouse and does not represent the goals of the County.

EXECUTIVE SUMMARY ORGANIZATION

The remainder of the Executive Summary describes the methodology and the key findings of each of the five tasks. Table 1 provides a summary of each. The five tasks seek to build on the previous study by looking at non-court functions of the Historic Courthouse and Safety Building that were not investigated during Phase I in order to create a more complete picture of the Historic Courthouse and Safety Building users' needs. Each task forms a section in both the Executive Summary and Detailed Analyses as follows:

- Section A: Programming
- Section B: Blocking & Stacking
- Section C: Swing Space
- Section D: Safety Building Due Diligence
- Section E: Vacant Site Due Diligence

The foundation of the report lies in Section A which gathered key programmatic data such as current headcounts, current space allocations, five year growth projections, and primary and secondary adjacencies. To some degree or another, this data informed each of the subsequent sections. Section B analyzed the data gathered in conjunction with Phase I recommendations to create various blocking and stacking scenarios. Sections C, D, and E aligned and validated Phase I recommendations with the Phase II findings from the non-court functions of the Historic Courthouse, Safety Building, and 633 W. Wisconsin Avenue.

Table 1
PROJECT METHODOLOGY

<i>GATHERING</i>		<i>ANALYSIS</i>		<i>ALIGN AND VALIDATE</i>					
<p>Section A (Task 1)</p> <p>Programming</p> <p>1.1 Tour, identify and verify groups in Courthouse and Safety Building.</p> <p>1.2 Understand County’s design and planning standards.</p> <p>1.3 Departmental Meetings</p> <p>1.4 Develop Departmental Adjacencies Diagrams</p>		<p>Section B (Task 2)</p> <p>Blocking & Stacking</p> <p>2.1 Understand “courts” blocking from Phase I Study</p> <p>2.2 Understand potential scenarios for blocking and stacking- driven by courts</p> <p>2.3 Create blocking and stacking for “non-courts” functions</p> <p>2.4 Incorporate engineering input into overall blocking and stacking planning</p>		<p>Section C (Task 3)</p> <p>Swing Space</p> <p>3.1 Research other projects to utilize temporary locations for criminal and other courts.</p> <p>3.2 Conceptual identification of swing-space scenarios and potential locations</p> <p>3.3 Incorporate blocking and stacking into identified spaces</p>		<p>Section D (Task 4)</p> <p>Safety Building Due Diligence</p> <p>4.1 Review previous study on Safety Building.</p> <p>4.2 Understand potential scenarios for potential re-use of building, portion or demolition.</p> <p>4.3 Incorporate blocking and stacking into any feasible scenario</p>		<p>Section E (Task 5)</p> <p>Vacant Site Due Diligence</p> <p>5.1 Develop conceptual costs for two greenfield developments: A. “Courthouse” Scenario B. “Everything” Scenario</p>	

OVERVIEW AND FINDINGS

FINAL REPORT ORGANIZATION

Following the Executive Summary, the Detailed Analysis used to develop departmental programs, blocking and stacking scenarios and key findings are presented as follows:

- Section A: Programming
 - Tours
 - Existing Conditions
 - Departmental Questionnaire & Interviews
 - Existing Floor Plans and Axonometrics
 - County Adopted Space Standards
 - Circulation Factors
 - Growth Projections
 - Comprehensive Program Summary
 - Program Per Department & Adjacency Diagrams
 - Key Findings
- Section B: Blocking & Stacking
 - Phase I Recommendations
 - Establishing a Baseline
 - MEP
 - Key Findings
 - Blocking & Stacking Scenarios
- Section C: Swing Space
 - Precedent Studies
 - Projects Studied
 - Key Findings
- Section D: Safety Building Due Diligence
 - Existing Conditions
 - Previous Study
 - Key Findings
- Section E: Vacant Site Due Diligence
 - Vacant Site Studies
 - Key Findings

In addition, there is one appendix section:

- Completed Departmental Questionnaires

SECTION A: PROGRAMMING

PROGRAMMING

The Programming Phase took place from late June to early August, with additional verification and clarification work through November. The project team was supplied a list of non-court departments located in the Historic Courthouse, Safety Building, and 633 W. Wisconsin Avenue. They are as follows:

AE & ES	County Clerk
Budget	County Executive
CBDP	Court Coordinator
CBO	DAS
Child Support*	DHR
Clerk of Courts*	District Attorney*
-Admin / IT	Economic Development
-Civil / Family / Records	Election Commission
-Criminal Division*	Ethics, PRB & CSC
-FCC	Facilities Management
-Foreclosure Mediation	Forensics*
-Jury Management*	IMSD
-Justice Point*	OEM
-Law Library	Persons w/ Disabilities
-MKE Justice Center*	Planning & Development
-Register in Probate*	Procurement
-Restraining Order Clinic*	Register of Deeds
-WCS / OWI*	Risk Management
Comptroller	Sheriff*
Corporation Counsel	Treasurer
County Board	

* Overlap in programming from Phase I to Phase II due to duality in functions

Existing Conditions

The first and most critical step of the Programming Phase was to understand existing locations, headcounts, and space sizes of the non-court departments that the County directed to be included in Phase II. The consultants conducted tours of all spaces, making preliminary assumptions regarding the extents of department space, quantity of space types and sizes, and staff headcount. Current information was collected, verified, and documented for each non-court department on County supplied floor plans. This information helped prepare the consultant team for upcoming interviews, but more importantly, it established how efficiently existing space was being utilized and later provided a basis of comparison for future growth projections which applied County adopted space standards.

Surveys & Interviews

A departmental questionnaire was created (Figure 1.1) and distributed to each interviewee prior to the departmental interview. Questions regarding current and future headcount, a breakdown of staff counts by title, ancillary space needs, adjacency needs, and storage needs (reduction or increase) were included. Interviewees were asked to review the questions and, if possible, have the survey completed for discussing at their interview. The consultant team then personally met with each interviewee and verified current departmental boundaries on floor plans. The survey questions were reviewed and, if items required verifications, the consultant team followed up to ensure completion of the information gathering.

County Adopted Space Standards

In 2013, Milwaukee County adopted space standards based on GSA targets for various positions/categories. A Space Allocation Summary (Figure 1.2) shows the intended progression of space standards from

SECTION A: PROGRAMMING



MKE County Courthouse - Phase 2 – Programming Questionnaire

Name: _____

Department: _____

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions **in advance** of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- | | |
|-------------------------------------|------------------------------------|
| _____ CURRENT Total staff | _____ FUTURE Total staff |
| _____ CURRENT Full time staff | _____ FUTURE Full time staff |
| _____ CURRENT Part time staff | _____ FUTURE Part time staff |
| _____ CURRENT Seasonal (interns) | _____ FUTURE Seasonal (interns) |
| _____ CURRENT Remote (mobile) staff | _____ FUTURE Remote (mobile) staff |

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- _____ Elected Official
- _____ Division (Department) Head
- _____ Deputy or Executive Director
- _____ Managers
- _____ Supervisors
- _____ Professional (Attorney / HR / EAP / AAP)
- _____ Architect / Engineer
- _____ Clerical / Fiscal / Accnt / Admin
- _____ Other – please indicate _____

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

- _____ Conference rooms
- _____ Storage rooms
- _____ Kitchenettes
- _____ Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental agencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

Secondary (occasional interaction with group / spaces):

8) Please list departments or spaces (if any) you prefer NO adjacency to.

Figure 1.1 - Departmental Questionnaire

SECTION A: PROGRAMMING

Space Allocation Summary						
Proposed Space Allocation by Position Categories				2009 Proposed	Transition	Goal
Code	Position Type or Category	Constructed or Open Office	Job Title	Allocated Workspace Area (SF)	Workspace Area (SF)	Workspace Area (SF)
A	Executive	C	Elected Official	216	180	180
B	Administrator	C	Division Head	192	150	120
C	Managers	C	Deputy Director	160	150	120
D	Managers	C	Executive Director 2 & 3	144	120	120
E	Supervising Professionals	O	Supervisor 2 & 3 Section Heads	96	48	48
F	Architect/ Engineer	O	Space fo Large Plan Layout	72	48	48
G	Professional General	O	Clerical/Fiscal/Accnt/Admin 1	64	48	48
H	Professionals with Confidentiality Needs	O	Confidential w/No Conf Access; Attorney, HR; EAP/AAP	120	120	120

Figure 1.2 - Milwaukee County Adopted Space Standards

SECTION A: PROGRAMMING

“2009 Proposed” to “Transition” to “Goal” for each category. Current space utilization in the Courthouse and Safety Building often exceeds the ‘2009 Proposed’ category. For future projections, the consultant team was directed to use the “Goal” standards presented in Figure 1.2.

Analyzing and Applying Circulation Factors

To determine a realistic circulation factor for the Historic Courthouse, test fits using the County space standards were performed for various segments of the Historic Courthouse. Likewise, a similar exercise was performed for a typical bay of a hypothetical, new office building to determine a circulation factor for new construction. Once established, both circulation factors were applied to the future departmental programs (Figure 1.3). In conjunction with adopted County space standards, the factors help the consultant team to identify future efficiencies in both the Historic Courthouse and a new modern office building. Additionally, these resulting numbers were used to compare future efficiencies against the current conditions of the Historic Courthouse (Figure 1.5).

Effects of growth & new workplace space standards

Historic Courthouse today = 317 SF/Person
 Renovated Courthouse 2021 = 215 SF/Person
 New Building 2021 = 193 SF/Person

Figure 1.5 - Effects of County Space Standards and Efficiency Factors

5 Year Growth Projections & Adjacencies

Departmental interviews and questionnaire responses provided a clear picture of the future needs of non-court departments and key adjacencies to optimize spatial relationships. Five year projections were used for the non-court functions, which is an industry standard for leased office space, to create a realistic level of certainty that could be used for both space planning and future cost projections in later phases. This data was recorded in the departmental programming spreadsheet.

DEPARTMENT A
 Courthouse Second Floor & New Building

TITLE	SPACE	COURTHOUSE SECOND FLOOR					NEW BUILDING					
		SIZE	SF	QTY	HDCNT	SF	SIZE	SF	QTY	HDCNT	SF	
Director	Office	10 x 12	120	1	1	120	10 x 12	120	1	1	120	
Managers	Office	10 x 12	120	5	5	600	10 x 12	120	5	5	600	
Professional	Workstation	8 x 8	64	8	8	512	8 x 8	64	8	8	512	
Administration	Workstation	6 x 6	36	12	9	432	6 x 6	36	12	9	432	
Conference Rooms (Medium)	6 Person Conference Room	11 x 15	165	1	0	165	11 x 15	165	1	0	165	
Conference Rooms (Medium)	6 Person Conference Room	13 x 18	225	1	0	225	12 x 12	144	1	0	144	
Conference Room (Large)	12 Person Conference Room	17 x 20	340	1	0	340	16 x 20	310	1	0	310	
Reception with Waiting	Reception with Waiting	10 x 30	300	1	0	300	14 x 20	280	1	0	280	
Quiet Room	Quiet Room	9 x 10	85	1	0	85	8 x 10	80	1	0	80	
Copy/Work Room	Copy/Work Room	12 x 20	240	1	0	240	12 x 20	240	1	0	240	
Breakroom	12 Person Breakroom	14 x 20	280	1	0	280	15 x 20	290	1	0	290	
Secure File Room	Storage Room	10 x 12	120	1	0	120	10 x 12	120	1	0	120	
IT Server Room	IT Server Room	10 x 10	100	1	0	100	10 x 10	100	1	0	100	
Coat Closet	Coat Closet	3 x 10	30	1	0	30	2 x 10	20	1	0	20	
		Totals					36	23	3,549			
		Total useable SF:					5,592	Total useable SF: 4,327				
		Circulation Factor:					35%	Circulation Factor: 20%				
		Efficiency Factor:					65%	Efficiency Factor: 80%				

Figure 1.3 - Applying Circulation Factors to Standard Departmental Program

Programming Spreadsheet & Overall Totals

With all of the data gathered, the consultant team built a comprehensive spreadsheet that outlined current and future headcounts and associated square footage totals, and adjacency requirements for each department. This spreadsheet is the backbone of the report, allowing the team to quickly draw data and conclusive analysis around items such as efficiencies and growth projections (Table 1.4).

The bulk of the programming data resides in three columns; 2016, 2021 - Courthouse, and 2021 - New Building. The 2016 column represent existing conditions without adopted County space standards or circulations factors. The SF numbers in this column were leveraged by direct area calculations of the departments’ occupied space. The 2021 - Courthouse column represents future growth when placed in the

SECTION A: PROGRAMMING

LOCATION	DEPARTMENT/SPACE	% PROJECTED GROWTH	2016		2021 - COURTHOUSE		2021 - NEW BUILDING	ADJACENCIES	NOTES
			HDCNT	SF	HDCNT	SF	SF		
Courthouse - G	Cafeteria	-	0	10,263	0	10,020	9,018		
Some existing, some new	Shared Conferencing Spaces	-	0	0	0	6,862	6,100		
Courthouse - B, G & Safety - B	Facility Management	88%	10	5,987	17	5,345	5,195	Sheriff, Courts, Physical building(s)	Does not include shop staff / basement
Courthouse G, 1, 1M	Register Of Deeds	-	29	18,072	29	9,257	8,228	County Clerk, Clerk of Courts	
Courthouse - G, 1, 1M	Child Support	3.4%	147	26,623	152	20,428	18,158	Public, Courts, Treasurer, Jail, DA, Sheriff. NO adjacency to Sheriff (law enf)	
Courthouse - 1	County Clerk	-	12	5,044	12	2,410	2,142	Public, County Board, Comptroller's research staff	
Courthouse - G	Election Commission	-	3	1,440	3	2,614	2,323	Public	
Courthouse - G	Clerk of Courts - MKE Justice Center	16%	6	4,299	7	4,162	3,700	Public, Law Library. Secondary: Civil Division, FCC, Chief Judge's Office, Sheriff Civil Process	
Courthouse - G	Clerk of Courts - Law Library	-	3	2,141	3	2,317	2,059	MKE Justice Center	
Courthouse - G, 1, 1M	Clerk of Courts - Civil / Family / Records	10.60%	47	15,536	55	10,973	9,754	FCC, Restraining Order Clinic, Sheriff Civil Process. Secondary: MKE Justice Center	
Courthouse - 1, 1M	Clerk of Courts - IT / Admin	5.80%	17	12,936	18	3,060	2,720	Jury Mngmnt, Civil, Criminal Probate, MJC	
Courthouse - 1M	Clerk of Courts - Foreclosure Med	-	4	288	4	454	403	Civil Division	
Courthouse - 1	Clerk of Courts - Jury Management	16%	6	5,184	7	4,030	3,582	Courts	
Courthouse - 2	Clerk of Courts - Register in Probate	11%	18	6,971	20	4,579	4,070	Register of Deeds	
Courthouse - 7	Clerk of Courts - FCC	18.75%	16	8,500	19	2,457	2,184	Civil Division, Restraining Order Clinic. Secondary: Child Support Enforcement, MKE Justice Center	
Courthouse - 7	Clerk of Courts - Restraining Order Clinic	25%	8	444	10	1,750	1,555	FCC, Civil Division. Secondary: MKE Justice Center	
Safety - 1, 2, 4, 5, 6	Clerk of Courts - Criminal Division	15%	52	13,326	60	11,223	9,976	Sheriff (Warrants Division), DA (case prep)	
Safety - 2, 4, 5	Pretrial Services - Justice Point	17.00%	46	9,357	54	7,009	6,230	Criminal Courts, CJF, Sheriff, DA, Public Defender, Judicial Operations Manager, Chief Judge, Public, Clerk of Courts - Criminal Division, DOC, Law Enforcement	

Table 1.4 - Non-Court Departmental Program Summary

SECTION A: PROGRAMMING

LOCATION	DEPARTMENT/SPACE	% PROJECTED GROWTH	2016		2021 - COURTHOUSE		2021 - NEW BUILDING	ADJACENCIES	NOTES
			HDCNT	SF	HDCNT	SF	SF		
Safety - 3	Court Coordinator	-	7	4,126	7	1,523	1,354	Chief Judge, Courts, CJF, Pretrial Services, Clerk of Courts, Sheriff, DA, MPD Liasion, Sheriff Liasion, Public Defender	
Safety - 4	Pretrial Services - WCS / Drug / OWI	9%	11	1,771	13	4,420	4,420		Not interviewed or surveyed. Data per Phase 1.
Courthouse - 6	District Court Admin	9%	11	5,582	12	5,940	5,940		Not interviewed or surveyed. Data per Phase 1.
Courthouse 4, 5, 6	Court Admin (Reporters, DV, Law Clerks)	-	25	5,935	25	2,317	2,059		Not interviewed or surveyed. Reflected to understand total building occupant SF only.
Courthouse - 1	Treasurer	-	10	4,637	10	1,632	1,451		Interview not conducted.
Courthouse - 2	Employment & Staffing (DHR)	16%	44	23,736	51	10,764	9,568	Comptroller / payroll, Facilities, Budget, Risk, IT. NO adjacency to courts.	
Courthouse - 2	County Board	3%	33	20,132	34	9,599	8,532	Public, Comptroller's researchers, Corp Counsel, County Clerk, 1st floor postings	
Courthouse - 2	Ethics, CSC & PRB	-	3	755	3	292	259	Corporation Counsel, Law Library. Secondary: Public	
Courthouse - 2, 3 & 633 Wisc - 9	Comptroller / Payroll / Audit	-	61	13,649	61	9,509	8,453	Payroll, Budget, HR, Corporation Counsel, County Board, County Executive. NO adjacency to Courts or	
Courthouse - 3	Office for Persons w/ Disabilities	33%	3	764	4	800	720	County Executive, Courts, County Board, Family Care	
Courthouse - 3	OEM - Admin office	-	23	2,955	23	2,381	2,117	Public, medical examiners office (10th & Highland)	
Safety - 3	OEM - Dispatch office	-	12	5,371	0	0	0		Future totals of OEM Dispatch not included for project
Courthouse - 3	Administrative Services DAS	-	2	1,265	2	227	202	County Executive, County Board, Budget, Comptroller	
Courthouse - 3	County Executive	100%	10	7,203	20	6,761	6,010	No adjacencies reported.	
Courthouse - 3	Corporation Counsel	5%	19	9,638	20	3,750	3,334	Risk Management, County Exec, Board. Secondary: Public	
Courthouse - 3	Risk Management	11%	6	2,119	9	1,118	994	Corporation Counsel. Secondary: DAS. NO adjacency to Public.	
Courthouse - 3	Budget Office	25%	8	3,055	10	1,669	1,483	County Exec, County Board. Secondary: Comptroller, DAS	

Table 1.4 - Non-Court Departmental Program Summary (Continued)

SECTION A: PROGRAMMING

LOCATION	DEPARTMENT/SPACE	% PROJECTED GROWTH	2016		2021 - COURTHOUSE		2021 - NEW BUILDING	ADJACENCIES	NOTES
			HDCNT	SF	HDCNT	SF	SF		
633 W Wisconsin - 9	Economic Development	15%	13	1,030	15	1,750	1,555	DAS Director, Central Biz Office, CBDP, FM, Facilities A&E, IMSD, Courthouse	
633 W Wisconsin	AE & ES	-	37	4,818	37	6,974	6,199	DAS, GMIA, Enviro Services, Facilities, CBO, Procurement	
633 W Wisconsin	Procurement - DAS	33%	9	650	12	2,450	2,178	Community Business Development Partners, AE&ES	
633 W Wisconsin	Community Bus Dev Partners (CBDP)	28.50%	7	618	9	1,312	1,166	Procurement, AE&ES, Economic Development; DHHS, Zoo, Parks, Transit	
633 W Wisconsin	Central Business Office (DAS)	7%	14	1,262	15	1,544	1,373	DAS, Facilities Management, AE&ES, & IMSD; Director's Office of OEM	
633 W Wisconsin	Planning & Development (DAS)	33%	6	1,639	8	1,855	1,649	AE&ES, Economic Development, Facilities Operation & Maintenance, Procurement, IMSD, Director of DAS	
Safety - B, Crthse - G, 633 Wisc	IMSD	29%	86	9,146	111	12,226	10,867	DAS, Courthouse, Safety Bdg tenants, Procurement, CBO, CBDP	
Safety - G, 1, 2, 3, 4	Sheriff	51%	108	50,344	164	48,747	43,331	Internal adjacencies noted, Courts & DA	HC does not include mobile Deputy staff
Safety - 2, 3, 4, 6	District Attorney	6%	174	39,816	185	38,950	34,622	Internal adjacencies noted, Courts, CJF, Clerk of Courts (Criminal Division). NO adjacency to Justice Point.	CJF number not included
Safety - 5	Forensics	17%	12	1,740	14	2,066	1,836	Criminal courts, DA, Defendants, Courts, Justice Point, WCS. NO adjacency to Juries.	
	TOTALS		1,189	377,861	1,344	289,522	259,069		
	EFFECTS OF GROWTH & NEW STNDRDS		317 SF / PP		215 SF / PP		193 SF / PP		5 year growth = 152. Most anticipated: County Exec, Sheriff, Facilities

Notes:

- Conferencing room ratio: 1 to 15
- Break room ratio: 1:30
- Courthouse Circulation Factor - 35%
- New Building Circulation Factor - 20%
- Subtotal number does not include circulation

Table 1.4 - Non-Court Departmental Program Summary (Continued)

SECTION A: PROGRAMMING

Historic Courthouse. The numbers are derived by applying both the County adopted space standards and the circulation ratio established for the Historic Courthouse to the five year departmental projections. The *2021 - New Building* column represents future growth when placed in a modern office building. The County adopted space standards, the established circulation ratio for a new office building, and departmental growth projection were used to determine the totals.

Departmental ancillary requirements such as break areas and conference rooms were briefly addressed during the survey and interviews. An effort to preserve space for these areas was observed by applying the following space standards per department: 1 conference room per 15 staff and 1 break room per 30 staff (Table 1.4, page 17).

KEY FINDINGS

Existing and Future Departmental Space Metrics & Headcount

Through the programming process a clear understanding was established of existing departmental utilization ratios, current headcount, and how departmental space is used. This baseline also established both programmatic deficits and inefficiencies. Along with this information, growth projections, circulation factors, and key adjacencies were incorporated into a comprehensive program spreadsheet.

Efficiencies Through County Adopted Space Standards

Applying County adopted space standards to existing and projected departmental headcounts resulted in reductions in the amount of square footage needed on a per person basis and typically resulted in a reduction of the overall space requirements for the non-court functions.

Use of Historic Courthouse Mezzanines

During Phase II programming, it was determined that the 2nd and 4th floor mezzanines are not ideally suited for permanent departmental office space due to limitations in both natural daylight and floor to ceiling heights. Therefore, whenever possible, the team dedicated programming elements such as shared conferencing space, storage, and select ancillary space to this area, respectful of necessary department adjacencies.



Image of Historic Courthouse Mezzanine

SECTION B: BLOCKING & STACKING

INCORPORATING PHASE I RECOMMENDATIONS

Phase I recommended renovating the Historic Courthouse to include Family and Civil courtrooms and relocating Criminal courts to a new Criminal Courthouse built on the site of the Safety Building. A table was developed to show the future location of the court functions in the Historic Courthouse (Table 2.1).

ESTABLISHING A BASELINE

Core elements like stairs, public corridors, public restrooms and vertical circulation were all determined to remain in their current location and were designated as non-assignable square footage. Similarly, certain programmatic elements like the cafeteria and the shoe shine (which were outside the scope of the Phase II investigation) were left in place and designated as non-assignable square footage. The MEP and Phase I Family and Civil courtrooms recommendations were then incorporated into the Historic Courthouse floor plans, resulting in +/- 390,000 SF of unassigned spaces (including mezzanines) that could be used for non-court Departments.

KEY FINDINGS**MEP Recommendations for Historic Courthouse**

An analysis of the existing mechanical, electrical, and plumbing systems took place to determine the best way to meet the future needs of the Historic Courthouse. The consultant team developed multiple MEP strategies, each with the overall goal of balancing usable square footage, longterm serviceability, efficiency, and cost.

The recommended Mechanical solution stacks new mechanical rooms in four of the light courts. This would remove all of the exterior ductwork that currently fills large portions of these spaces and would allow easy access to equipment while minimizing the amount of usable floor space lost to mechanical rooms (Figure 2.1). The new rooms would be approximately 15' wide and run the length of the light courts.

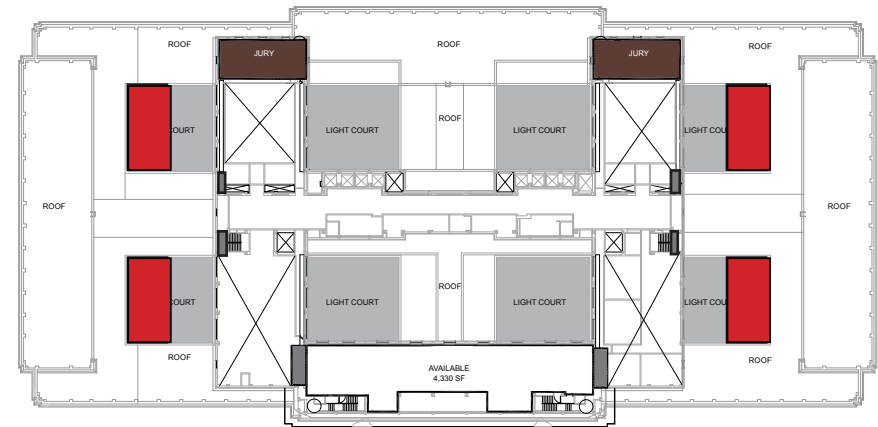


Figure 2.1 - New mechanical rooms in red located in existing light courts

New electrical rooms will be needed on both sides of the main corridor of the Historic Courthouse. Plumbing alterations will be limited to renovated spaces without a requirement for new rooms.

Mechanical and electrical rooms were accounted for on each floor plan. These spaces remained constant in each of the blocking and stacking scenarios. Placement of both electrical and mechanical systems were done to maximize the amount of usable floor space. Additional bathrooms and/or plumbing fixtures will require further analysis in later Phases.

Existing Adjacencies

Existing departmental locations were compared with desired departmental adjacencies. This included studying any required, non-departmental adjacencies such as access to the Public, Courts and/or any other County owned facilities. In many cases, it was determined that existing departmental adjacencies worked well. As result, these departments were maintained in the same location throughout the various scenarios.

SECTION B: BLOCKING & STACKING

Historical Spaces

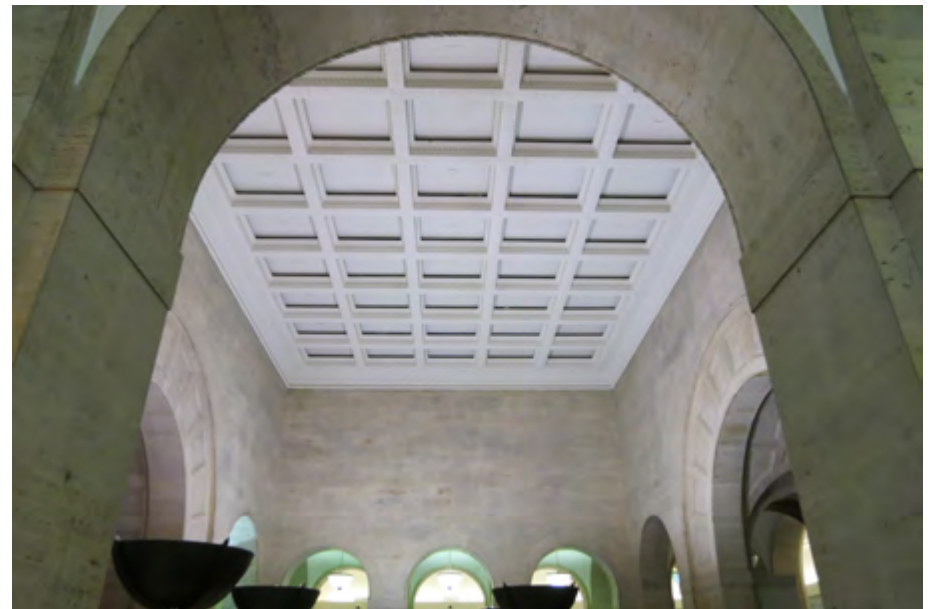
Certain spaces within the Courthouse retain original historic features and finishes and still serve the intended function for that space. Additionally, programmatic adjacencies of these spaces align with the findings from the programming interviews. As a result, it was determined that these spaces (such as Register of Deeds) could remain in their current location.

Renovation Cost vs Location

A cost analysis of the various programmatic scenarios was conducted to determine whether departmental location within the Historic Courthouse would impact overall renovation costs. Each scenario worked with the same MEP constraints, court functions as described in Phase I, and treatment of historical, non-court spaces. It was determined that programmatic placement produced little variation in the overall estimated renovation cost. As a result, ideal program adjacencies should be respected when possible and drive future space planning efforts.

BLOCKING & STACKING SCENARIOS

Four blocking and stacking scenarios were developed. Each scenario looked at different ways to improve departmental adjacencies and test which adjacencies and functions were most important. Each of the scenarios assumed that a new 376,500 SF Criminal Courthouse (inclusive of parking) will replace the Safety Building as recommended in Phase I and that it will meet the projected 2041 court related space needs. Minor variations among the four scenarios represent responses and feedback from departmental surveys and interviews that were conducted in Phase II.



Images of Register of Deeds in the Historic Courthouse

SECTION B: BLOCKING & STACKING

Scenario 1

Scenario 1 represents the recommendations from Phase I for Court and Non-Court functions (Figure 2.2). Civil and Family courts are placed in the Historic Courthouse and a new Criminal courthouse is constructed on the site of the existing Safety Building. Additionally, non-court departments are housed within the Historic Courthouse while the Sheriff and IMSD are in a new building or leased space.

Historic Courthouse, Renovation:
(Most all) Existing tenants
(Most all) 633 W Wisconsin tenants
DA



New building(s), leasable space:
IMSD
Sheriff



New Criminal Courthouse:
Criminal Courts & all groups noted
per Phase I



Scenario 2

Scenario 2 locates all County Administration groups, Public services, Family/Civil courts and all related support in the Historic Courthouse. Sheriff and DA would be housed in a new building or leased space. Criminal Courts and various Criminal Court support functions would be housed within the new Criminal Courthouse proposed in Phase I (Figure 2.3).

Historic Courthouse, Renovation:
Services for the Public, Family/Civil Courts, Court
Support, & County Administration



New building(s), leasable space:
DA
Sheriff



New Criminal Courthouse:
Criminal courts & all groups noted per
Phase I



Scenario 3

Scenario 3 locates most current Safety building occupants (Sheriff, DA and COC Criminal) and services relating to the Public and Family/Civil courts in the Historic Courthouse. Various County Administration groups would co-exist in a new building or leased space and the new Criminal Courthouse proposed in Phase I would replace the current Safety Building (Figure 2.4)

Historic Courthouse, Renovation:
Select Safety building occupants, Services
for the Public, Family/Civil Courts & Court
support



New building(s), leasable space:
County Administration



New Criminal Courthouse:
Criminal Courts & all groups noted per
Phase I



Scenario 4

Scenario 4 proposes that most all existing Historic Courthouse non-court tenants remain, with the addition of the District Attorney. County Administration located at 633 W Wisconsin and the Sheriff are placed in either a new building or leased space and the new Criminal Courthouse proposed in Phase I would replace the current Safety Building (Figure 2.5).

Historic Courthouse, Renovation:
Services for the Public, Family/Civil Courts
& Court support



New building(s), leasable space:
County administration and Sheriff



New Criminal Courthouse:
Criminal Courts & all groups noted per
Phase I



Historic Courthouse, Renovation:
Services for the Public, Family/Civil Courts,
Court Support and County Administration



368,405 ¹

AE & ES	7,140
Budget	2,150
Cafeteria	10,500
CBDP	1,310
CBO	1,540
Child Support	21,340
Clerk of Courts ³	31,660
Comptroller	9,500
Corporation Counsel	4,100
County Board	8,600
County Clerk	3,200
County Executive	7,100
Court Admin ⁴	11,570
DAS – Director’s Office	350
DHR	13,210
District Attorney	37,430
Economic Development	1,750
Election Commission	3,240
Ethics	290
Facilities (office only)	1,720
Family/Civil Courts	160,000
IMSD	940
OEM (office only)	3,200
Persons w/ Disabilities	800
Planning & Development	1,855
Procurement	2,450
Register of Deeds	9,500
Risk Management	1,170
Shared Conference	9,090
Treasurer	1,700
Available ⁶	22,320

SCENARIO 1

New building(s) / leasable space
IMSD & Sheriff



53,600 ²

IMSD	10,270
Sheriff	43,330

New Criminal Courthouse:
Criminal Courts & all groups noted
per Phase I



360,500 ⁵

Clerk of Courts – Admin	5,355
Clerk of Courts – JIS	1,600
Clerk of Courts – Criminal Div	18,800
Court Support	10,665
Criminal Courts	141,293
DA – Victim Witness	8,400
DA – Trial Prep Workspace	5,000
District Court Admin	5,950
Facility Support	22,135
Justice Point	19,880
Public Defender Workspace	2,500
Sallyport, Holding & Security	9,200
WCS	4,950
Subtotal	255,728
M/E Factor (11%)	28,130
Subtotal	283,858
Bdg Gross Factor (27%)	76,642
TOTAL	360,500
Parking	16,000
Building size w/ Parking	376,500

Footnotes:

- ¹ Approximate usable space reflected in floor plans. Does not include new mechanical and electrical rooms, basement level, or available space.
- ² Department program only, reflective of new building circulation factor.
- ³ Clerk of Courts is inclusive of the following departments: Civil / Family Division, Milwaukee Justice Center, Law Library, Civil Records, Foreclosure Mediation, Register in Probate, Family Court Commissioner, Restraining Order Clinic.

- ⁴ Court Admin is inclusive of the following departments, currently located in the Historic Courthouse: Court Reporting Services, Domestic Violence Interview / Waiting, Law Clerks and Court Reporters.
- ⁵ Space types and square footage amount per Phase 1 recommendation, page 181 of report, Scenario #2, targeting 2040.
- ⁶ More than half of “available” space is located on the mezzanines.

Figure 2.2 - Scenario 1 Summary

Historic Courthouse, Renovation:
Services for the Public, Family/Civil Courts,
Court Support, & County Administration



340,940 ¹

AE & ES	6,970
Budget	1,670
Cafeteria	10,500
CBDP	1,310
CBO	1,540
Child Support	20,150
Clerk of Courts ³	29,730
Comptroller	9,510
Corporation Counsel	3,750
County Board	9,980
County Clerk	3,200
County Executive	7,140
Court Admin ⁴	11,570
DAS – Director’s Office	230
DHR	11,390
Dist. Court Admin	5,340
Economic Development	1,750
Election Commission	2,530
Ethics	290
Facilities (office & mail)	5,260
Family/Civil Courts	160,000
IMSD	11,070
Persons w/ Disabilities	800
Planning & Development	1,860
Procurement	2,450
Register of Deeds	9,500
Risk Management	1,500
Shared Conferencing	8,320
Treasurer	1,630
Available	51,030

SCENARIO 2
New building(s) / leasable space
DA & Sheriff



77,950 ²

DA	34,620
Sheriff	43,330

New Criminal Courthouse:
Criminal courts & all groups noted per Phase I



360,500 ⁵

Clerk of Courts – Admin	5,355
Clerk of Courts – JIS	1,600
Clerk of Courts – Criminal Div	18,800
Court Support	10,665
Criminal Courts	141,293
DA – Victim Witness	8,400
DA – Trial Prep Workspace	5,000
District Court Admin	5,950
Facility Support	22,135
Justice Point	19,880
Public Defender Workspace	2,500
Sallyport, Holding & Security	9,200
WCS	4,950
Subtotal	255,728
M/E Factor (11%)	28,130
Subtotal	283,858
Bdg Gross Factor (27%)	76,642
TOTAL	360,500
Parking	16,000
Building size w/ Parking	376,500

Footnotes:

- ¹ Approximate usable space reflected in floor plans. Does not include new mechanical and electrical rooms, basement level, or available space.
- ² Department program only, reflective of new building circulation factor.
- ³ Clerk of Courts is inclusive of the following departments: Civil / Family Division, Milwaukee Justice Center, Law Library, Civil Records, Foreclosure Mediation, Register in Probate, Family Court Commissioner, Restraining Order Clinic.

- ⁴ Court Admin is inclusive of the following departments, currently located in the Historic Courthouse: Court Reporting Services, Domestic Violence Interview / Waiting, Law Clerks and Court Reporters.
- ⁵ Space types and square footage amount per Phase 1 recommendation, page 181 of report, Scenario #2, targeting 2040.
- ⁶ More than half of “available” space is located on the mezzanines.

Figure 2.3 - Scenario 2 Summary

SCENARIO 3

Historic Courthouse, Renovation:
Select Safety building occupants, Services for the Public, Family/Civil Courts & Court support



349,990 ¹

Cafeteria	10,500
Child Support	21,340
Clerk of Courts ³	33,090
County Clerk	3,200
Court Admin ⁴	11,570
District Attorney	40,940
Election Commission	3,240
Facilities (office only)	1,720
Family / Civil Courts	160,000
IMSD	940
Register of Deeds	9,500
Sheriff	53,950
Available	41,760

New building(s) / leasable space
County Administration



99,398 ²

AE & ES	6,200
Budget	1,480
CBDP	1,170
CBO	1,370
Comptroller	8,450
Corporation Counsel	3,330
County Executive	6,010
County Board	8,530
DAS – Director’s Office	200
DHR	9,570
Economic Development	1,560
Ethics	260
IMSD	10,270
OEM (office only)	2,120
Persons w/ Disabilities	720
Planning & Development	1,650
Procurement	2,180
Risk Management	990
Shared Conference	3,000
Treasurer	1,450
Subtotal	70,510
M/E Factor (11%)	7,756
Subtotal	78,266
Bdg Gross Factor (27%)	21,132
TOTAL	99,398
Parking	

New Criminal Courthouse:
Criminal Courts & all groups noted per Phase I



360,500 ⁵

Clerk of Courts – Admin	5,355
Clerk of Courts – JIS	1,600
Clerk of Courts – Criminal Div	18,800
Court Support	10,665
Criminal Courts	141,293
DA – Victim Witness	8,400
DA – Trial Prep Workspace	5,000
District Court Admin	5,950
Facility Support	22,135
Justice Point	19,880
Public Defender Workspace	2,500
Sallyport, Holding & Security	9,200
WCS	4,950
Subtotal	255,728
M/E Factor (11%)	28,130
Subtotal	283,858
Bdg Gross Factor (27%)	76,642
TOTAL	360,500
Parking	16,000
Building size w/ Parking	376,500

Footnotes:

1 Approximate usable space reflected in floor plans. Does not include new mechanical and electrical rooms, basement level, or available space.
2 Department program only, reflective of new building circulation factor.
3 Clerk of Courts is inclusive of the following departments: Civil / Family Division, Milwaukee Justice Center, Law Library, Civil Records, Foreclosure Mediation, Register in Probate, Family Court Commissioner, Restraining Order Clinic.

4 Court Admin is inclusive of the following departments, currently located in the Historic Courthouse: Court Reporting Services, Domestic Violence Interview / Waiting, Law Clerks and Court Reporters.
5 Space types and square footage amount per Phase 1 recommendation, page 181 of report, Scenario #2, targeting 2040.
6 More than half of “available” space is located on the mezzanines.

Figure 2.4 - Scenario 3 Summary

SCENARIO 4

Historic Courthouse, Renovation:
Services for the Public, Family/Civil Courts
& Court support



339,950 ¹

Budget	2,150
Cafeteria	10,500
Child Support	21,340
Clerk of Courts ³	33,090
Comptroller	9,500
Corporation Counsel	4,100
County Board	8,600
County Clerk	3,200
County Executive	7,100
Court Admin ⁴	11,570
DAS – Director’s Office	350
District Attorney	40,000
Election Commission	3,240
Ethics	290
Facilities (office only)	1,720
Family/Civil Courts	160,000
IMSD	940
Persons w/ Disabilities	800
Register of Deeds	9,500
Risk Management	1,170
Shared Conference	9,090
Treasurer	1,700
Available	50,080

New building(s), leasable space:
County administration and Sheriff



82,420 ²

AE & ES	6,200
CBDP	1,170
CBO	1,370
DHR	9,570
Economic Development	1,560
IMSD	10,270
OEM (office only)	2,120
Planning & Development	1,650
Procurement	2,180
Shared Conference	3,000
Sheriff	43,330

New Criminal Courthouse:
Criminal Courts & all groups noted
per Phase I



360,500 ⁵

Clerk of Courts – Admin	5,355
Clerk of Courts – JIS	1,600
Clerk of Courts – Criminal Div	18,800
Court Support	10,665
Criminal Courts	141,293
DA – Victim Witness	8,400
DA – Trial Prep Workspace	5,000
District Court Admin	5,950
Facility Support	22,135
Justice Point	19,880
Public Defender Workspace	2,500
Sallyport, Holding & Security	9,200
WCS	4,950
Subtotal	255,728
M/E Factor (11%)	28,130
Subtotal	283,858
Bdg Gross Factor (27%)	76,642
TOTAL	360,500
Parking	16,000
Building size w/ Parking	376,500

Footnotes:

¹ Approximate usable space reflected in floor plans. Does not include new mechanical and electrical rooms, basement level, or available space.

² Department program only, reflective of new building circulation factor.

³ Clerk of Courts is inclusive of the following departments: Civil / Family Division, Milwaukee Justice Center, Law Library, Civil Records, Foreclosure Mediation, Register in Probate, Family Court Commissioner, Restraining Order Clinic.

⁴ Court Admin is inclusive of the following departments, currently located in the Historic Courthouse: Court Reporting Services, Domestic Violence Interview / Waiting, Law Clerks and Court Reporters.

⁵ Space types and square footage amount per Phase 1 recommendation, page 181 of report, Scenario #2, targeting 2040.

⁶ More than half of “available” space is located on the mezzanines.

Figure 2.5 - Scenario 4 Summary

SECTION C: SWING SPACE

PRECEDENT STUDIES

The primary focus of this research was to understand how other counties around the country had utilized swing space to successfully complete their courthouse renovation. Several projects offered different solutions dependent on the availability, type, and proximity of swing space. Examples of swing spaces utilized in other projects included an office park located near the project, using existing administrative office buildings owned by the municipality, and purchasing an existing building within proximity of the project.

Research of similar projects by other government agencies was done to compare both the process and solutions for swing space. The projects researched were found on government websites, in public government documents, on websites of other architectural firms involved in courthouse projects, and articles from local publications where the projects were located. Recommended projects from Milwaukee County and other team members were considered in the research, as well as other projects discovered during the research process.

Swing space is defined as a temporary work environment or occupancy for a business, usually during a renovation or new construction project.

The criteria for the research included:

- Size of the project: Comparable square footage and number of buildings
- Type of building: Historic courthouse or buildings versus new courthouse or buildings
- Type of renovation: Includes office and historic courthouse renovation versus only infrastructure or ADA upgrades
- Solutions for swing space: Comparable decisions made to accommodate phasing

PROJECTS STUDIED

The following represent examples of projects which are most related to the approach and scope of the Milwaukee County Courthouse project:

- Metro Nashville Davidson County Courthouse Renovation
Nashville, TN
- Birch Bayh Federal Building & U.S. Courthouse Renovation
Indianapolis, IN
- Polk County Courts
Des Moines, IA
- Willows Courthouse
Glenn County, CA
- Broward County Courthouse
Fort Lauderdale, FL
- Governor George Deukmejian Courthouse
Long Beach, CA

KEY FINDINGS**Not a Unique Situation**

It was found that many municipal and federal agencies faced similar challenges as Milwaukee County does in renovating an existing, historic courthouse while accommodating growth needs, modernizing courthouses, and updating ADA and infrastructure systems. While the projects researched did not always align exactly, they did validate the proposed renovation and construction process that Milwaukee County is planning to undertake.

SECTION C: SWING SPACE

A Need for Swing Space

Swing space calculations were estimated to determine the square footage required for sequencing both court and non-court functions. 159,000 square feet of office functions and courts will be displaced once the Public Safety Building is razed to accommodate the construction of a new criminal courthouse building. Based on research and discussion, leased space within a downtown office building or a new speculative office building could accommodate the office components being displaced from a demolition of the Public Safety Building and the renovation of the Courthouse. A vacant shopping mall or single story office building could potentially accommodate temporary courthouses because of the requirement for high ceiling heights and openness of space.

Phased Construction

The Historic Courthouse must continue to function and provide public services while the project is under construction. While the demolition will create an immediate need for 159,000 SF of swing space, the amount of space will vary during the construction of the new criminal courthouse and the renovation of the Historic Courthouse. To ensure that the Historic Courthouse remains functional during the renovation, a phased construction is envisioned for the project. It was suggested that the equivalent of a single floor, roughly 30,000 square feet, would be the ideal amount of space for each phase. By dividing the courthouse into quadrants, upgrades to the mechanical, electrical and plumbing systems can be achieved while limiting the displacement of departments during renovation of the Courthouse (Figure 3.1). The 30,000 SF could include multiple, vertical quadrants or one single floor depending on the approach determined during the pre-construction phase.

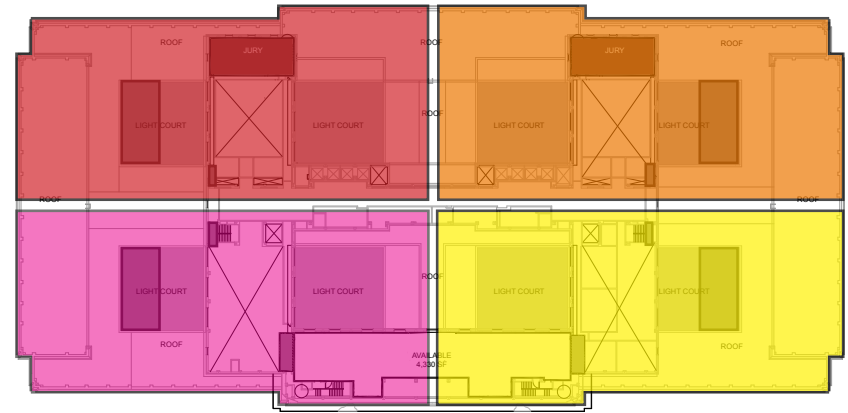


Figure 3.1 - Phasing diagram showing ideal quadrant divisions

SECTION D: SAFETY BUILDING DUE DILIGENCE

SAFETY BUILDING DUE DILIGENCE

Phase I determined the highest value of the existing Safety Building was its proximity to the Historic Courthouse and other County facilities and, as a result, recommended demolition of the structure. Phase I based this conclusion solely on the needs of the court functions. Phase II expanded this investigation to determine if the building would be suitable for non-court functions. Building tours were conducted to assess space allocation of non-court departments and their space utilization, as well as general building conditions. Additionally, a previous study was reviewed to see if any of the findings could be applied to meet the County's non-court space needs.

EXISTING CONDITIONS

The public safety building was built in 1929 and provided space for both the City and the County. The building consists of 6 floors plus a basement and sub-basement. Mezzanines are located on second, third, fourth and sixth floor. The sub-basement, basement, and first floor utilize the full footprint of the building. A large gym with basketball courts, fitness equipment, and a second level track that wraps the playing surface occupies the center portion of the building on the first floor. The remaining floors having a large light court in the middle of the floor plate (Figure 4.1). Today, the light court houses mechanical equipment and ducts. Generally, the exterior of the building is in need of repair and suffers from deferred maintenance.

PREVIOUS STUDY

A previous study conducted in July of 2014 looked at the potential reuse of the Safety Building non-court spaces. That report suggested more shared amenities, a central green space, a retail component and a portion of the Sheriff's office. However, this study predated the Milwaukee County Courthouse Project Phase I study and, as a result, does

not address the deficiencies of Court Function or the adjacencies that were identified in both Phases I and II. As a result, the study provides little support for reuse of the existing building to meet the needs of the County.

KEY FINDINGS**Inefficient For Non-Court Functions**

Overall, the Safety Building does not function well for non-court departments. Interior space is poorly utilized with most departments lacking adequate space to meet their current needs. Other areas such as the holding cells and gun range no longer serve the intended programmatic purpose and sit vacant with no tangible use. Existing floor to floor heights vary from 11'-6" to 15'-0", with variations sometimes occurring on the same floor (Figure 4.2). Additionally, portions of the tallest floors have mezzanines, which further limit the ceiling heights. Column spacing varies through the building and limits the flexibility for future use. Together, these conditions are less than optimal and are not reflective of modern office standards.

Highest and Best Use

Phase I determined the highest value of the existing Safety Building is its proximity to the Historic Courthouse and other County facilities. Due to functional deficiencies associated with courtrooms, it was recommended that the building should be demolished and a new criminal courthouse be built in its place. Phase II validated this conclusion by verifying the Safety Building provides no functional advantage for non-court programmatic elements of the Historic Courthouse and Safety Building. Therefore, the highest and best use of the Safety Building is to demolish it in favor of a vacant site for construction of a new Criminal Courthouse.

SECTION D: SAFETY BUILDING DUE DILIGENCE

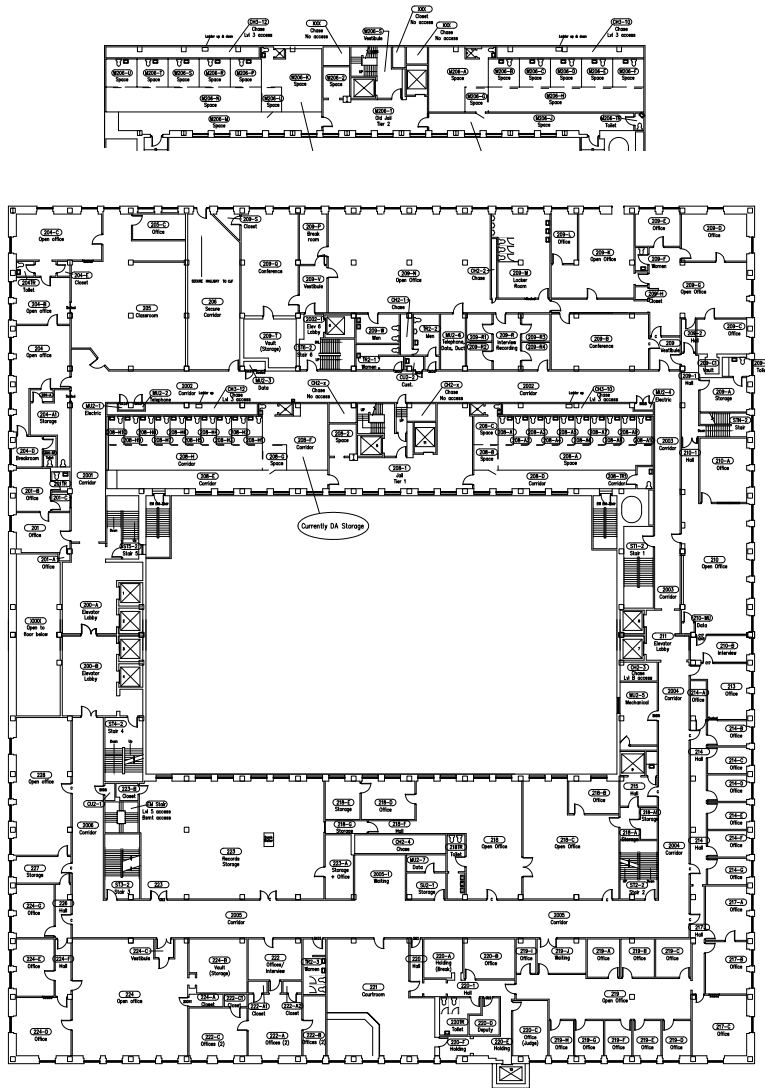


Figure 4.1 - Typical Safety Building Floor Plan and Mezzanine Plan

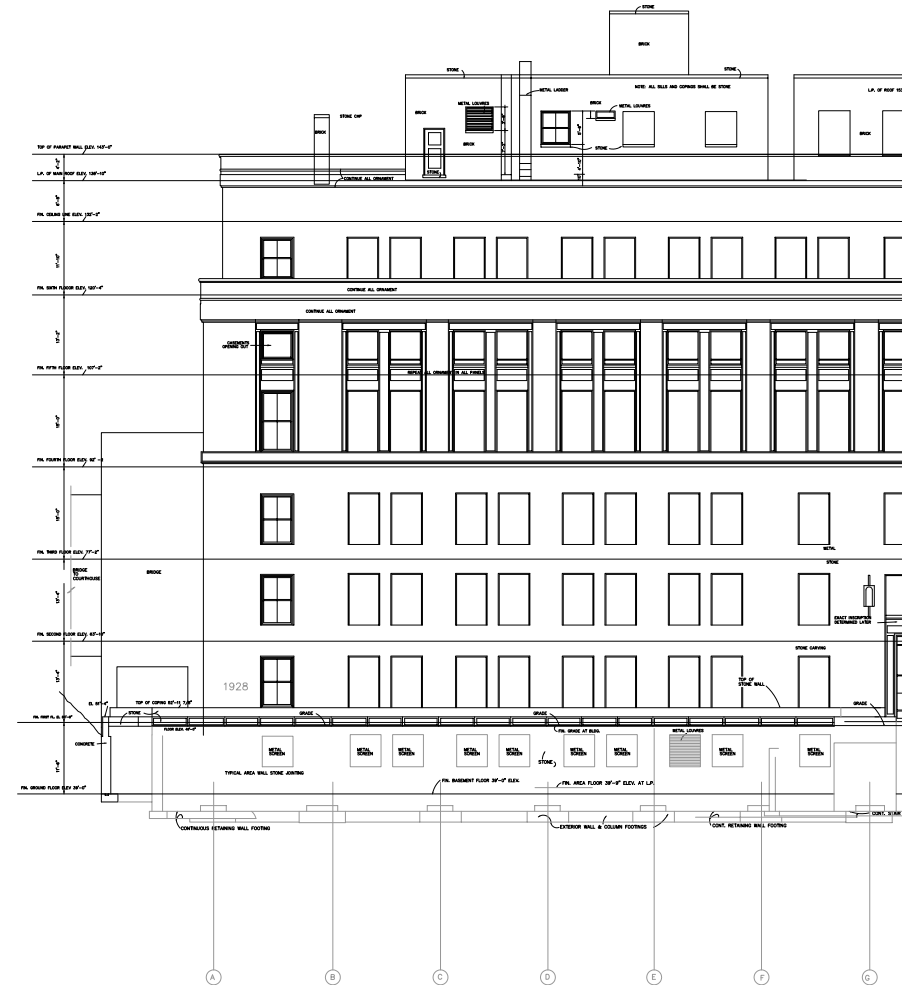


Figure 4.2 - Partial Safety Building Elevation showing floor to floor heights

SECTION E: VACANT SITE DUE DILIGENCE

VACANT SITE DUE DILIGENCE

As the County looks to the future with a full renovation of the Historic Courthouse and demolition and replacement of the Safety Building, a more complete understanding of alternate opportunities was sought. The consultant team was tasked to establish baseline costs for a stand-alone replacement of both facilities on a vacant site. Two scenarios were considered; 1. A stand-alone courthouse and administration building with structured parking, and 2. A stand-alone courthouse and administration building with surface parking. Both scenarios assume the replacement of all program associated with the court and non-court functions of the Historic Courthouse and Safety Building.

For the two studies, program assumptions were based on the need for 360,000 SF for all court functions per Phase I and 360,000 SF for non-court functions identified in Phase II. A parking ratio of 3 spaces per 1,000 square feet was used to determine a required amount of parking; a total of 1,200 spots. Options for both surface parking and structured parking were looked at to determine the amount of land required for a project of this scale. Parking stalls were assumed to be 9' x 18'. Drive aisles were assumed to be 24'.

New building costs were estimated to be roughly \$375/SF. The cost of land acquisition was assumed to be \$125,000/acre. \$1,500/space was used for surface parking while structured parking utilized \$30,000/space. A construction escalation (four years) of 16%, a construction contingency of 10% and non construction costs of 33% were all assumed.

Vacant Site Option 1

Option 1 (Table 5.1) has a total program of 720,000 SF split evenly between court and non-court functions. As a downtown site is preferred with proximity to other county functions, structured parking was assumed to reduce the required amount of land. An estimated project cost of \$459,906,00.00 was determined for Option 1.

Vacant Site Option 2

Option 2 (Table 5.2) also has a total program of 720,000 SF split evenly between court and non-court functions, but looked at a more suburban setting that would allow for surface parking. While the amount of land required increased, the cost per parking spot decreased. An estimated project cost of \$414,344,000.00 was determined for Option 2.

KEY FINDINGS**Land Requirement**

The amount of land needed for a new stand-alone facility varies considerably depending on program and type of parking supplied to support the facility. Surface parking requires far more land than structured parking, but the cost associated with it is considerably less. Depending on the use of surface or structured parking, a vacant site of 11 to 24 acres would be required. Due to this requirement, it is likely that a site with adequate space would not be located downtown and could result in additional long-term operational costs that were not considered in this study.

Vacant Assets

A new, stand-alone courthouse could leave the County with two vacant assets that would continue to need maintenance. Additionally, extensive renovations would be required to retrofit the buildings for potential tenants.

Highest and Best Use of the Historic Courthouse

While a vacant site may provide a cost-effective solution based strictly on construction costs, it is a solution that does not align with the County's needs. The highest and best use of the Historic Courthouse is renovation as recommended in the Phase I report with a combination of Civil Courts, Family Courts, and other non-court functions to ensure the safety of both county employees and the public.

VACANT SITE - STRUCTURED PARKING		LOCATION TBD	
Category	Unit	Calculations	Cost
A. SITE ACQUISITION			
1. Land Cost	\$125,000 per Acre	x 16 Acres	\$2,000,000
B. CONSTRUCTION COST			
1. Building Core and Shell	\$150 per Building Square Foot	x 720,000	\$108,000,000
2. Building Interior TI's - Court Functions	\$300 per Building Square Foot	x 360,000	\$108,000,000
Building Interior TI's - Non-Court Functions	\$150 per Building Square Foot	x 360,000	\$54,000,000
3. Secure Parking	\$30,000 per Space	x 40 Spaces	\$1,200,000
Structured Parking	\$30,000 per Space	x 1,200 Spaces	\$36,000,000
4. Sitework			
a. Asbestos Abatement of Safety Building	\$12.00 per Building Square Foot	x 0	\$0
b. Demolition of Safety Building / Bridges	\$8.000 per Building Square Foot	x 0	\$0
c. Site Development and Utilities	\$20.00 per Building Square Foot	x 720,000	\$14,400,000
5. Building Connectors			
a. Public / Staff Bridge	\$15,000 per Linear Foot	x 0	\$0
b. Detainee Tunnel	\$15,000 per Linear Foot	x 0	\$0
6. SUBTOTAL BUILDING CONSTRUCTION		Per Square Foot \$449.44	\$323,600,000
C. CONTINGENCY			
1. Design / Construction Contingency	10% of Building Construction	x \$323,600,000	\$32,360,000
D. ESCALATION			
1. Future Escalation	3.5% per year to 2021 (4 years)	x \$355,960,000	\$52,510,000
2. ESCALATED COST (2021 Dollars)		Per Square Foot \$72.93	\$408,470,000
E. OTHER PROJECT COSTS			
1. Design Fees, Permits, Testing	11% of Building Construction	x \$323,600,000	\$35,596,000
2. Security/Technology Allowance	\$12.00 per Building Square Foot	x 720,000	\$8,640,000
3. Furniture, Fixtures, and Equipment	\$10.00 per Building Square Foot	x 720,000	\$7,200,000
4. SUBTOTAL OTHER PROJECT COST		Per Square Foot \$10.00	\$51,436,000
F. TOTAL COST			
1. PROJECT COST (2021 Dollars)		Per Square Foot \$638.76	Total \$459,906,000

Note: Total costs may not calculate exactly based on square footages shown due to computer rounding of building gross areas.

Figure 5.1 - Vacant Site Study - Option 1 Structured Parking

VACANT SITE - SURFACE PARKING		LOCATION TBD	
Category	Unit	Calculations	Cost
A. SITE ACQUISITION			
1. Land Cost	\$125,000 per Acre	x 24 Acres	\$3,000,000
B. CONSTRUCTION COST			
1. Building Core and Shell	\$150 per Building Square Foot	x 720,000	\$108,000,000
2. Building Interior TI's - Court Functions	\$300 per Building Square Foot	x 360,000	\$108,000,000
Building Interior TI's - Non-Court Functions	\$150 per Building Square Foot	x 360,000	\$54,000,000
3. Secure Parking	\$30,000 per Space	x 40 Spaces	\$1,200,000
Surface Parking	\$1,500 per Space	x 1,200 Spaces	\$1,800,000
4. Sitework			
a. Asbestos Abatement of Safety Building	\$12.00 per Building Square Foot	x 0	\$0
b. Demolition of Safety Building / Bridges	\$8.000 per Building Square Foot	x 0	\$0
c. Site Development and Utilities	\$20.00 per Building Square Foot	x 720,000	\$14,400,000
5. Building Connectors			
a. Public / Staff Bridge	\$15,000 per Linear Foot	x 0	\$0
b. Detainee Tunnel	\$15,000 per Linear Foot	x 0	\$0
6. SUBTOTAL BUILDING CONSTRUCTION		Per Square Foot \$403.33	\$290,400,000
C. CONTINGENCY			
1. Design / Construction Contingency	10% of Building Construction	x \$290,400,000	\$29,040,000
D. ESCALATION			
1. Future Escalation	3.5% per year to 2021 (4 years)	x \$319,440,000	\$47,120,000
2. ESCALATED COST (2021 Dollars)		Per Square Foot \$65.44	\$366,560,000
E. OTHER PROJECT COSTS			
1. Design Fees, Permits, Testing	11% of Building Construction	x \$290,400,000	\$31,944,000
2. Security/Technology Allowance	\$12.00 per Building Square Foot	x 720,000	\$8,640,000
3. Furniture, Fixtures, and Equipment	\$10.00 per Building Square Foot	x 720,000	\$7,200,000
4. SUBTOTAL OTHER PROJECT COST		Per Square Foot \$10.00	\$47,784,000
F. TOTAL COST			
1. PROJECT COST (2021 Dollars)		\$575.48	\$414,344,000

Note: Total costs may not calculate exactly based on square footages shown due to computer rounding of building gross areas.

Figure 5.2 - Vacant Site Study - Option 2 Surface Parking



DETAILED ANALYSIS

OVERVIEW

OVERVIEW

The Executive Summary provides a condensed overview of the project's process and key findings. The Detailed Analysis section of the report provides greater depth into the methodology, data gathered, and outcomes of each sections. The analysis is broken up into the following sections:

- Section A: Programming
 - Tours
 - Existing Conditions
 - Departmental Questionnaire & Interviews
 - Existing Floor Plans and Axonometrics
 - County Adopted Space Standards
 - Circulation Factors
 - Growth Projections
 - Comprehensive Program Summary
 - Program Per Department & Adjacency Diagrams
 - Key Findings
- Section B: Blocking & Stacking
 - Phase I Recommendations
 - Establishing a Baseline
 - MEP
 - Key Findings
 - Blocking & Stacking Scenario
- Section C: Swing Space
 - Precedent Studies
 - Projects Studied
 - Key Findings
- Section D: Safety Building Due Diligence
 - Existing Conditions
 - Previous Study
 - Key Findings
- Section E: Vacant Site Due Diligence
 - Site Options
 - Key Findings

Following is a brief summary of each section:

Section A: Programming

The high level programming performed in Phase II represents the foundation of this report. Existing conditions, key departmental adjacencies, and growth projections were compiled from information obtained through site visits, departmental surveys, and departmental interviews.

Section B: Blocking & Stacking

Once implemented, Phase I recommendations leave approximately 370,000 SF (+/-) of space for non-court functions. Four scenarios explore how this space could be utilized in different ways to best meet the County's needs.

Section C: Swing Space

Other counties around the country had utilized swing space to successfully complete a courthouse renovation. This section looks at how others have handled a similar process and what information could be applied to Milwaukee County.

Section D: Safety Building Due Diligence

Phase I explored the viability of reusing the Safety Building for court functions. Phase II expands upon this exploration to include non-court functions.

Section E: Vacant Site Due Diligence

As the County looks to the future with a full renovation of the Historic Courthouse and the replacement of the Safety Building, a more complete understanding of alternate opportunities was sought. The consultant team was tasked to establish baseline costs for a stand-alone replacement to both facilities on a vacant site.

SECTION A: PROGRAMMING

SECTION A: PROGRAMMING

PROGRAMMINGTours

Tours of the Historic Courthouse and Safety Building took place from late June to early July with additional verification and clarification happening through November. The project team was supplied a list of non-court departments located in the Historic Courthouse, Safety Building and 633 W. Wisconsin Avenue. They are as follows:

AE & ES	County Board
Budget	County Clerk
CBDP	County Executive
CBO	DAS
Child Support*	DHR
Clerk of Courts*	District Attorney*
-Admin / IT	Economic Development
-Civil / Family / Records	Election Commission
-Criminal Division*	Ethics, PRB & CSC
-FCC	Facilities Management
-Foreclosure Mediation	Forensics*
-Jury Management*	IMSD
-Justice Point*	OEM
-Law Library	Persons w/ Disabilities
-MKE Justice Center*	Planning & Development
-Register in Probate*	Procurement
-Restraining Order Clinic*	Register of Deeds
-WCS / OWI*	Risk Management
Comptroller	Sheriff*
Corporation Counsel	Treasurer

* Overlap in programming from Phase I to Phase II due to duality in functions

Existing Conditions

Current information was collected, verified and documented for each non-court department on County provided floor plans. Site observations were documented in photographs and provided an understanding of how current space was being utilized. General overall conditions of the buildings were observed and recorded, but the effort does not constitute a detailed building assessment. The goal of the tours was to establish departmental extents and gain an understanding of current space metrics and uses. Findings and observations were reviewed and clarified during departmental interviews. Separate tours were conducted by the consultant team to assess the mechanical, electrical, and plumbing systems of the Historic Courthouse in order to determine viable solutions for future renovations. From information gathered, floor plans and axons of current departmental locations were constructed.

Departmental Questionnaire & Interviews

A departmental questionnaire was created (Figure 1.1) and distributed to each interviewee prior to the departmental interview. Questions regarding current and future headcount, a breakdown of staff counts by title, ancillary space needs, adjacency needs and storage needs (reduction or increase) were included. Interviewees were asked to review the questions and, if possible, have the survey completed for discussing at their interview. The consultant team then personally met with each interviewee and verified each department's current space extents via floor plans. The survey questions were then reviewed and, if items required confirmation, the consultant team followed up to ensure completion of the information gathering.



MKE County Courthouse - Phase 2 – Programming Questionnaire

Name: _____

Department: _____

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions **in advance** of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- | | |
|-------------------------------------|------------------------------------|
| _____ CURRENT Total staff | _____ FUTURE Total staff |
| _____ CURRENT Full time staff | _____ FUTURE Full time staff |
| _____ CURRENT Part time staff | _____ FUTURE Part time staff |
| _____ CURRENT Seasonal (interns) | _____ FUTURE Seasonal (interns) |
| _____ CURRENT Remote (mobile) staff | _____ FUTURE Remote (mobile) staff |

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- _____ Elected Official
- _____ Division (Department) Head
- _____ Deputy or Executive Director
- _____ Managers
- _____ Supervisors
- _____ Professional (Attorney / HR / EAP / AAP)
- _____ Architect / Engineer
- _____ Clerical / Fiscal / Accnt / Admin
- _____ Other – please indicate _____

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

- _____ Conference rooms
- _____ Storage rooms
- _____ Kitchenettes
- _____ Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

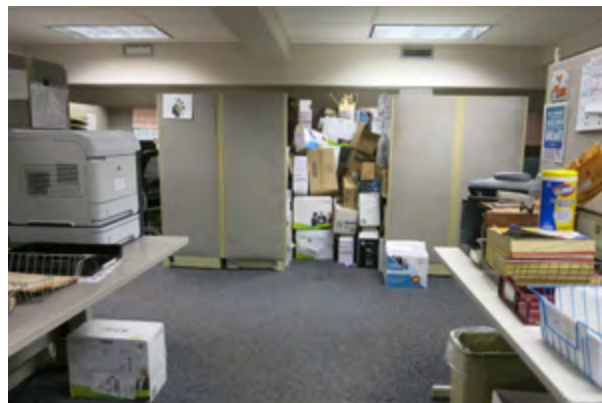
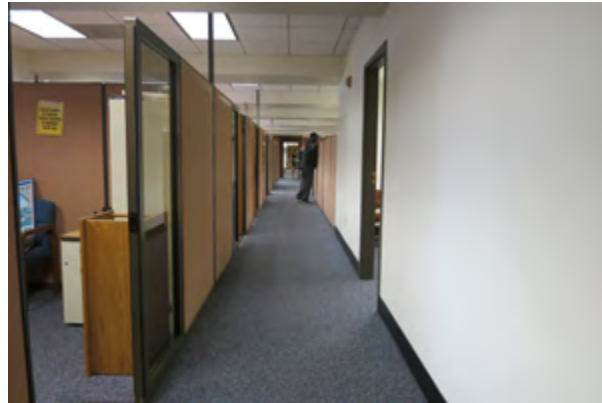
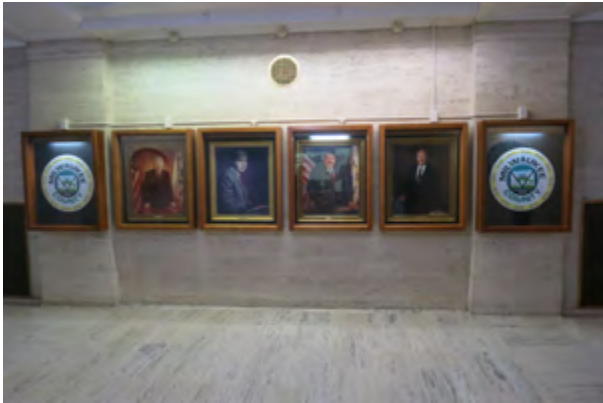
7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

Secondary (occasional interaction with group / spaces):

8) Please list departments or spaces (if any) you prefer NO adjacency to.

Figure 1.1 - Departmental Questionnaire



Images from the Historic Courthouse and Safety Building

SECTION A: PROGRAMMING

Existing Floor Plans and Axonometrics

Using County provided floor plans, the consultant team produced existing departmental plans of the Historic Courthouse (Figure A.01-A.14). Departmental locations were documented on building tours and confirmed at departmental interviews. Once established, existing floor plans were translated to an axonometric drawing to show vertical relationships and provide an overview of programmatic distribution throughout the Historic Courthouse (Axonometric A.1).

County Adopted Space Standards

In 2013, Milwaukee County adopted space standards based on GSA targets for various positions/categories. A Space Allocation Summary (Figure 1.2) shows the intended progression of space standards from “2009 Proposed” to “Transition” to “Goal” for each category. Current space utilization in the Courthouse and Safety Building often exceeds the ‘2009 Proposed’ category. For future projections, the consultant team was directed to use the “Goal” standards laid out in Figure 1.2.

Space Allocation Summary						
Proposed Space Allocation by Position Categories				2009 Proposed	Transition	Goal
Code	Position Type or Category	Constructed or Open Office	Job Title	Allocated Workspace Area (SF)	Workspace Area (SF)	Workspace Area (SF)
A	Executive	C	Elected Official	216	180	180
B	Administrator	C	Division Head	192	150	120
C	Managers	C	Deputy Director	160	150	120
D	Managers	C	Executive Director 2 & 3	144	120	120
E	Supervising Professionals	O	Supervisor 2 & 3 Section Heads	96	48	48
F	Architect/ Engineer	O	Space fo Large Plan Layout	72	48	48
G	Professional General	O	Clerical/Fiscal/Accnt/Admin 1	64	48	48
H	Professionals with Confidentiality Needs	O	Confidential w/No Conf Access; Attorney, HR; EAP/AAP	120	120	120

Figure 1.2 - Milwaukee County Adopted Space Standards

Circulation Factors

When compared to the space efficiency of a modern office building, the Historic Courthouse performs very poorly due to inconsistent column spacing, multiple light courts, and historical elements. As a result, the consultant team developed two circulation factors, one for the Courthouse and one for a modern office building, that could be applied to non-court departmental program numbers depending on where the department was located.

To determine a realistic circulation factor for the Historic Courthouse, test fits using the County adopted space standards were performed for various segments of the Historic Courthouse. Likewise, a similar exercise was performed for a typical bay of a hypothetical, new office building to determine a circulation factor for new construction. Resulting circulation factors of 35% for the Courthouse and 20% for a modern office building were realized.

DEPARTMENT A Courthouse Second Floor & New Building												
		COURTHOUSE SECOND FLOOR					NEW BUILDING					
TITLE	SPACE	SIZE	SF	QTY	HDCNT	SF	SIZE	SF	QTY	HDCNT	SF	
Director	Office	10 x 12	120	1	1	120	10 x 12	120	1	1	120	
Managers	Office	10 x 12	120	5	5	600	10 x 12	120	5	5	600	
Professional	Workstation	8 x 8	64	8	8	512	8 x 8	64	8	8	512	
Administration	Workstation	6 x 6	36	12	9	432	6 x 6	36	12	9	432	
Conference Rooms (Medium)	6 Person Conference Room	11 x 15	165	1	0	165	11 x 15	165	1	0	165	
Conference Rooms (Medium)	6 Person Conference Room	13 x 18	225	1	0	225	12 x 12	144	1	0	144	
Conference Room (Large)	12 Person Conference Room	17 x 20	340	1	0	340	16 x 20	310	1	0	310	
Reception with Waiting	Reception with Waiting	10 x 30	300	1	0	300	14 x 20	280	1	0	280	
Quiet Room	Quiet Room	9 x 10	85	1	0	85	8 x 10	80	1	0	80	
Copy/Work Room	Copy/Work Room	12 x 20	240	1	0	240	12 x 20	240	1	0	240	
Breakroom	12 Person Breakroom	14 x 20	280	1	0	280	15 x 20	290	1	0	290	
Secure File Room	Storage Room	10 x 12	120	1	0	120	10 x 12	120	1	0	120	
IT Server Room	IT Server Room	10 x 10	100	1	0	100	10 x 10	100	1	0	100	
Coat Closet	Coat Closet	3 x 10	30	1	0	30	2 x 10	20	1	0	20	
		Totals					36	23	3,549	36	23	3,413
		Total useable SF:					5,592	Total useable SF: 4,327				
		Circulation Factor:					35%	Circulation Factor: 20%				
		Efficiency Factor:					65%	Efficiency Factor: 80%				

Figure 1.3 - Applying Circulation Factors to Standard Departmental Program

SECTION A: PROGRAMMING

Once established, both circulation factors were applied to the future departmental programs (Figure 1.3). In conjunction with adopted County space standards, the factors help the consultant team to identify future efficiencies in both the Historic Courthouse and a new modern office building. Additionally, these resulting numbers were used to compare future efficiencies against the current conditions of the Historic Courthouse (Figure 1.5).

Effects of growth & new workplace space standards

Historic Courthouse today = 317 SF/Person
 Renovated Courthouse 2021 = 215 SF/Person
 New Building 2021 = 193 SF/Person

Figure 1.5 - Effects of County Space Standards and Efficiency Factors

Growth Projections

Phase I established a long term picture of the court needs projecting to 2040 and recommending the County build a new criminal courthouse. Phase I also detailed how the Historic Courthouse would be reconfigured for Civil and Family courts. After deductions of this court-dedicated space from the Historic Courthouse, approximately 390,000 SF of space remained for non-court functions.

Since more than half of the Historic Courthouse will remain dedicated to servicing the courts, the non-court functions were treated as more fluid and flexible in nature, with the potential to move to new space assuming key adjacencies were met. Much of the non-court departments function in a typical office environment and have many of the same needs. As such, five-year growth projections, which are an industry standard for leased office space, were agreed upon and used for the non-court departments. This approach painted an accurate picture of departmental space needs for both space planning and establishing renovation costs.

Comprehensive Program Summary

With all of the data gathered, the consultant team built a comprehensive spreadsheet that outlined current and future headcounts and associated square footage totals, and adjacency requirements for each department. This spreadsheet is the backbone of the report, allowing the team to quickly draw data and conclusive analysis around items such as efficiencies and growth projections (Table 1.4).

The bulk of the programming data resides in three columns; *2016, 2021 - Courthouse*, and *2021 - New Building*. The *2016* column represent existing conditions without adopted County space standards or circulations factors. The SF numbers in this column were leveraged by direct area calculations of the departments' occupied space. The *2021 - Courthouse* column represents future growth when placed in the Historic Courthouse. The numbers are derived by applying both the County adopted space standards and the circulation ratio established for the Historic Courthouse to the five year departmental projections. The *2021 - New Building* column represents future growth when placed in a modern office building. The County adopted space standards, the established circulation ratio for a new office building, and departmental growth projection were used to determine the totals.

Departmental ancillary requirements such as break areas and conference rooms were briefly addressed during the survey and interviews. An effort to preserve space for these areas was observed by applying the following space standards per department: 1 conference room per 15 staff and 1 break room per 30 staff.

Program Per Department & Adjacencies Diagrams

Detailed individual department programs were constructed by the consultant team. The programs represent the findings from tours, existing space analysis, departmental questionnaire, and interviews. Growth projections were supplied by each department, to which County adopt-

SECTION A: PROGRAMMING

ed space standards and circulation factors were then applied to create ultimate space needs projecting to 2021 (Table A.01-A.40). Key adjacencies were also noted for by each non-court department. Adjacency diagrams were developed to provide a quick, visual understanding of desired spatial relationships (Diagram A.01-A.39). It is important to note that the adjacency diagrams are independent of one another, meaning that if 'Group A' cited an adjacency to 'Group B', but 'Group B' did not cite an adjacency to 'Group A', that the adjacency is solely reflected on 'Group A's' diagram.

KEY FINDINGS

Existing and Future Departmental Space Metrics & Headcount

Through the programming process a clear understanding was established of existing departmental utilization ratios, current headcount, and how departmental space is used. This baseline also established both programmatic deficits and inefficiencies. Along with this information, growth projections, circulation factors, and key adjacencies were incorporated into a comprehensive program spreadsheet.

Efficiencies Through County Adopted Space Standards

Applying County adopted space standards to existing and projected departmental headcounts resulted in reductions in the amount of square footage needed on a per person basis and typically resulted in a reduction of the overall space requirements for the non-court functions.

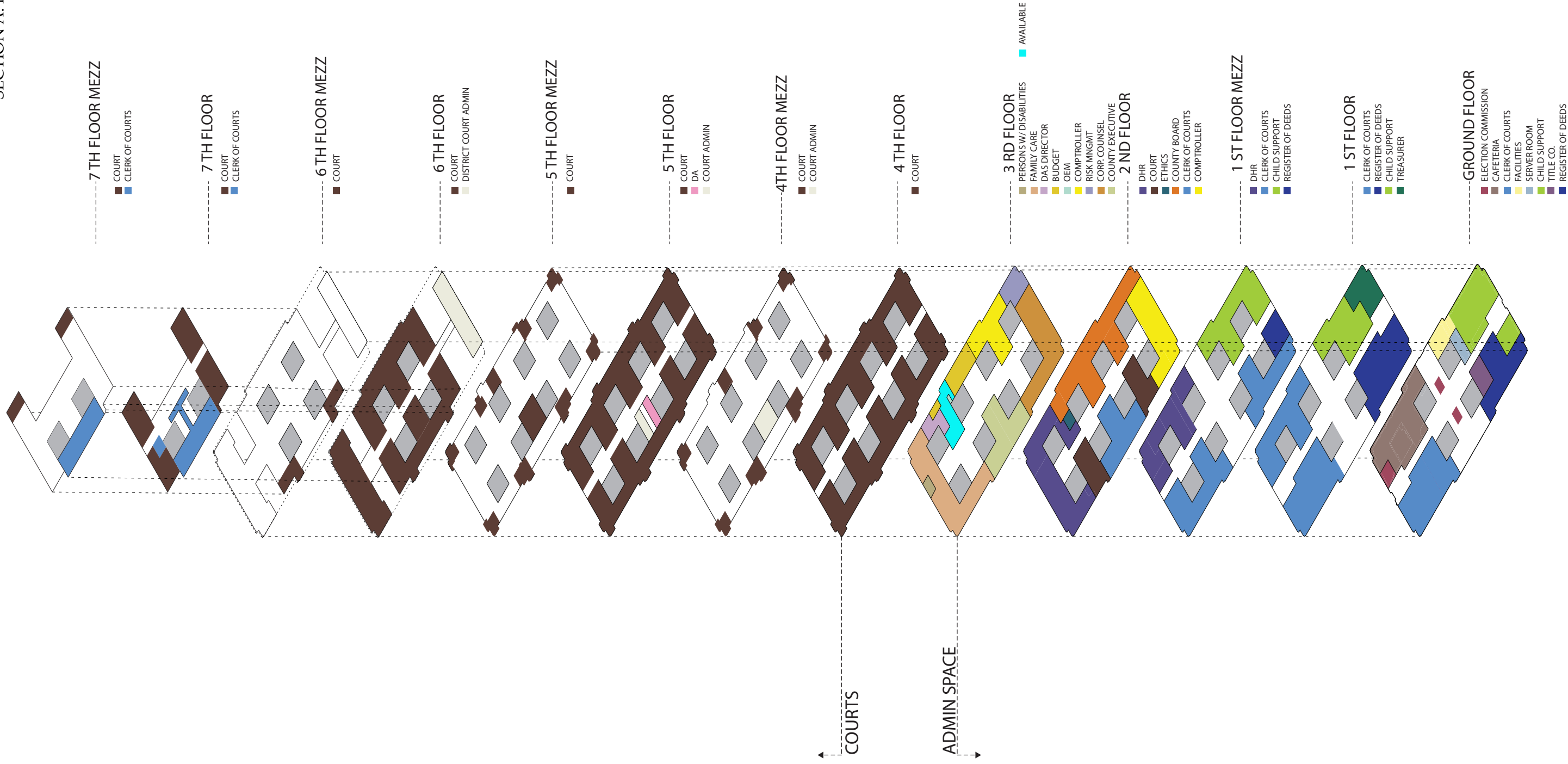
Use of Historic Courthouse Mezzanines

During Phase II programming, it was determined that the 2nd and 4th floor mezzanines are not ideally suited for permanent departmental office space due to limitations in both natural daylight and floor to ceiling heights. Therefore, whenever possible, the team dedicated programming elements such as shared conferencing space, storage, and select ancillary space to this area, respectful of necessary department adjacencies.



Images of Historic Courthouse Mezzanine

SECTION A: PROGRAMMING



Axonometric A.1 - Axonometric of Historic Courthouse showing Existing Departmental Locations

SECTION A: PROGRAMMING

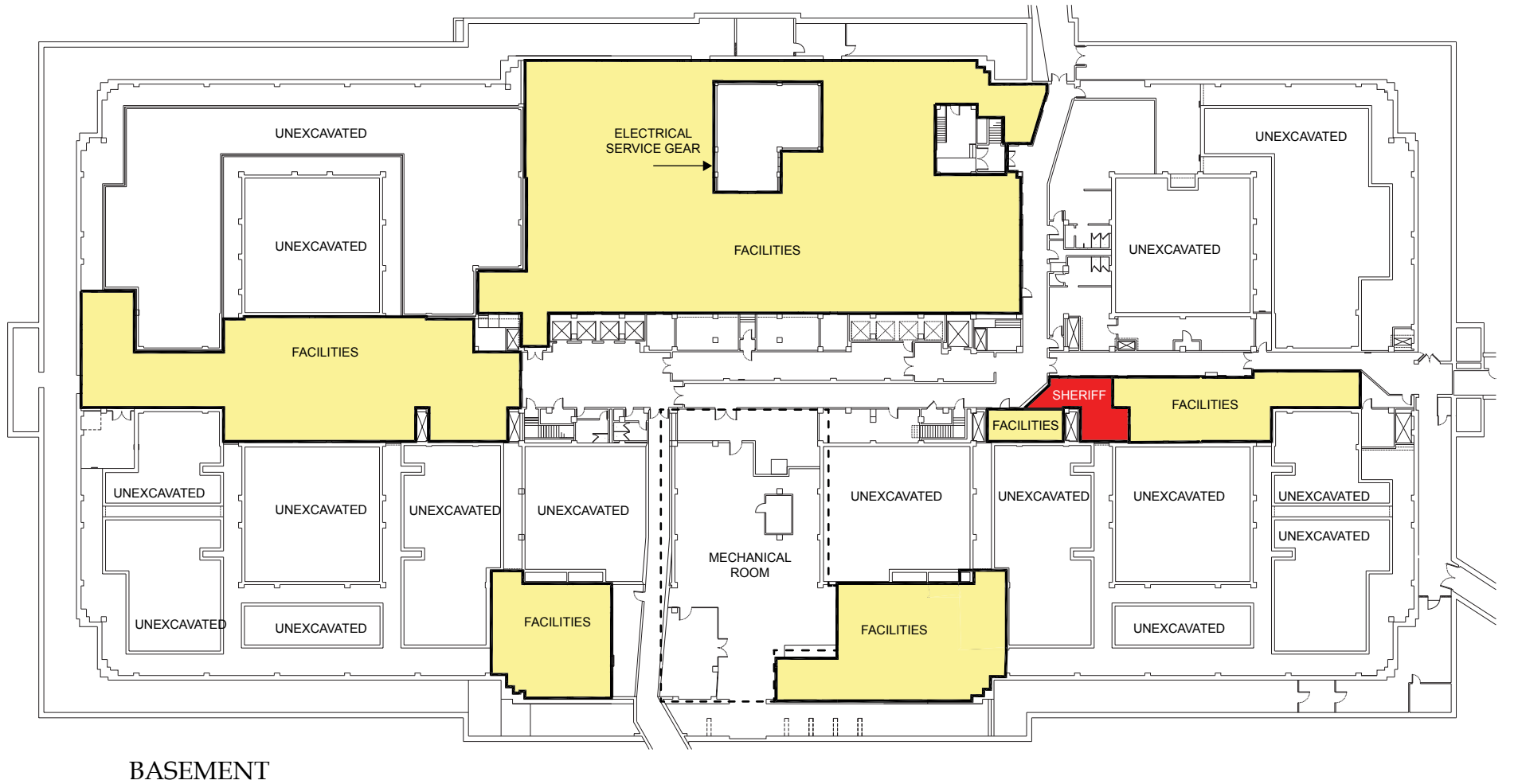
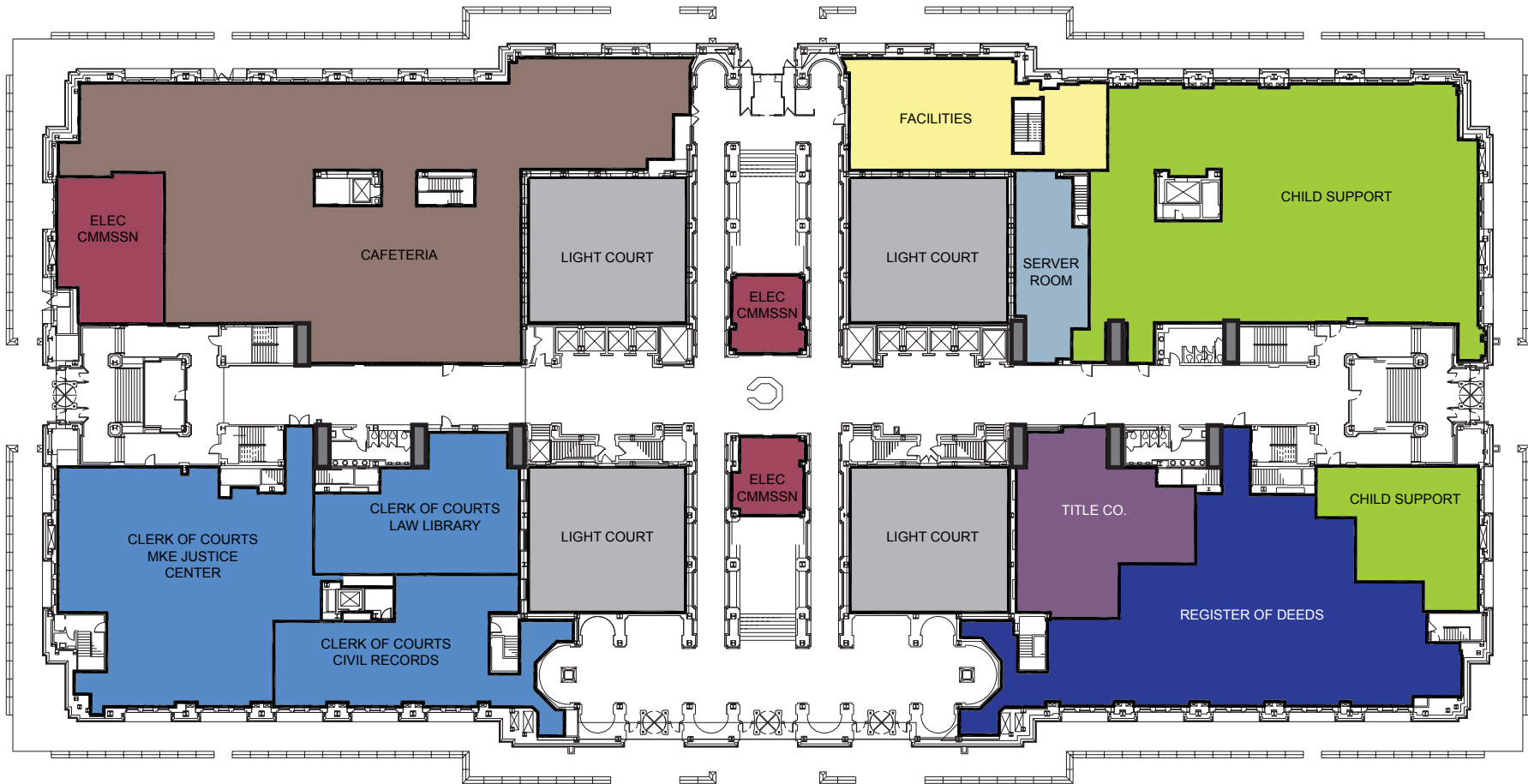


Figure A.01 - Basement Floor Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

SECTION A: PROGRAMMING



GROUND FLOOR

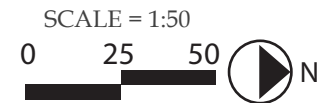


Figure A.02 - Ground Floor Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

SECTION A: PROGRAMMING



FIRST FLOOR

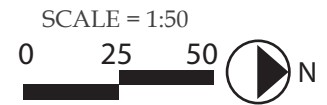


Figure A.03 - First Floor Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

SECTION A: PROGRAMMING



FIRST FLOOR MEZZANINE

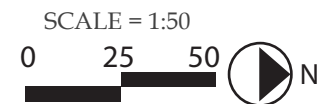


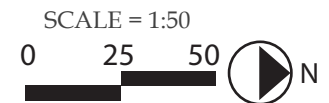
Figure A.04 - First Floor Mezzanine Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

SECTION A: PROGRAMMING



SECOND FLOOR

Figure A.05 - Second Floor Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

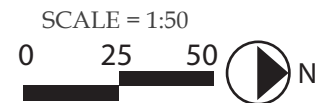


SECTION A: PROGRAMMING

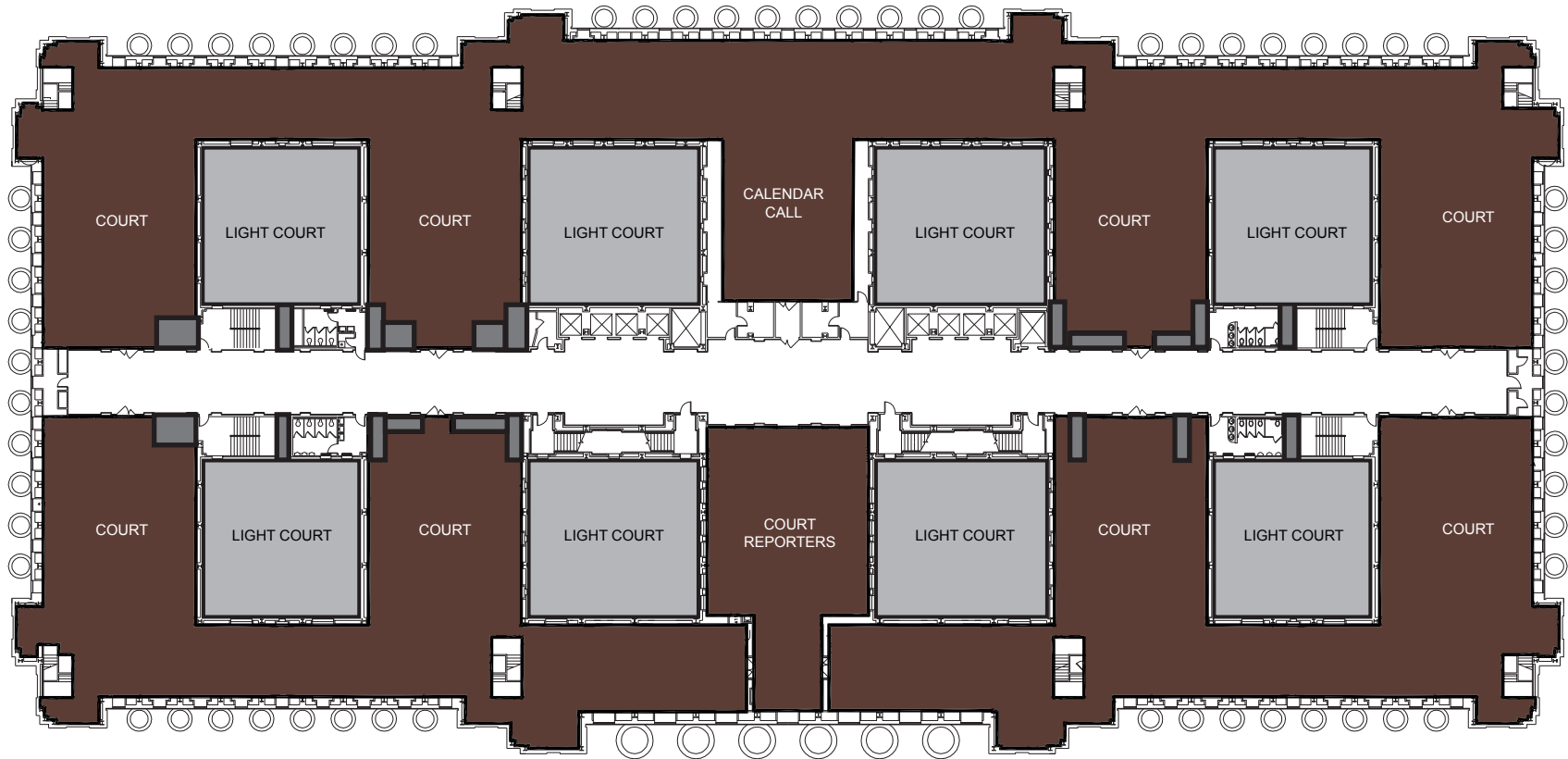


THIRD FLOOR

Figure A.06 -Third Floor Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

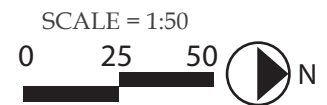


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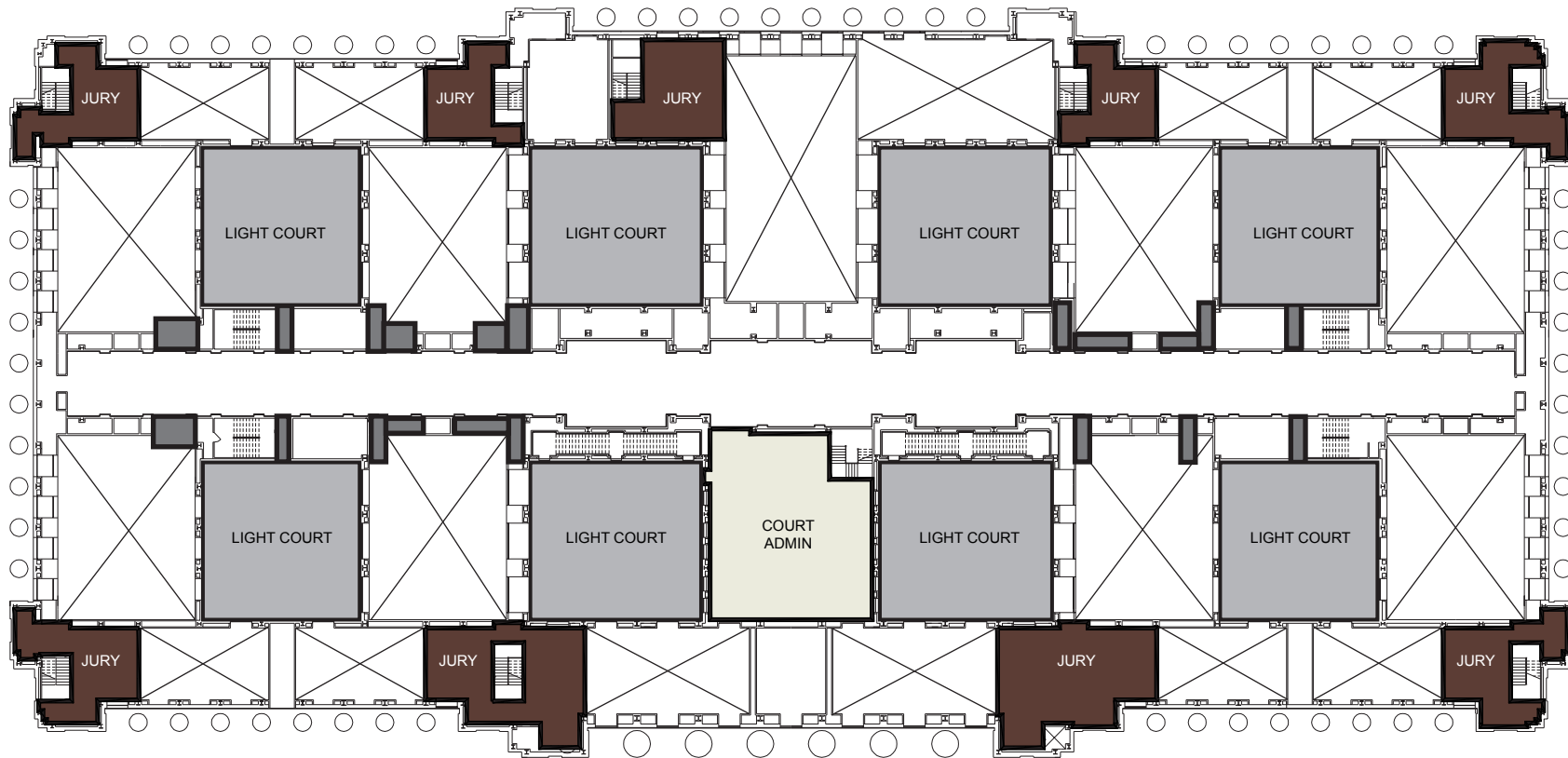


FOURTH FLOOR

Figure A.07 -Fourth Floor Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

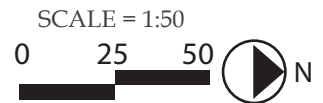


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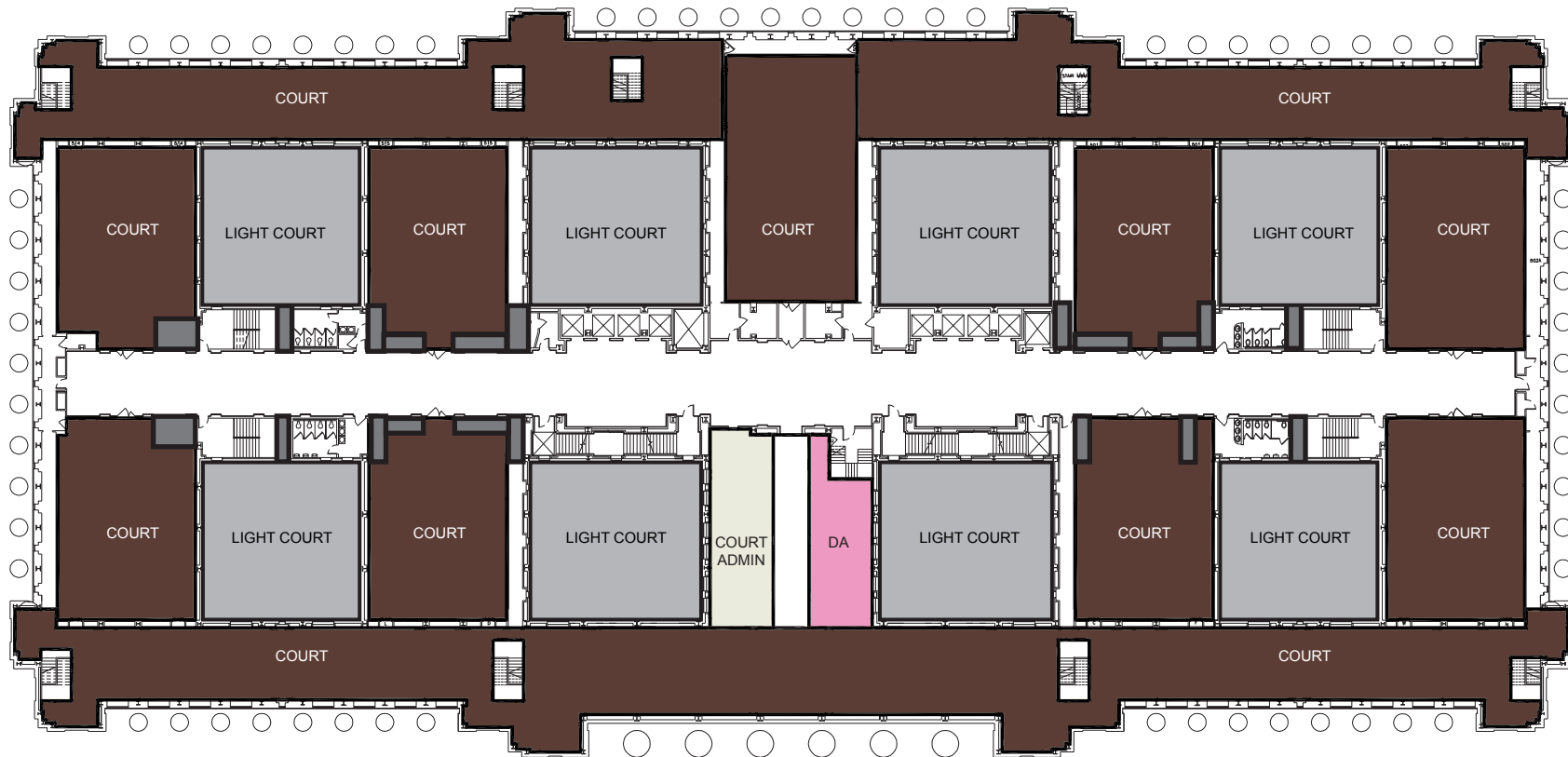


FOURTH FLOOR MEZZANINE

Figure A.08 -Fourth Floor Mezzanine Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

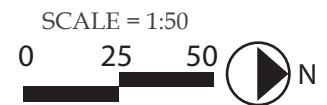


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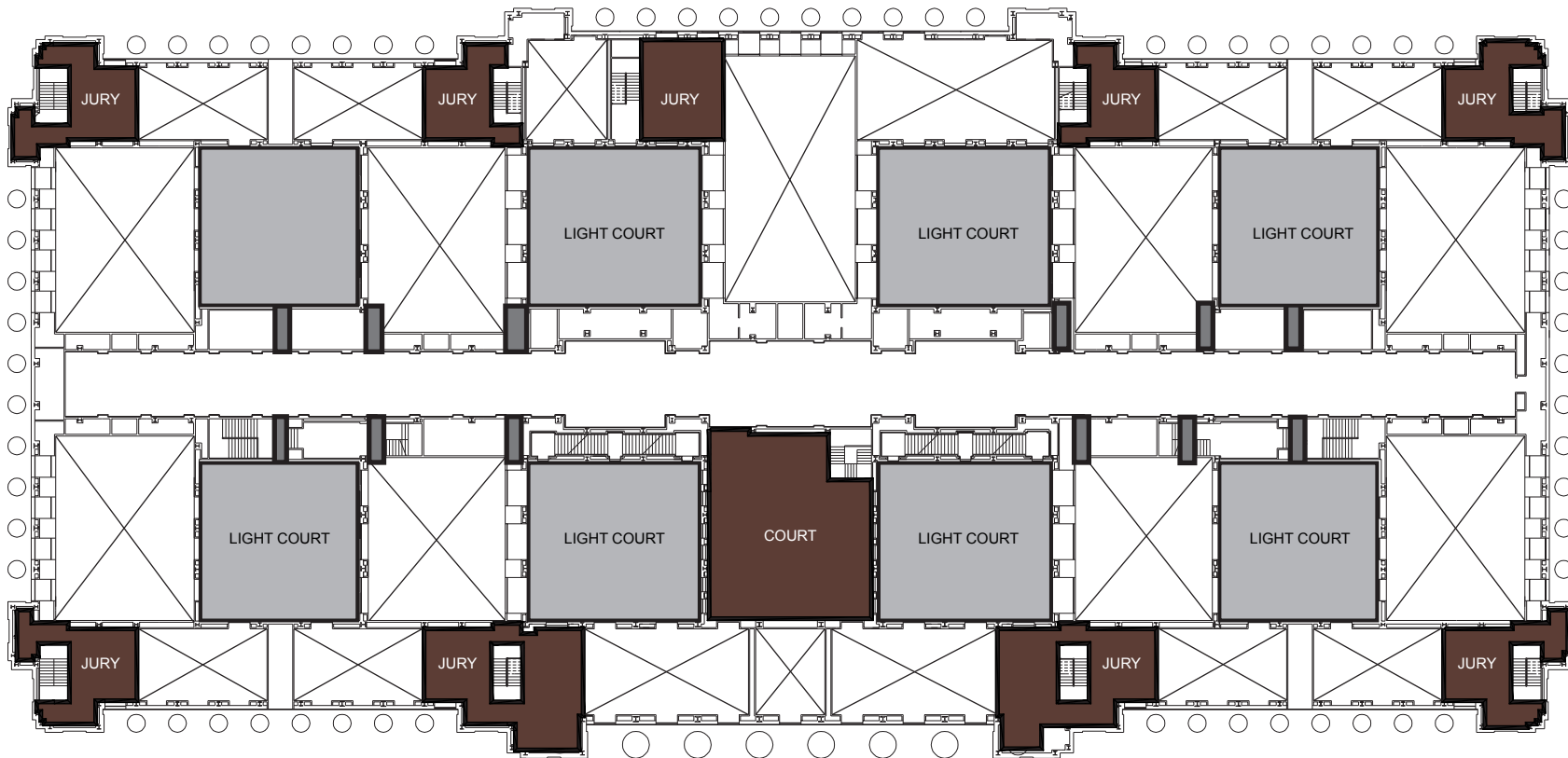


FIFTH FLOOR

Figure A.09 -Fifth Floor Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

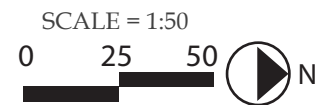


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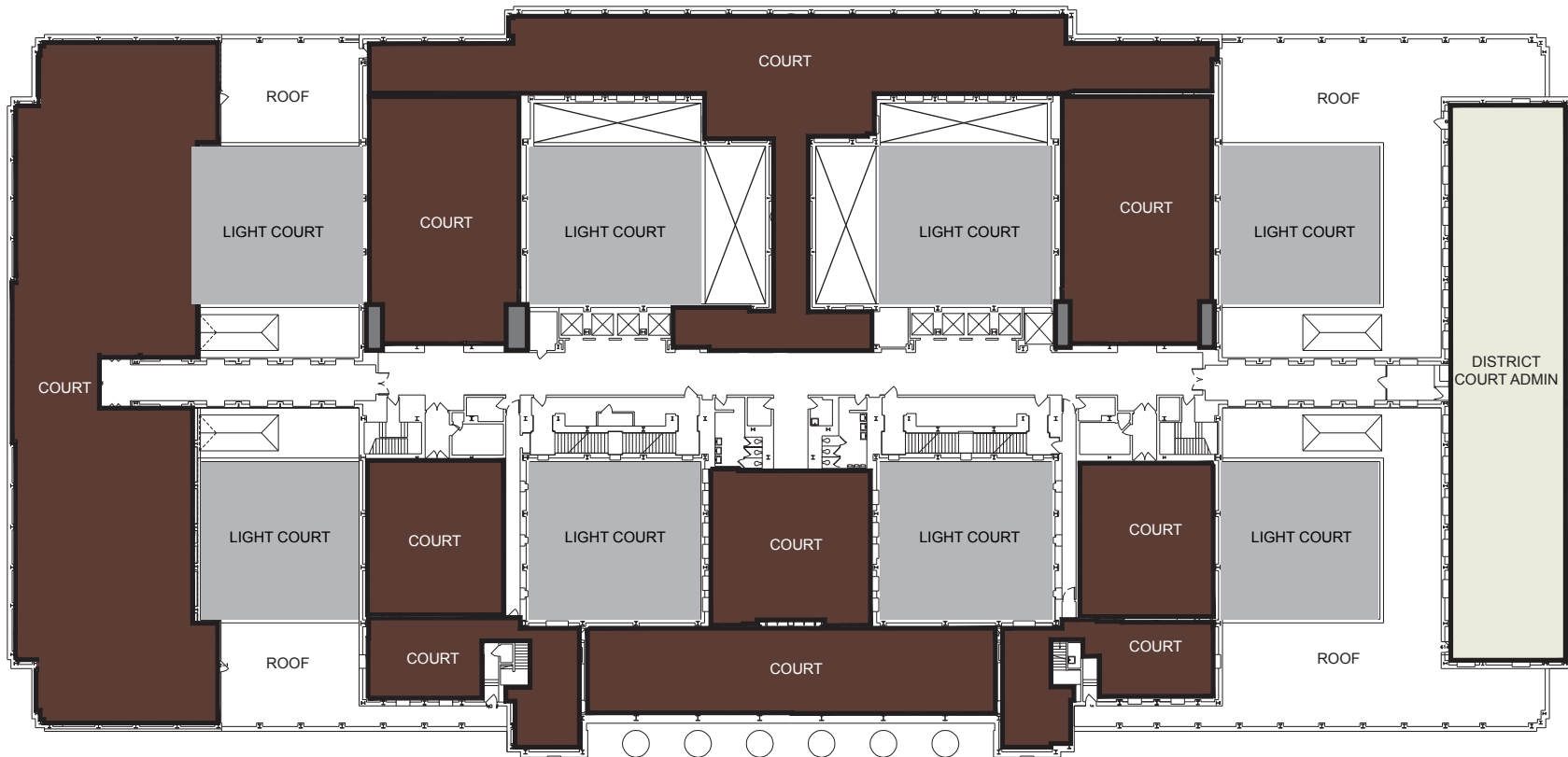


FIFTH FLOOR MEZZANINE

Figure A.10 -Fifth Floor Mezzanine Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

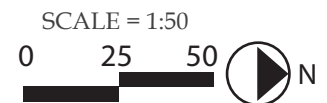


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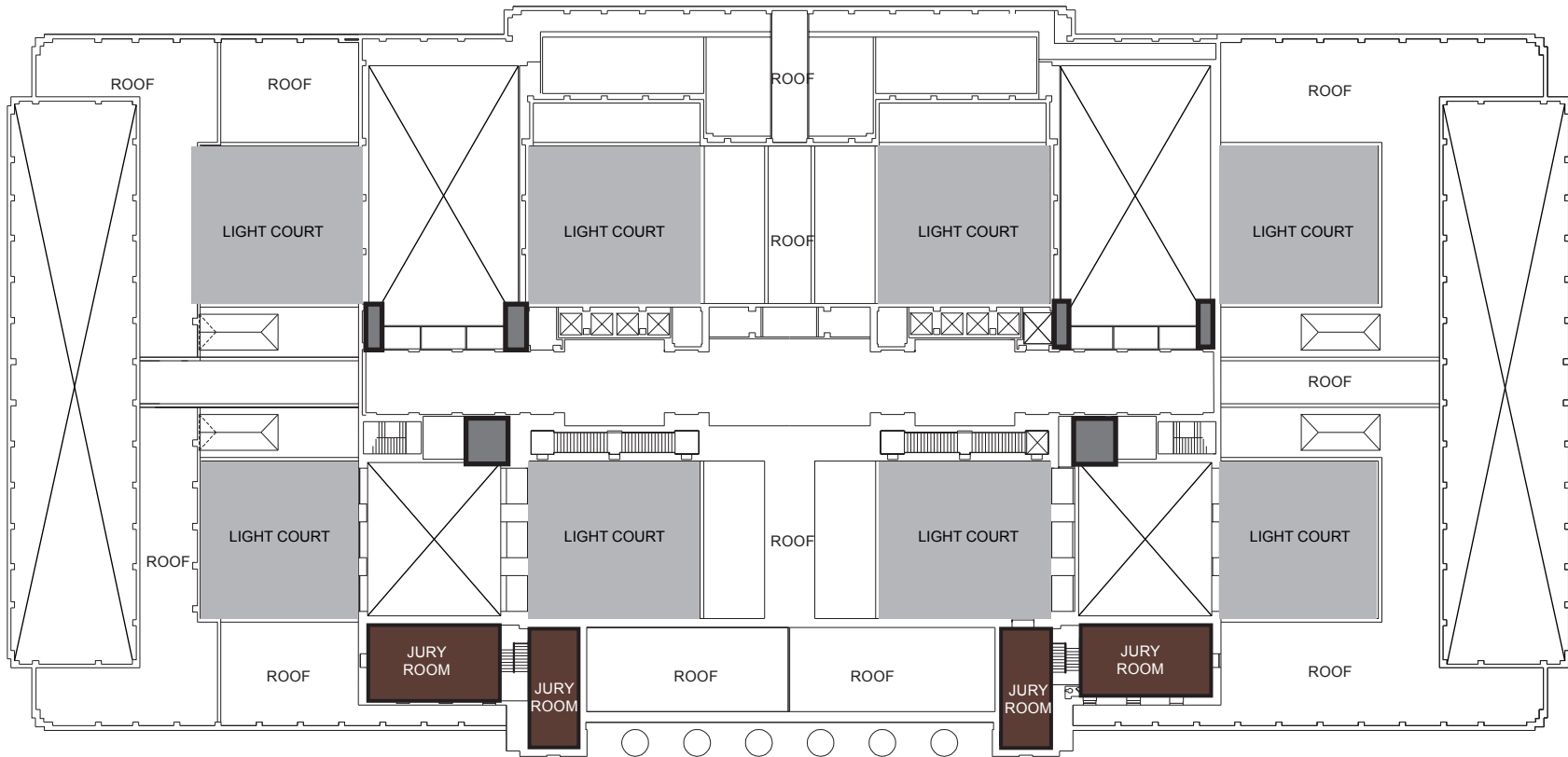


SIXTH FLOOR

Figure A.11 -Sixth Floor Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

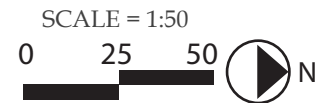


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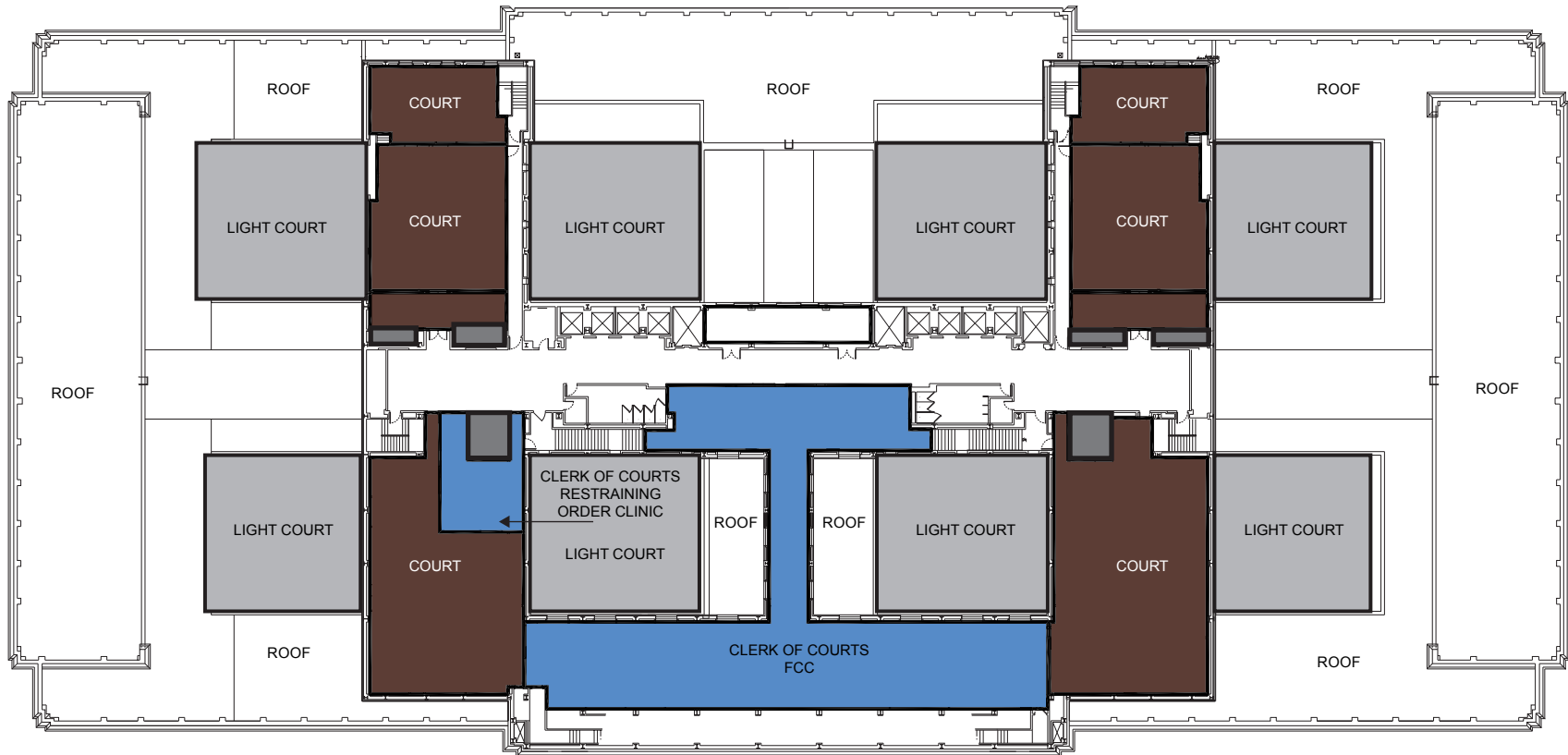


SIXTH FLOOR MEZZANINE

Figure A.12 -Sixth Floor Mezzanine Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

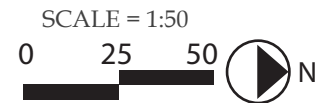


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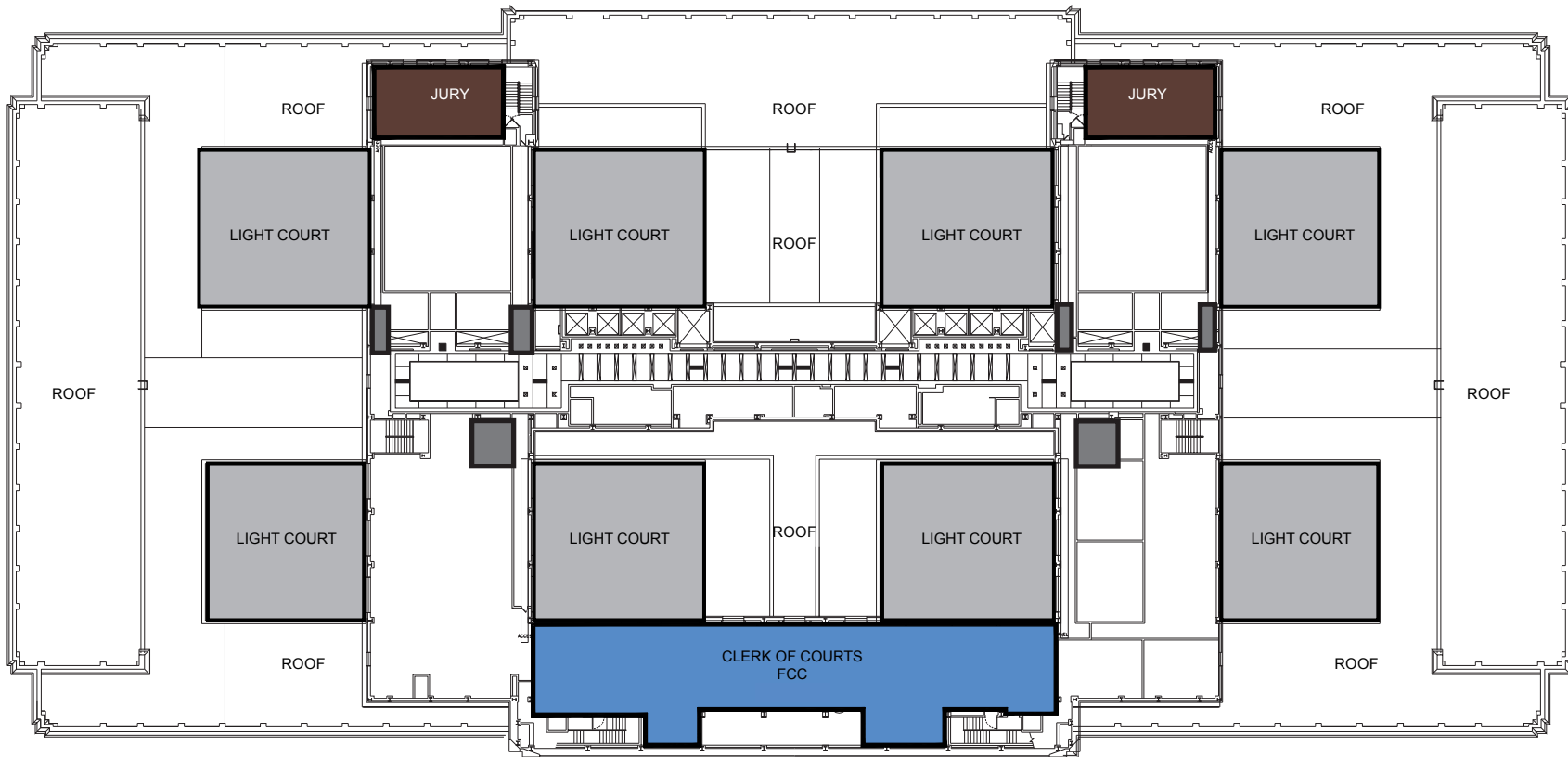


SEVENTH FLOOR

Figure A.13 -Seventh Floor Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments

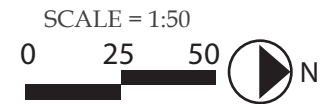


SECTION A: PROGRAMMING



SEVENTH FLOOR MEZZANINE

Figure A.14 -Seventh Floor Mezzanine Plan - Historic Courthouse Existing Locations of Court and Non-Court Departments



SECTION A: PROGRAMMING

LOCATION	DEPARTMENT/SPACE	% PROJECTED GROWTH	2016		2021 - COURTHOUSE		2021 - NEW BUILDING	ADJACENCIES	NOTES
			HDCNT	SF	HDCNT	SF	SF		
Courthouse - G	Cafeteria	-	0	10,263	0	10,020	9,018		
Some existing, some new	Shared Conferencing Spaces	-	0	0	0	6,862	6,100		
Courthouse - B, G & Safety - B	Facility Management	88%	10	5,987	17	5,345	5,195	Sheriff, Courts, Physical building(s)	Does not include shop staff / basement
Courthouse G, 1, 1M	Register Of Deeds	-	29	18,072	29	9,257	8,228	County Clerk, Clerk of Courts	
Courthouse - G, 1, 1M	Child Support	3.4%	147	26,623	152	20,428	18,158	Public, Courts, Treasurer, Jail, DA, Sheriff. NO adjacency to Sheriff (law enf)	
Courthouse - 1	County Clerk	-	12	5,044	12	2,410	2,142	Public, County Board, Comptroller's research staff	
Courthouse - G	Election Commission	-	3	1,440	3	2,614	2,323	Public	
Courthouse - G	Clerk of Courts - MKE Justice Center	16%	6	4,299	7	4,162	3,700	Public, Law Library. Secondary: Civil Division, FCC, Chief Judge's Office, Sheriff Civil Process	
Courthouse - G	Clerk of Courts - Law Library	-	3	2,141	3	2,317	2,059	MKE Justice Center	
Courthouse - G, 1, 1M	Clerk of Courts - Civil / Family / Records	10.60%	47	15,536	55	10,973	9,754	FCC, Restraining Order Clinic, Sheriff Civil Process. Secondary: MKE Justice Center	
Courthouse - 1, 1M	Clerk of Courts - IT / Admin	5.80%	17	12,936	18	3,060	2,720	Jury Mngmnt, Civil, Criminal Probate, MJC	
Courthouse - 1M	Clerk of Courts - Foreclosure Med	-	4	288	4	454	403	Civil Division	
Courthouse - 1	Clerk of Courts - Jury Management	16%	6	5,184	7	4,030	3,582	Courts	
Courthouse - 2	Clerk of Courts - Register in Probate	11%	18	6,971	20	4,579	4,070	Register of Deeds	
Courthouse - 7	Clerk of Courts - FCC	18.75%	16	8,500	19	2,457	2,184	Civil Division, Restraining Order Clinic. Secondary: Child Support Enforcement, MKE Justice Center	
Courthouse - 7	Clerk of Courts - Restraining Order Clinic	25%	8	444	10	1,750	1,555	FCC, Civil Division. Secondary: MKE Justice Center	
Safety - 1, 2, 4, 5, 6	Clerk of Courts - Criminal Division	15%	52	13,326	60	11,223	9,976	Sheriff (Warrants Division), DA (case prep)	
Safety - 2, 4, 5	Pretrial Services - Justice Point	17.00%	46	9,357	54	7,009	6,230	Criminal Courts, CJF, Sheriff, DA, Public Defender, Judicial Operations Manager, Chief Judge, Public, Clerk of Courts - Criminal Division, DOC, Law Enforcement	

Table 1.4 - Non-Court Departmental Program Summary

SECTION A: PROGRAMMING

LOCATION	DEPARTMENT/SPACE	% PROJECTED GROWTH	2016		2021 - COURTHOUSE		2021 - NEW BUILDING	ADJACENCIES	NOTES
			HDCNT	SF	HDCNT	SF	SF		
Safety - 3	Court Coordinator	-	7	4,126	7	1,523	1,354	Chief Judge, Courts, CJF, Pretrial Services, Clerk of Courts, Sheriff, DA, MPD Liasion, Sheriff Liasion, Public Defender	
Safety - 4	Pretrial Services - WCS / Drug / OWI	9%	11	1,771	13	4,420	4,420		Not interviewed or surveyed. Data per Phase 1.
Courthouse - 6	District Court Admin	9%	11	5,582	12	5,940	5,940		Not interviewed or surveyed. Data per Phase 1.
Courthouse 4, 5, 6	Court Admin (Reporters, DV, Law Clerks)	-	25	5,935	25	2,317	2,059		Not interviewed or surveyed. Reflected to understand total building occupant SF only.
Courthouse - 1	Treasurer	-	10	4,637	10	1,632	1,451		Interview not conducted.
Courthouse - 2	Employment & Staffing (DHR)	16%	44	23,736	51	10,764	9,568	Comptroller / payroll, Facilities, Budget, Risk, IT. NO adjacency to courts.	
Courthouse - 2	County Board	3%	33	20,132	34	9,599	8,532	Public, Comptroller's researchers, Corp Counsel, County Clerk, 1st floor postings	
Courthouse - 2	Ethics, CSC & PRB	-	3	755	3	292	259	Corporation Counsel, Law Library. Secondary: Public	
Courthouse - 2, 3 & 633 Wisc - 9	Comptroller / Payroll / Audit	-	61	13,649	61	9,509	8,453	Payroll, Budget, HR, Corporation Counsel, County Board, County Executive. NO adjacency to Courts or	
Courthouse - 3	Office for Persons w/ Disabilities	33%	3	764	4	800	720	County Executive, Courts, County Board, Family Care	
Courthouse - 3	OEM - Admin office	-	23	2,955	23	2,381	2,117	Public, medical examiners office (10th & Highland)	
Safety - 3	OEM - Dispatch office	-	12	5,371	0	0	0		Future totals of OEM Dispatch not included for project
Courthouse - 3	Administrative Services DAS	-	2	1,265	2	227	202	County Executive, County Board, Budget, Comptroller	
Courthouse - 3	County Executive	100%	10	7,203	20	6,761	6,010	No adjacencies reported.	
Courthouse - 3	Corporation Counsel	5%	19	9,638	20	3,750	3,334	Risk Management, County Exec, Board. Secondary: Public	
Courthouse - 3	Risk Management	11%	6	2,119	9	1,118	994	Corporation Counsel. Secondary: DAS. NO adjacency to Public.	
Courthouse - 3	Budget Office	25%	8	3,055	10	1,669	1,483	County Exec, County Board. Secondary: Comptroller, DAS	

Table 1.4 - Non-Court Departmental Program Summary (Continued)

SECTION A: PROGRAMMING

LOCATION	DEPARTMENT/SPACE	% PROJECTED GROWTH	2016		2021 - COURTHOUSE		2021 - NEW BUILDING	ADJACENCIES	NOTES
			HDCNT	SF	HDCNT	SF	SF		
633 W Wisconsin - 9	Economic Development	15%	13	1,030	15	1,750	1,555	DAS Director, Central Biz Office, CBDP, FM, Facilities A&E, IMSD, Courthouse	
633 W Wisconsin	AE & ES	-	37	4,818	37	6,974	6,199	DAS, GMIA, Enviro Services, Facilities, CBO, Procurement	
633 W Wisconsin	Procurement - DAS	33%	9	650	12	2,450	2,178	Community Business Development Partners, AE&ES	
633 W Wisconsin	Community Bus Dev Partners (CBDP)	28.50%	7	618	9	1,312	1,166	Procurement, AE&ES, Economic Development; DHHS, Zoo, Parks, Transit	
633 W Wisconsin	Central Business Office (DAS)	7%	14	1,262	15	1,544	1,373	DAS, Facilities Management, AE&ES, & IMSD; Director's Office of OEM	
633 W Wisconsin	Planning & Development (DAS)	33%	6	1,639	8	1,855	1,649	AE&ES, Economic Development, Facilities Operation & Maintenance, Procurement, IMSD, Director of DAS	
Safety - B, Crthse - G, 633 Wisc	IMSD	29%	86	9,146	111	12,226	10,867	DAS, Courthouse, Safety Bdg tenants, Procurement, CBO, CBDP	
Safety - G, 1, 2, 3, 4	Sheriff	51%	108	50,344	164	48,747	43,331	Internal adjacencies noted, Courts & DA	HC does not include mobile Deputy staff
Safety - 2, 3, 4, 6	District Attorney	6%	174	39,816	185	38,950	34,622	Internal adjacencies noted, Courts, CJF, Clerk of Courts (Criminal Division). NO adjacency to Justice Point.	CJF number not included
Safety - 5	Forensics	17%	12	1,740	14	2,066	1,836	Criminal courts, DA, Defendants, Courts, Justice Point, WCS. NO adjacency to Juries.	
	TOTALS		1,189	377,861	1,344	289,522	259,069		
	EFFECTS OF GROWTH & NEW STNDRDS		317 SF / PP		215 SF / PP		193 SF / PP		5 year growth = 152. Most anticipated: County Exec, Sheriff, Facilities

Notes:

Conferencing room ratio: 1 to 15

Break room ratio: 1:30

Courthouse Circulation Factor - 35%

New Building Circulation Factor - 20%

Subtotal number does not include circulation

Table 1.4 - Non-Court Departmental Program Summary (Continued)

Table A-01: Facility Management										SECTION A: PROGRAMMING						
										Courtouse: Basement, Ground Floor. Safety: Basement						
Gary Waszak		2016						2021								
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
Gary Waszak	Office G1-C1	16	x	28	448	1	1	448	Director	10	x	12	120	1	1	120
	Office G1-B	10	x	12	120	1	1	120	Managers	6	x	8	48	3	3	144
	G1-A (open office + hotel)	30	x	20	600	1	2	600	Supervisors	6	x	8	48	9	9	432
	G1-D (open office)	12	x	22	264	1	1	264		0	x	0	0	0	0	0
	First Aid G2-B	22	x	11	242	1	0	242	First Aid	10	x	12	120	1	0	120
									Conference	12	x	15	180	1	0	180
					Subtotal		1	690					Subtotal		13	996
									Circulation Factor- Courthouse							1,345
									Circulation Factor - New Building							1,195
	Mail Room B-8		x		4,000	1	4	4,000	Mail Room		x		4,000	1	4	4,000
	Facility Management 2016 - Actual Area							10	5,987	Facility Management 2021 - Courthouse				17	5,345	
									Facility Management 2021 - New Building				17	5,195		
Rob Cotton	Office B-19	29	x	10	290	1	1	290	Supervisor	6	x	8	48	1	1	48
	Employee Lounge B-50 (fits 50)	41	x	14	574	1	0	574	Employee Lounge	30	x	20	600	1	0	600
Trade & Maintenance	Shop spaces - Basement				19,773	1	35	19,773	Shop				19,773	1	48	19,773
									Conference	12	x	15	180	2	0	360
									L. Conference	15	x	20	300	1	0	300
	Shop space 2016 - Actual Area							36	20,637	Shop space 2021				49	21,081	
					Adjacencies	Sheriff, Courts, Physical building(s)										

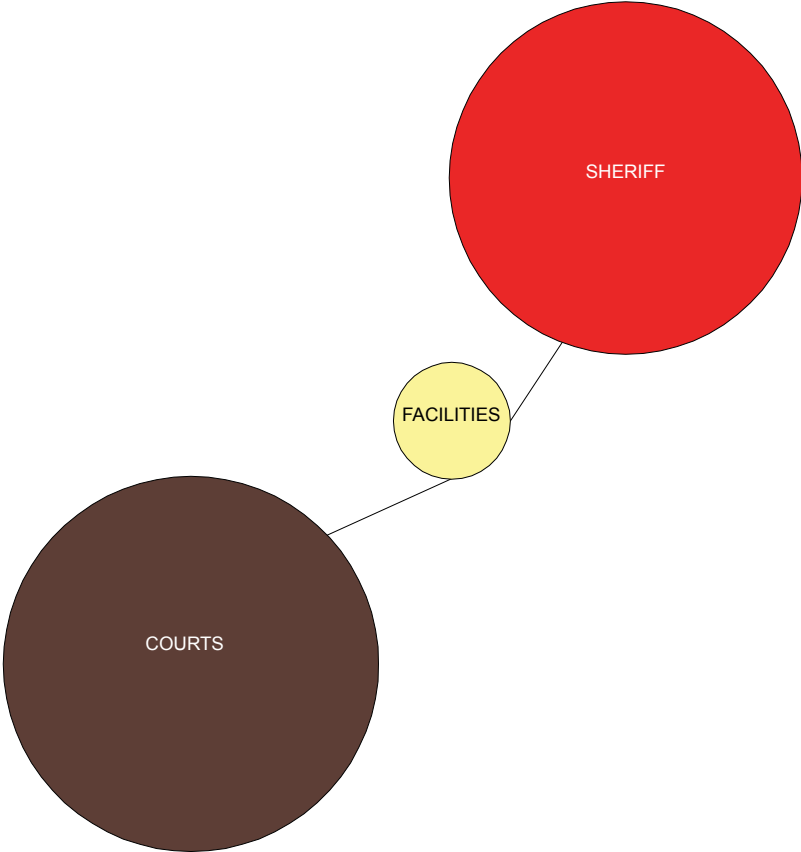


Diagram A.01 - Adjacency Diagram for Facility Management

Table A-02: Register of Deeds								SECTION A: PROGRAMMING Courthouse: Ground, First Floor*, First Floor Mezz								
John LaFave		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
Supervisor	GIS	8	x	8	64	2	1	128	Supervisor	6	x	8	48	4	4	192
Supervisor	Tax Listing	8	x	8	64	3	3	192		0	x	0	0	0	0	0
	Property Records		x		383	1	0	383	Property Records		x		383	1	0	383
	Plat Maps		x		480	1	0	480	Plat Maps		x		400	1	0	400
	Customer Area G-6		x		857	1	0	857	Customer Area G-6		x		400	1	0	400
	Microfilm Area G-6		x		1,000	1	0	1,000	Microfilm Area G-6		x		1,000	1	0	1,000
	Break Rm G6-C		x		440	1	0	440		0	x	0	0	0	0	0
	Storage G6-B		x		385	1	0	385		0	x	0	0	0	0	0
John LaFave	Office 103-H	21	x	14	294	1	1	294	Head	10	x	12	120	1	1	120
	Office 103-G	16	x	14	224	1	1	224	Director	10	x	12	120	1	1	120
	Workstations 103-D		x		2,223	1	11	2,223	Admin	6	x	8	48	21	21	1,008
	Reception 103-J		x		1,742	1	6	1,742		0	x	0	0	0	0	0
	Waiting		x		836	1	0	836	Waiting	20	x	40	800	1	0	800
	Workstations		x		900	1	6	900	Supervisors	6	x	8	48	2	2	96
	Vital Stats		x		1,360	1	0	1,360	Vital Stats		x		1,360	1	0	1,360
	Work/Copy 103-A	24	x	10	240	1	0	240	Work/Copy	24	x	10	240	1	0	240
	Storage 103-P	7	x	10	70	1	0	70		0	x	0	0	0	0	0
	Storage 103-E	15	x	8	120	1	0	120		0	x	0	0	0	0	0
	Storage 103-I	22	x	9	198	1	0	198	Storage 103-I	22	x	9	198	1	0	198
	Storage 103-F	23	x	10	230	1	0	230		0	x	0	0	0	0	0

Table A-02: Register of Deeds (continued)								SECTION A: PROGRAMMING Courthouse: Ground, First Floor*, First Floor Mezz							
John LaFave		2016						2021							
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF	
	Storage 103-C	23	x	13	299	1	0	299		0	x	0	0	0	0
	Storage 103-B	27	x	12	324	1	0	324		0	x	0	0	0	0
	Storage M103		x		1,287	1	0	1,287		0	x	0	0	0	0
								Conference	12	x	15	180	2	0	360
								Break Rm	12	x	15	180	1	0	180
					Subtotal		29	14,212	Subtotal				29	6,857	
	Register of Deeds 2016 - Actual Area						29	18,072	Register of Deeds 2021 - Courthouse					29	9,257
									Register of Deeds 2021 - New Building					29	8,228
					Adjacencies	County Clerk, Clerk of Courts									
					Notes	* First floor includes Vital Stats, Admin, Real Estate									

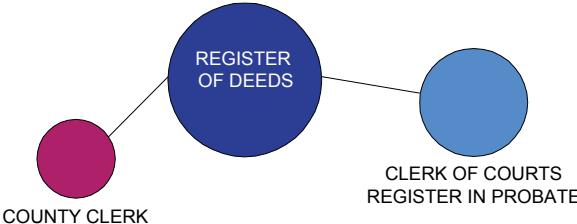


Diagram A.02 - Adjacency Diagram for Register of Deeds

Table A-03: Child Support

SECTION A: PROGRAMMING
 Courthouse:
 Ground, **First Floor**, **First Floor Mezz**

Jim Sullivan, Agnes Marcinowski & Janet Nelson		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
OE / INIT	G3-A	x		1,510	1	9	1,510	Admin	6	x	8	48	10	10	480	
	G3-F	x		488	1	4	488	Admin	6	x	8	48	4	4	192	
	G4-J	x		1,704	1	17	1,704	Admin	6	x	8	48	17	17	816	
	Office G4-M	11	x	9	99	1	1	99	Head	10	x	12	120	1	1	120
Legal	G-4	x		173	1	2	173	Admin	6	x	8	48	2	2	96	
	G-4B	x		612	1	4	612	Admin	6	x	8	48	4	4	192	
	G-4N	x		346	1	3	346	Admin	6	x	8	48	3	3	144	
	G-4.1	x		210	1	1	210	Admin	6	x	8	48	1	1	48	
	Office G4-H	x		337	1	3	337	Admin	6	x	8	48	3	3	144	
	Office G4-F	14	x	10	140	1	1	140	Head	10	x	12	120	1	1	120
	Office G4-E, G, D, C	11	x	8	88	4	4	352	Professional	10	x	12	120	4	4	480
	Office G4-I	16	x	13	208	1	1	208	Director	10	x	12	120	1	1	120
	Office G4-O	15	x	11	165	1	1	165	Manager	10	x	12	120	1	1	120
	Conf Room G4-A	18	x	12	216	1	0	216	Conference	12	x	15	180	1	0	180
Customer Service	G5, G5-1 (wksts)	x		1,652	1	13	1,652	Admin	6	x	8	48	13	13	624	
	Manager (wkst)	10	x	15	150	1	1	150	Manager	10	x	12	120	1	1	120
	Genetic Testing Center 100	x		590	1	2	590	Genetic Testing		x		800	1	2	800	
Attorney & Intern	53206 Project 100-B	15	x	10	150	1	2	150	Professional	10	x	12	120	1	1	120
									Intern	6	x	8	48	1	1	48

Table A-03: Child Support (continued)

SECTION A: PROGRAMMING
 Courthouse:
 Ground, **First Floor**, **First Floor Mezz**

Jim Sullivan, Agnes Marcinowski & Janet Nelson		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
	Waiting 101	19	x	19	361	1	0	361	Waiting		x		800	1	0	800
	Reception 101-B	19	x	10	190	1	3	190	Reception		x		200	1	3	200
	Advisory area 101-A1	23	x	13	299	1	0	299	Interview Rooms	10	x	12	120	10	0	1,200
Programming	Open area 101-C	23	x	10	1,600	1	18	1,600	Admin	6	x	8	48	18	18	864
	Open area 102-1A		x		301	1	3	301	Admin	6	x	8	48	8	8	384
	Open area 102-1		x		998	1	12	998	Admin	6	x	8	48	13	13	624
	Office 101-D (Conf)	14	x	14	196	1	0	196	Conference	12	x	15	180	1	0	180
Jim Sullivan	Office 101-E	18	x	14	252	1	1	252	Director	10	x	12	120	1	1	120
Agnes Marcinowski	Office 101-G	12	x	10	120	1	1	120	Manager	10	x	12	120	1	1	120
HR	Office 101-H	17	x	12	204	1	2	204	Manager	10	x	12	120	1	1	120
	Office 102-F	12	x	11	132	1	1	132	Manager	10	x	12	120	1	1	120
	Office 101-K	12	x	10	120	1	1	120	Manager	10	x	12	120	1	1	120
	Mail Rm 101-J		x		182	1	2	182	Admin	6	x	8	48	2	2	96
Finance	Open Office M101		x		2,134	1	14	2,134	Admin	6	x	8	48	14	14	672
	Open Office M101-G		x		499	1	3	499	Admin	6	x	8	48	3	3	144
	Office Area M101-K	28	x	20	560	1	5	560	Admin	6	x	8	48	5	5	240
Review / Adjust	Open Office M101-M		x		760	1	9	760	Admin	6	x	8	48	9	9	432
	Office M101-E	11	x	10	110	1	1	110	Manager	10	x	12	120	1	1	120
	Office M101-A	15	x	8	120	1	1	120	Director	10	x	12	120	1	1	120

SECTION A: PROGRAMMING

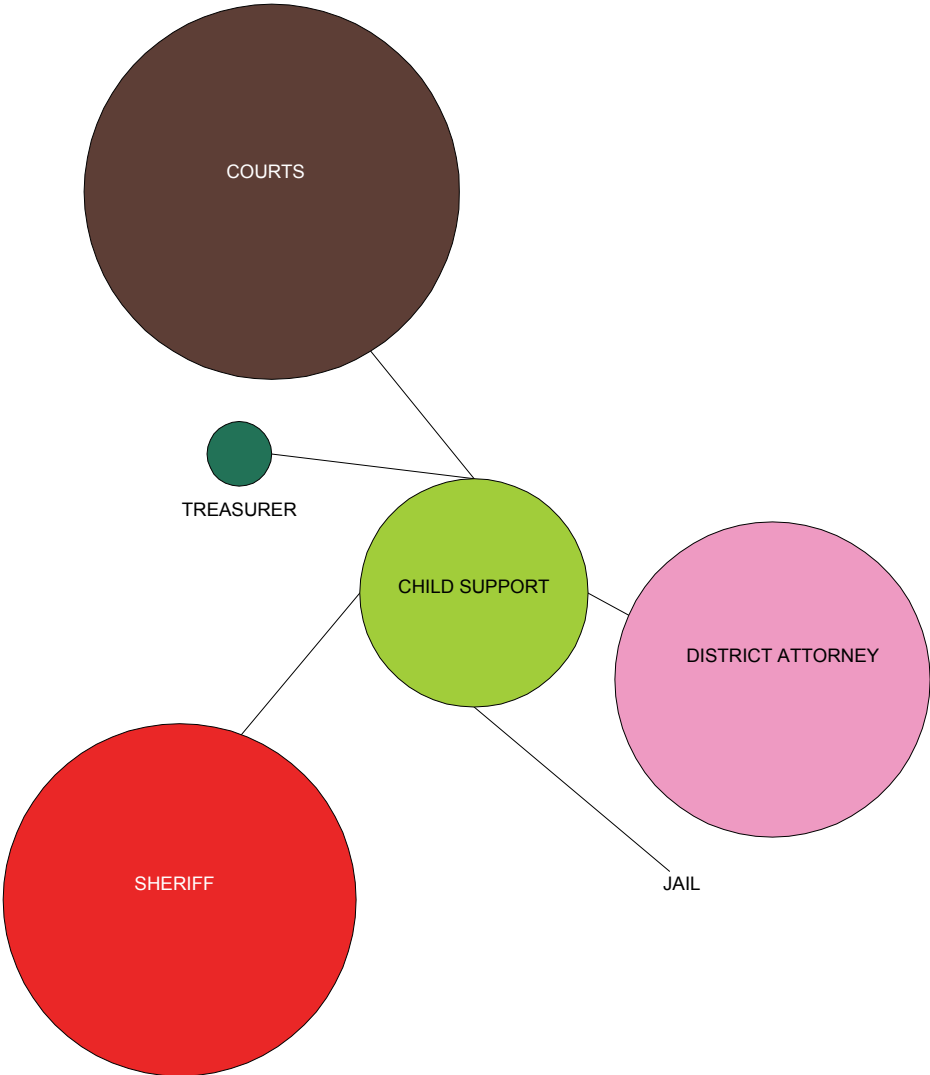


Diagram A.03 - Adjacency Diagram for Child Support

Table A-04: County Clerk										SECTION A: PROGRAMMING Courthouse: First Floor						
Joe Czarnezki, George Christianson (EC head on PTO)		2016							2021							
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
George Christianson	Office 105-E	14	x	13	182	1	1	182	Director	10	x	12	120	1	1	120
	Office 105-G	14	x	13	182	1	1	182	Supervisor	6	x	8	48	1	1	48
Joe Czarnezki	Office 105-C	21	x	17	357	1	1	357	Elected Official	12	x	15	180	1	1	180
	Office 105-H (Conf)	14	x	13	182	1	0	182	Conference Room	12	x	15	180	1	0	180
	File Room 105-J	45	x	15	675	1	0	675	File Room	45	x	15	675	1	0	675
	Break Room 105-M	14	x	8	112	1	0	112		0	x	0	0	0	0	0
	Storage 105-F	7	x	10	70	1	0	70		0	x	0	0	0	0	0
	Closet 105-C2	6	x	4	24	1	0	24		0	x	0	0	0	0	0
	Open office 105-L	46	x	9	414	1	5	414	Admin	6	x	8	48	9	9	432
	Open office 105-A		x		848	1	4	848		0	x	0	0	0	0	0
	Customers 105	41	x	8	328	1	0	328	Waiting Area	10	x	15	150	1	0	150
		Subtotal						12	3,374	Subtotal					12	1,785
	County Clerk 2016 - Actual Area							12	5,044	County Clerk 2021 - Courthouse					12	2,410
										County Clerk 2021 - New Building					12	2,142
					Adjacencies	Public, County Board, Comptroller's research staff										
					Notes	Reception counter is not ADA accessible, could be eliminated in favor of client serving workstations										

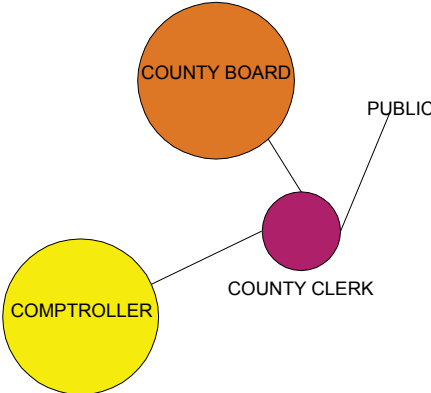


Diagram A.04 - Adjacency Diagram for County Clerk

Table A-05: Election Commission										SECTION A: PROGRAMMING							
										Courthouse: Ground Floor							
Joe Czarnezki, George Christianson (EC head on PTO)		2016							2021								
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF	
Head	Office G10-1A	12	x	12	144	1	1	144	Head	10	x	12	120	1	1	120	
	*** Open office G10-1		x		569	1	2	569	Admin	6	x	8	48	2	2	96	
	Waiting		x		205	1	0	205	Waiting Area	10	x	12	120	1	0	120	
(seasonal volunteers) ***	Open Conference		x		313	1	0	313	Open conference	20	x	25	500	1	0	500	
	Storage SUG-3 (new)		x		500	1	0	500	Storage SUG-3 (new)		x		800	1	0	800	
	Storage SUG-6 (archive)		x		180	1	0	180	Storage SUG-6 (archive)		x		300	1	0	300	
	Media Room		x		0	0	0	0	Media Room*		x		500	0	0	0	
		Subtotal						3	1,911	Subtotal					3	1,936	
Election Commission 2016 - Actual Area (not including storage)							3	1,440	Election Commission 2021 - Courthouse							3	2,614
									Election Commission 2021 - New Building							3	2,323
		Adjacencies			Public												
		Notes			Storage - could use HD file cabinets												
					*** 8 seasonal volunteers												

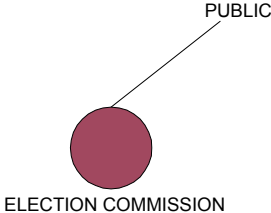


Diagram A.05 - Adjacency Diagram for Election Commission

Table A-06: Clerk of Courts - MKE Justice Center

SECTION A: PROGRAMMING
 Courthouse: Ground Floor, **First Floor**, **First Floor**,
Mezz, **Second**, **Fourth**, **Fifth**, **Seventh**,
 Safety Building: **First**, **Second**, Third Flr, **Fourth**, **Fifth**, **Sixth**

John Barrett, Amy Wochos, Jim Wilson		2016						2021									
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF			
MKE Justice Center	Office G9-I	16	x	11	176	1	1	176	Division Head	10	x	12	120	1	1	120	
	Office G9-H	16	x	11	176	1	1	176	Supervisor	10	x	12	120	1	1	120	
	Office G9-M	23	x	14	322	1	2	322	Professional	10	x	12	120	3	3	360	
13 client stations	Open office G9-1	53	x	32	1,696	1	0	1,696	Client meeting area	0	x	0	1,500	1	0	1,500	
	Conference G9-I	16	x	11	176	1	0	176	Conference	15	x	10	150	1	0	150	
	Break Room G9-J	8	x	11	88	1	0	88	Break Rm	8	x	10	80	1	0	80	
	Classroom G9-N	23	x	17	391	1	0	391	Training	15	x	25	375	1	0	375	
	Office G9-O	12	x	11	132	1	0	132	Storage	12	x	11	132	1	0	132	
	Reception area	15	x	10	150	1	2	150	Admin	6	x	8	48	2	2	96	
	Waiting area	39	x	23	897	1	0	897	Waiting area	10	x	15	150	1	0	150	
		Subtotal															
		MKE Justice Center 2016 - Actual Area								MKE Justice Center 2021 - Courthouse							
										MKE Justice Center 2021 - New Building							
		Adjacencies		Law Library													
				Secondary: Civil Division, FCC, Chief Judge's Office, Sheriff Civil Process													

SECTION A: PROGRAMMING

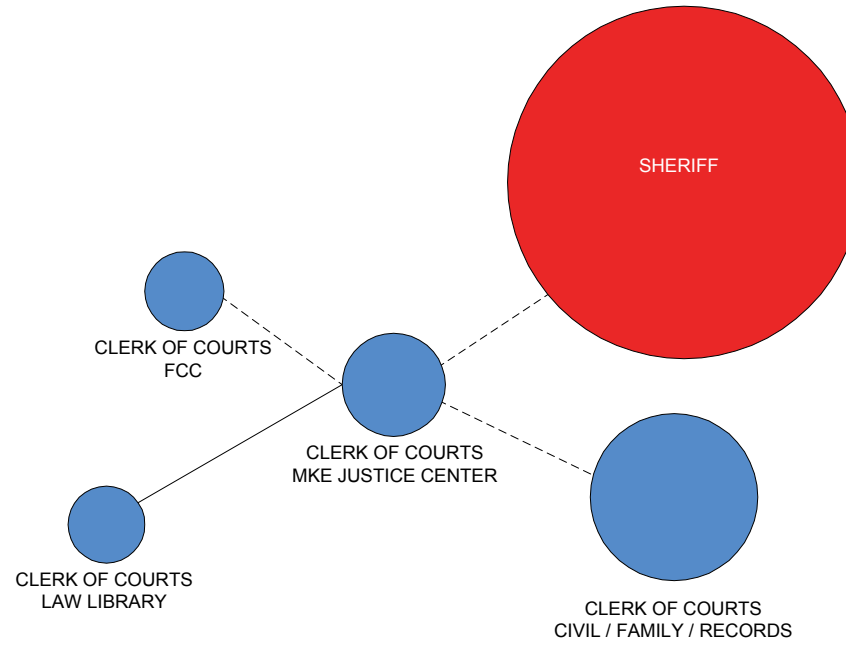


Diagram A.06 - Adjacency Diagram for Clerk of Courts - MKE Justice Center

Table A-07: Clerk of Courts - Law Library

SECTION A: PROGRAMMING

Courthouse: Ground Floor, **First Floor**, **First Floor**,

Mezz, **Second**, **Fourth**, **Fifth**, **Seventh**,

Safety Building: **First**, **Second**, Third Flr, **Fourth**, **Fifth**, **Sixth**

John Barrett, Amy Wochos, Jim Wilson		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
Law Library	Library G-8			1,380	1	0	1,380	Library	x		1,380	1	0	1,380		
Librarian	Office G8-B	20	x	12	240	1	240	Division Head	10	x	12	120	1	1	120	
Client research rm	Office G8-A	16	x	9	144	1	144	Research room	10	x	12	120	1	0	120	
	Admin	15	x	9	135	1	135	Admin	6	x	8	48	2	2	96	
		Subtotal					3	1,899						3	1,716	
		Law Library 2016 - Actual Area					3	2,141	Law Library 2021 - Courthouse						3	2,317
									Law Library 2021 - New Building						3	2,059
		Adjacencies:		Milwaukee Justice Center												

SECTION A: PROGRAMMING

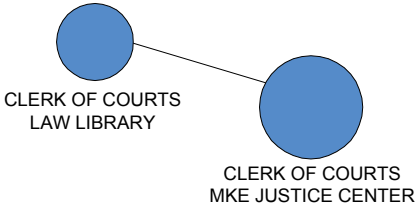


Diagram A.07 - Adjacency Diagram for Clerk of Courts - Law Library

Table A-08: Clerk of Courts - Civil/Family Division

SECTION A: PROGRAMMING

Courthouse: Ground Floor, First Floor, First Floor,

Mezz, Second, Fourth, Fifth, Seventh,

Safety Building: First, Second, Third Flr, Fourth, Fifth, Sixth

John Barrett, Amy Wochos, Jim Wilson		2016						2021					
TITLE	SPACE	SIZE	SF	QTY	HDCNT	SF	TITLE	SIZE	SF	QTY	HDCNT	SF	
Civil / Family Division	104 (Waiting)	x	572	1	0	572	Waiting	x	500	1	0	500	
	104-Q (Reception / Open)	x	1,424	1	6	1,424	Reception (Admin)	6 x 8	48	6	6	288	
	104-A (Open)	x	2,100	1	23	2,100	Admin	6 x 8	48	40	40	1,920	
	Office 104-B	10 x 16	160	1	1	160	Head	10 x 12	120	1	1	120	
	Office 104-H	13 x 11	143	1	1	143	Director	10 x 12	120	2	2	240	
	Conference Room 104F	20 x 23	460	1	1	460	Conference	15 x 20	300	1	0	300	
	Office 104-E	12 x 11	132	1	1	132	Managers	10 x 12	120	3	3	360	
	Office 104-R	13 x 10	130	1	1	130		0 x 0	0	0	0	0	
	Files M104-C	x	2,600	1	3	2,600	Files	0 x 0	1,500	1	0	1,500	
	Break Rm M104-B	x	685	1	0	685	Break Rm	12 x 15	180	1	0	180	
	Records M204-C, D	x	4,738	1	1	4,738	Records	0 x 0	2,600	1	0	2,600	
							Admin	6 x 8	48	1	1	48	
							Director	10 x 12	120	1	1	120	
							Manager	10 x 12	120	1	1	120	

Table A-08: Clerk of Courts - Civil/Family Division (Continued)

SECTION A: PROGRAMMING
 Courthouse: Ground Floor, First Floor, First Floor,
 Mezz, Second, Fourth, Fifth, Seventh,
 Safety Building: First, Second, Third Flr, Fourth, Fifth, Sixth

John Barrett, Amy Wochos, Jim Wilson		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
Civil Records	Reception G9-4		x		233	1	2	233		0	x	0	0	0	0	
	Open office G9-4		x		618	1	4	618		0	x	0	0	0	0	
	Office G9-P	14	x	15	210	1	1	210		0	x	0	0	0	0	
	Files G9-Q	9	x	15	135	1	0	135	Files	10	x	12	120	1	0	120
	Appeals office G9-R	29	x	13	377	1	2	377		0	x	0	0	0	0	
									Conference	12	x	15	180	2	0	360
									Open Collab	12	x	8	96	1	0	96
		Subtotal					47	14,717	Subtotal						55	8,128
		Civil / Family 2016 - Actual Area					47	15,536	Civil Division 2021 - Courthouse						55	10,973
								Civil Division 2021 - New Building							55	9,754
				Adjacencies	FCC, Restraining Order Clinic, Sheriff Civil Process											
					Secondary: Milwaukee Justice Center											

SECTION A: PROGRAMMING

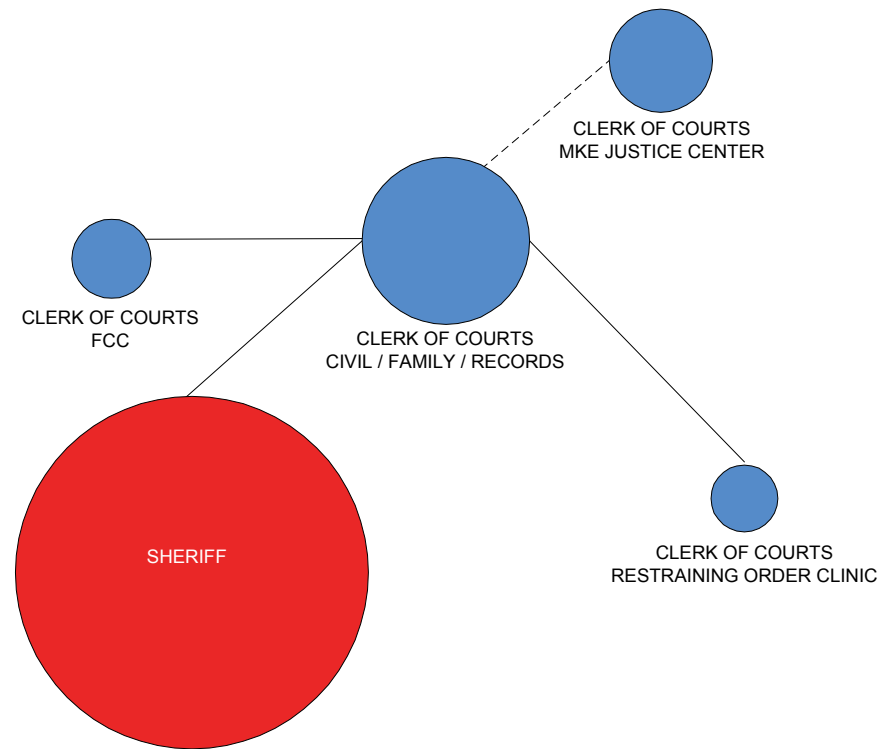


Diagram A.08 - Adjacency Diagram for Clerk of Courts - Civil/Family Division

Table A-09: Clerk of Courts - Administration/IT

SECTION A: PROGRAMMING
 Courthouse: Ground Floor, [First Floor](#), [First Floor](#),
[Mezz](#), [Second](#), [Fourth](#), [Fifth](#), [Seventh](#),
 Safety Building: [First](#), [Second](#), Third Flr, [Fourth](#), Fifth, Sixth

John Barrett, Amy Wochos, Jim Wilson		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
Administration / IT	104-P	x		200	1	3	200	Admin	6	x	8	48	3	3	144	
	Office 104-N	x		202	1	1	202	Head	10	x	12	120	1	1	120	
	Office 104-L	16	x	12	192	1	1	192	Head	10	x	12	120	1	1	120
	Break 104-K (Conf)	14	x	13	182	1	0	182	Break Rm	12	x	15	180	1	1	180
John Barrett	Office 104-J	19	x	15	285	1	1	285	Elected Official	12	x	15	180	1	1	180
	Conf 104-S	8	x	12	96	1	0	96	Conference	12	x	15	180	1	0	180
	Office 104-I	21	x	19	399	1	2	399	Professional	10	x	12	120	2	2	240
	Storage 104-I2	15	x	10	150	1	0	150		0	x	0	0	0	0	
	Office 104-II	13	x	11	143	1	1	43	Professional	10	x	12	120	1	1	120
	IT Office M104-F	20	x	12	240	1	1	240	Professional (IT)	10	x	12	120	1	1	120
	IT Computer Rm M104-G	31	x	17	527	1	0	527	IT Computer Room	31	x	17	527	1	0	527
	M104 Files / Open	x		2,600	1	7	2,600	Admin (IT)	6	x	8	48	7	7	336	

SECTION A: PROGRAMMING

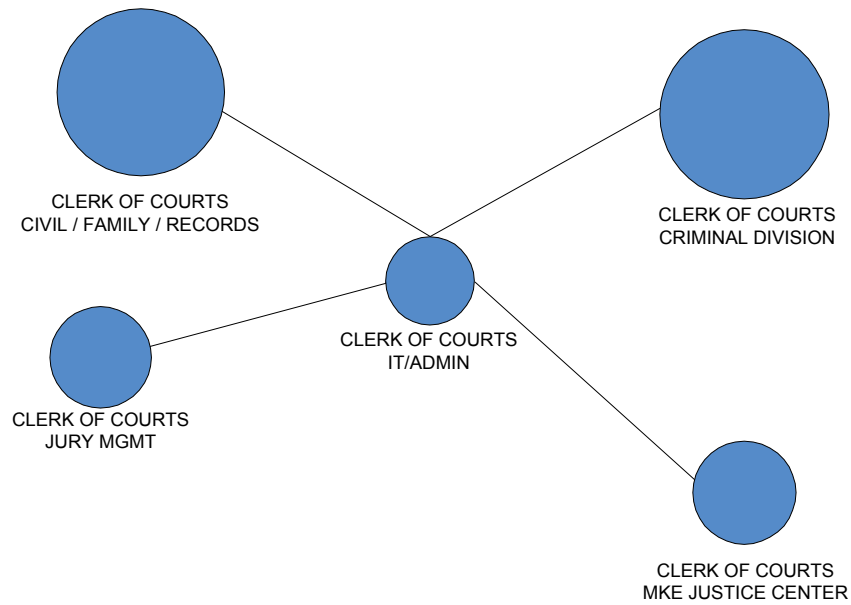


Diagram A.09 - Adjacency Diagram for Clerk of Courts - Administration/IT

Table A-10: Clerk of Courts - Foreclosure Mediation

SECTION A: PROGRAMMING

Courthouse: Ground Floor, **First Floor**, **First Floor**,

Mezz, **Second**, **Fourth**, **Fifth**, **Seventh**,

Safety Building: **First**, **Second**, Third Flr, **Fourth**, **Fifth**, **Sixth**

John Barrett, Amy Wochos, Jim Wilson		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
Foreclosure Mediation	Foreclosure Office M104-E	20	x	14	280	1	4	280	Director	10	x	12	120	1	1	120
									Manager	10	x	12	120	1	1	120
									Admin	6	x	8	48	2	2	96
		Subtotal					4	280	Subtotal						4	336
		Foreclosure Med 2016 - Acutal Area					4	288	Foreclosure 2021 - Courthouse						4	454
									Foreclosure 2021 - New Building						4	403
		Adjacencies		Civil Division												

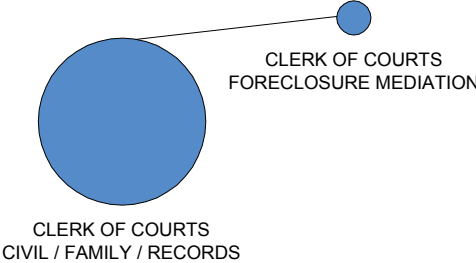


Diagram A.10- Adjacency Diagram for Clerk of Courts - Foreclosure Mediation

Table A-11: Clerk of Courts - Jury Management

SECTION A: PROGRAMMING

Courthouse: Ground Floor, First Floor, First Floor,

Mezz, Second, Fourth, Fifth, Seventh,

Safety Building: First, Second, Third Flr, Fourth, Fifth, Sixth

John Barrett, Amy Wochos, Jim Wilson		2016						2021					
TITLE	SPACE	SIZE	SF	QTY	HDCNT	SF	TITLE	SIZE	SF	QTY	HDCNT	SF	
Jury Management	106	x	1,330	1	5	1,330	106 (Admin)	6 x 8	48	6	6	288	
	Auditorium 106-A	x	1,404	1	0	1,404	Auditorium	x	1,404	1	0	1,404	
	Office 106-B	x	109	1	1	109	Manager	10 x 12	120	1	1	120	
	Quiet Rm 106-F	x	196	1	0	196	Quiet Room 106-F	10 x 12	120	1	0	120	
	Jury Assembly 106-H	x	1,053	1	0	1,053	Jury Assembly 106-H (Admin)	x	1,053	1	0	1,053	
	Storage 106-C	x	91	1	0	91		0 x 0	0	0	0	0	
		Subtotal			6	4,183	Subtotal				7	2,985	
							Jury Management 2016 - Actual Area				6	5,184	
							Jury Management 2021 - Courthouse				7	4,030	
							Jury Management 2021 - New Building				7	3,582	
			Adjacencies	Courts									

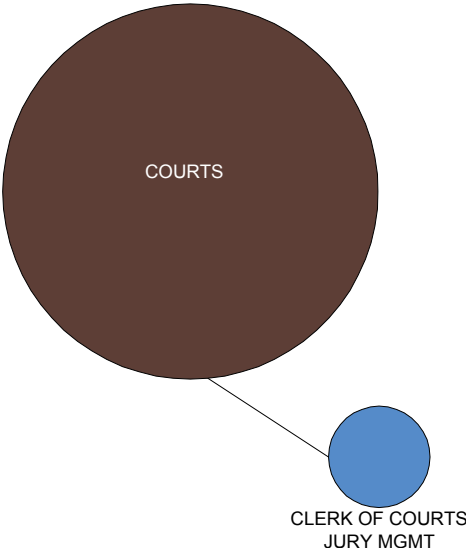


Diagram A.11 - Adjacency Diagram for Clerk of Courts - Jury Management

Table A-12: Clerk of Courts - Register In Probate

SECTION A: PROGRAMMING
 Courthouse: Ground Floor, First Floor, First Floor,
 Mezz, Second, Fourth, Fifth, Seventh,
 Safety Building: First, Second, Third Flr, Fourth, Fifth, Sixth

John Barrett, Amy Wochos, Jim Wilson		2016						2021					
TITLE	SPACE	SIZE	SF	QTY	HDCNT	SF	TITLE	SIZE	SF	QTY	HDCNT	SF	
Register in Probate	Lobby 207	x	1,035	1	0	1,035	Lobby	x	1,035	1	0	1,035	
	Register in Probate 207-C	x	2,258	1	14	2,258	Admin	6 x 8	48	16	16	768	
	Office 207-G	12 x 17	204	1	1	204	Director	10 x 12	120	1	1	120	
	Office 207-H	16 x 16	256	1	1	256	Head	10 x 12	120	1	1	120	
	Office 207-I	11 x 16	176	1	1	176	Professional	10 x 12	120	1	1	120	
	Office 207-F	29 x 16	464	1	1	464	Professional	10 x 12	120	1	1	120	
	File 207-J	x	869	1	0	869	Files	x	869	1	0	869	
	Office 207-K	8 x 10	80	1	0	80		0 x 0	0	0	0	0	
	Break 207-L	x	113	1	0	113	Break Rm	10 x 12	120	1	0	120	
							Conference	12 x 15	180	1	0	120	
		Subtotal			18	5,455	Subtotal				20	3,392	
		Probate 2016 - Actual Area				18	6,971	Register in Probate 2021 - Courthouse				20	4,579
								Register in Probate 2021 - New Building				20	4,070
		Adjacencies		Register of Deeds									

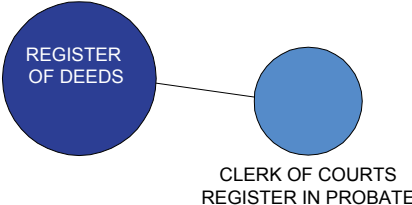


Diagram A.12 - Adjacency Diagram for Clerk of Courts - Register In Probate

SECTION A: PROGRAMMING

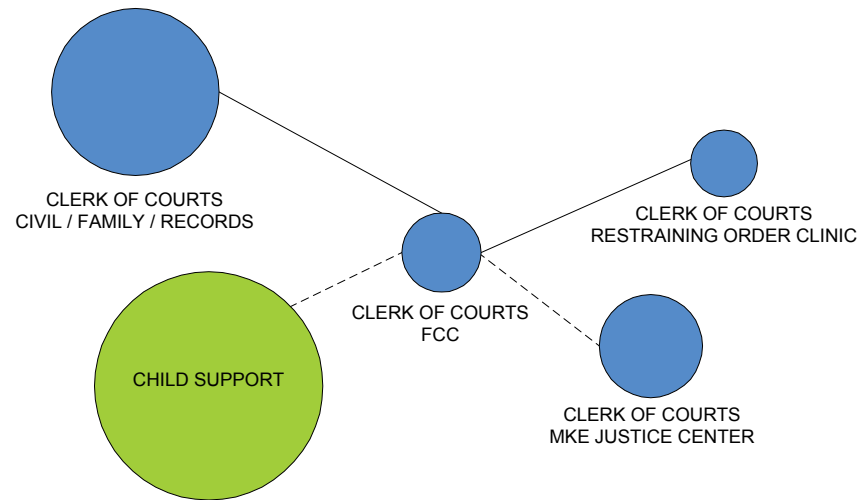


Diagram A.13 - Adjacency Diagram for Clerk of Courts - FCC

Table A-14: Clerk of Courts - Restraining Order Clinic

SECTION A: PROGRAMMING

Courthouse: Ground Floor, **First Floor**, **First Floor**,

Mezz, **Second**, **Fourth**, **Fifth**, **Seventh**,

Safety Building: **First**, **Second**, Third Flr, **Fourth**, **Fifth**, **Sixth**

John Barrett, Amy Wochos, Jim Wilson		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
Restraining Order Clinic	Waiting 711 *		x		434	1	0	434	Waiting		x		600	1	0	600
	Office 711-A *	8	x	10	80	1	1	80	Managers	10	x	12	120	2	2	240
	Office 711-A1 *		x		192	1	1	192	Head	10	x	12	120	1	1	120
	Office 711-B *	10	x	11	110	1	0	110	Admin	6	x	8	48	7	7	336
	Office 711-C *	8	x	8	64	1	0	64		0	x	0	0	0	0	0
	Waiting 711-D *		x		250	1	0	250		0	x	0	0	0	0	0
	Hearing 711-E *	23	x	10	230	1	0	230		0	x	0	0	0	0	0
	Hearing 711-F *	23	x	11	253	1	0	253		0	x	0	0	0	0	0
	Hearing 711-H *	10	x	23	230	1	0	230		0	x	0	0	0	0	0
	Office 711-K *	10	x	11	110	1	1	110		0	x	0	0	0	0	0
	Office 711-L *	10	x	11	110	1	1	110		0	x	0	0	0	0	0
	Hearing 711-N *	12	x	20	240	1	0	240		0	x	0	0	0	0	0
	Office 711-Q	10	x	12	120	1	1	120		0	x	0	0	0	0	0
	Commissioner Office 711-R	10	x	13	130	1	1	130		0	x	0	0	0	0	0
	Storage 711-S	10	x	11	110	1	0	110		0	x	0	0	0	0	0
	Commissioner Hearing 711-T		x		396	1	1	369		0	x	0	0	0	0	0
	Break 711-V	10	x	11	110	1	0	110		0	x	0	0	0	0	0

Table A-14: Clerk of Courts - Restraining Order Clinic (Continued)

SECTION A: PROGRAMMING
 Courthouse: Ground Floor, **First Floor**, **First Floor**,
Mezz, **Second**, **Fourth**, **Fifth**, **Seventh**,
 Safety Building: **First**, **Second**, Third Flr, **Fourth**, **Fifth**, **Sixth**

John Barrett, Amy Wochos, Jim Wilson		2016						2021							
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF	
	Office 711-W	10	x	11	110	1	0	110		0	x	0	0	0	0
	Office 711-X	10	x	11	110	1	1	110		0	x	0	0	0	0
		Subtotal					8	3,362	Subtotal					10	1,296
		ROC 2016 - Actual Area					8	444	Restraining Order 2021 - Courthouse					10	1,750
									Restraining Order 2021 - New Building					10	1,555
		Adjacencies		FCC, Civil Division											
				Secondary: Milw Justice Center											
		Notes		* Phase 1 study suggests these rooms are eliminated in favor of (2) new courts. Remainder of program to be relocated.											

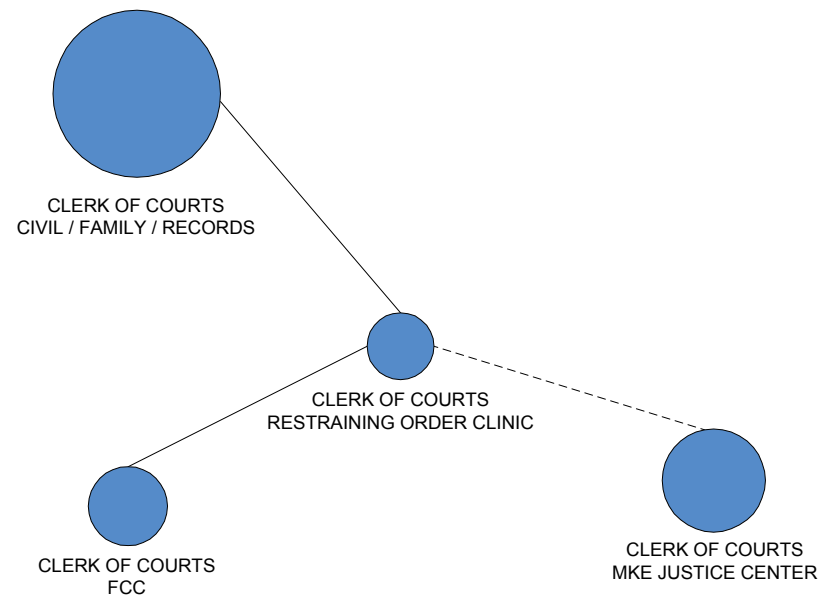


Diagram A.14 - Adjacency Diagram for Clerk of Courts - Restraining Order Clinic

Table A-15: Clerk of Courts - Criminal Division

SECTION A: PROGRAMMING
 Courthouse: Ground Floor, **First Floor**, **First Floor**,
Mezz, **Second**, **Fourth**, **Fifth**, **Seventh**,
 Safety Building: **First**, **Second**, Third Flr, **Fourth**, **Fifth**, **Sixth**

John Barrett, Amy Wochos, Jim Wilson		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
Criminal Division	Records Storage 116& 116-1	50	x	33	1,650	1	0	1,650	Record Storage		x		660	1	0	660
	Open office 117		x		3,891	1	33	3,891	Admin	6	x	8	48	36	36	1,728
Jim Wilson	Office 117-A	9	x	12	108	1	1	108	Director	10	x	12	120	1	1	120
Tammy	Office 117-B	14	x	13	182	1	1	182	Head	10	x	12	120	1	1	120
	Office 117-C	13	x	9	117	1	1	117	Director	10	x	12	120	1	1	120
	Open Office 120	59	x	17	1,003	1	14	1,003	Admin	6	x	8	48	18	18	864
	Vault 117-E	8	x	17	136	1	0	136	Vault	8	x	17	136	1	0	136
	Break Room 117-F	13	x	10	130	1	0	130	Break Rm	12	x	15	180	1	0	180
	Records Storage 223	37	x	58	2,146	1	2	2,146	Record Storage		x		900	1	0	900
	Evidence Vault 419	23	x	34	782	1	0	782	Evidence Vault	23	x	34	782	1	0	782
	Evidence Vault 419-A		x		563	1	0	563	Evidence Vault		x		563	1	0	563
	Evidence Vault 518	59	x	10	590	1	0	590	Evidence Vault	59	x	10	590	1	0	590
	Evidence Vault 519	44	x	10	440	1	0	440	Evidence Vault	44	x	10	440	1	0	440
	File storage 600	25	x	10	250	1	0	250	File Storage		x		150	1	0	150
									Managers	10	x	12	120	1	3	120
									Conference	12	x	15	180	3	0	540
									Conference	15	x	20	300	1	0	300
		Subtotal					52	11,988	Subtotal						60	8,313
	Criminal Division 2016 - Actual Area						52	13,326	Criminal Division 2021 - Courthouse					60	11,223	
									Criminal Division 2021 - New Building					60	9,976	
		Adjacencies		Sheriff (warrants division)												
				DA (case prep)												

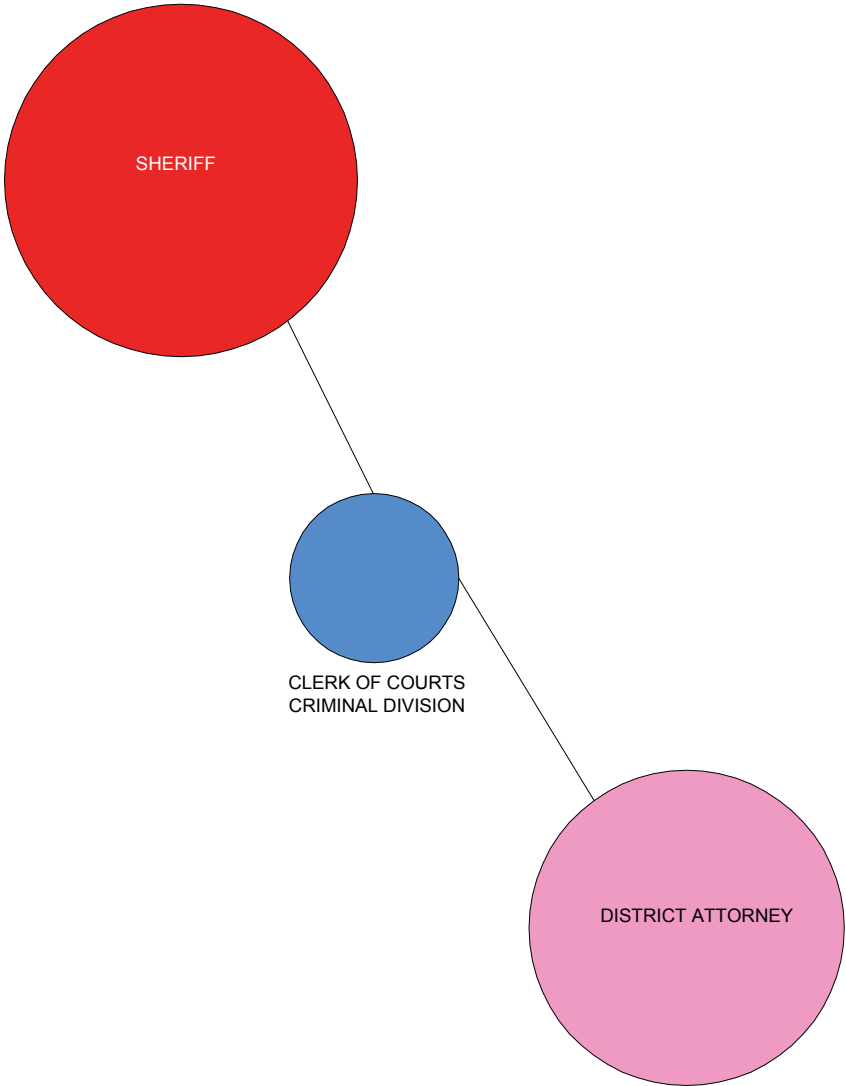


Diagram A.15 - Adjacency Diagram for Clerk of Courts - Criminal Division



TREASURER

Diagram A.16 - Adjacency Diagram for Treasurer

Table A-17: DHR

SECTION A: PROGRAMMING

Courthouse: First Floor Mezzanine & Second Floor

Rick Cheschin, Kerry Mitchell		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
	Retirement office M-210-1	25	x	17	425	1	0	425		0	x	0	0	0	0	
	File Room M210-2		x		2,636	1	0	2,636	File room		x		659	1	0	659
	Conference Room M-210-B	31	x	16	496	1	0	496	Conference	12	x	15	180	2	0	360
	M-210E	12	x	12	144	1	0	144		0	x	0	0	0	0	0
	M-210F	12	x	12	144	1	0	144		0	x	0	0	0	0	0
	Performance Testing M210-H	50	x	16	800	1	0	800		0	x	0	0	0	0	0
	Break room M-210G (ping pong)	24	x	17	408	1	0	408	Break Rm	12	x	15	180	2	0	360
	TBD 210-I (Training) *	43	x	25	1,075	1	0	1,075		0	x	0	0	0	0	0
	Office 210-CD, P, O, T, S, U	12	x	12	144	6	6	864	Professional	10	x	12	120	33	33	3,960
	Office 210-R	12	x	24	288	1	1	288	Director	10	x	12	120	6	6	720
	Office 210-CC, 210-A	8	x	12	96	2	2	192	Admin	6	x	8	48	8	8	384
	Office 210-CB,L,M,W	15	x	12	180	4	4	720		0	x	0	0	0	0	0
	Conf Rm 210-Q	20	x	12	240	1	0	240	Conference	20	x	12	240	1	0	240
	Office 210-D1, D2, E	9	x	17	153	3	3	459	Manager	10	x	12	120	3	3	360
Rick Cheschin	Deputy Director Office 210-F	21	x	16	336	1	1	336	Head	10	x	12	120	1	1	120
	Office 210-H	9	x	10	90	1	1	90		0	x	0	0	0	0	0
	Work 210-N	10	x	12	120	1	0	120	Work	10	x	12	120	1	0	120
	Office 210-V	23	x	8	184	1	1	184		0	x	0	0	0	0	0
Kerry Mitchell	Director Office 210-E1	18	x	12	216	1	1	216		0	x	0	0	0	0	0
	Office 210-Y	14	x	9	126	1	1	126		0	x	0	0	0	0	0

Table A-17: DHR (Continued)

SECTION A: PROGRAMMING

Courthouse: First Floor Mezzanine & Second Floor

Rick Cheschin, Kerry Mitchell		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
	Storage 210-K (office)	8	x	10	80	1	1	80		0	x	0	0	0	0	
	Open office 210		x		2,250	1	8	2,250		0	x	0	0	0	0	
	Open office 210-C		x		1,333	1	9	1,333		0	x	0	0	0	0	
	Commission Room 210-CA (Conf)	14	x	21	294	1	0	294	Conference	15	x	20	300	1	0	300
	File Room 210-B	42	x	22	924	1	3	924		0	x	0	0	0	0	
	DHR General office 210					1	2			0	x	0	0	0	0	
	Lobby 210-2	24	x	18	432	1	0	432	Lobby	18	x	15	270	1	0	270
	Training 212-B	30	x	15	450	1	0	450		0	x	0	0	0	0	
	DHR Deferred Comp 212-C	18	x	13	234	1	0	234	Deferred Comp	10	x	12	120	1	0	120
		Subtotal					44	15,960	Subtotal					51	7,973	
					DHR 2016 - Actual Area		44	23,736	DHR 2021 - Courthouse					51	10,764	
									DHR 2021 - New Building					51	9,568	
					Remote staff		13							10		
					Adjacencies Comptroller / payroll, Facilities, Budget, Risk, IT. NO adjacency to courts.											
		Notes		* First Floor Mezz lunch room not included												
				* Would like large training room for 10-25 people, classroom style with break out space.												
				Would also like an auditorium space to support 50 new hires. Frequency is once a week. Consider parking.												
				(Refer to shared conferencing)												

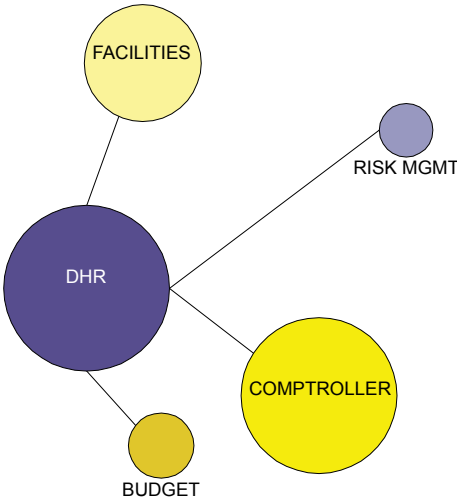


Diagram A.17 - Adjacency Diagram for DHR

Table A-18: County Board

SECTION A: PROGRAMMING
 Courthouse: Second
 Floor, [Third Floor](#)

Kelly Bablitch		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
	Office 201-II, KK,LL, MM,HH,GG,FF,EE,H,I, J,K,E,DB,C	10	x	15	150	15	15	2,250	Elected Officials	12	x	15	180	18	18	3,240
	Office 201-G3	23	x	16	368	1	1	368	Head	10	x	12	120	1	1	120
	Office 201-F, NN	10	x	11	110	2	2	220	Director	10	x	12	120	1	1	120
	Office 201-T,S,R,Q,P,O,N,U, 203-O	13	x	11	143	9	8	1,287	Admin	6	x	8	48	6	6	288
	Office 201-G	18	x	11	198	1	3	198	Legislative Asst	6	x	8	48	8	8	384
	Office 201-X, Z	22	x	9	198	2	4	396			x		0	0	0	0
	Conference 203-K	21	x	15	315	1	0	315	Conference	20	x	16	320	1	0	320
	Conference Room 201-D	24	x	15	360	1	0	360	Media Rm	24	x	15	360	1	0	360
	County Board Room	42	x	31	1,302	1	0	1,302	County Board Rm	42	x	30	1,260	1	0	1,260
	Copy 201-JJ	10	x	15	150	2	0	300	Copy	10	x	15	150	1	0	150
	Copy 201-CC	7	x	10	70	1	0	70	Break Rm	12	x	15	180	1	0	180
	Copy 203-F	17	x	8	136	1	0	136		0	x	0	0	0	0	0
	County Board Lobby 201	43	x	20	860	1	0	860	Lobby	20	x	20	400	1	0	400
	Committee Room 201-B	43	x	20	860	1	0	860	Committee Rm*		x		0	0	0	0
	Committee Room 203-R	49	x	27	1,323	1	0	1,323	Committee Rm*		x		0	0	0	0
	Committee Room 203-P	31	x	21	651	1	0	651	Committee Rm*		x		0	0	0	0
	JS Press Room 201-A	18	x	8	144	1	0	144	Press Rm	10	x	12	120	1	0	120
	Assembly Room 201-V (Lunch Rm)		x		731	1	0	731		0	x	0	0	0	0	0

Table A-18: County Board (Continued)

SECTION A: PROGRAMMING
 Courthouse: Second
 Floor, [Third Floor](#)

Kelly Bablitch		2016						2021					
TITLE	SPACE	SIZE	SF	QTY	HDCNT	SF	TITLE	SIZE	SF	QTY	HDCNT	SF	
	Computer Room 203-G	17 x 8	136	1	0	136		0 x 0	0	0	0	0	
	Storage SU3-1	12 x 14	168	1	0	168	Storage	12 x 14	168	1	0	168	
		Subtotal			33	12,075	Subtotal				34	7,110	
		County Board 2016 - Actual Area				33	20,132	County Board 2021 - Courthouse				34	9,599
							County Board 2021 - New Building				34	8,532	
							Adjacencies The Public - must be accessible for meetings, Comptroller's researchers, Corp Counsel, County Clerk (Committee Coordinators), postings on 1st floor						
							Notes * Meeting rooms are largely shared with other staff. Refer to Shared Conferencing.						

SECTION A: PROGRAMMING

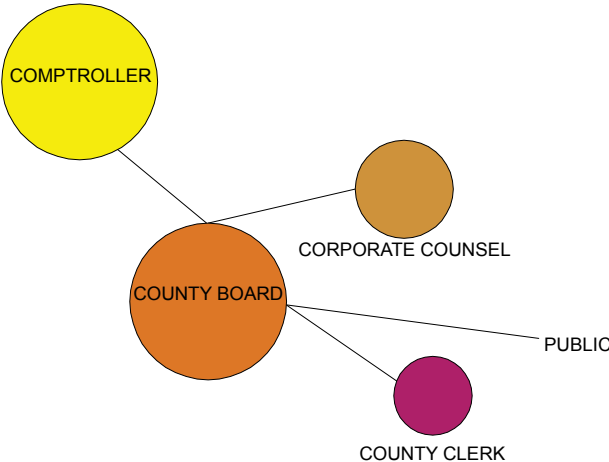


Diagram A.18 - Adjacency Diagram for County Board

Table A-19: Ethics, PRB, CSC										SECTION A: PROGRAMMING							
										Courthouse: Second Floor							
Rebecca Janz	2016							2021									
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF	
Rebecca Janz	Office 212-D	18	x	15	270	1	1	270	Head	10	x	12	120	1	1	120	
	Office 212-E	18	x	11	198	1	1	198	Admin	6	x	8	48	2	2	96	
	Office 212-F	18	x	13	234	1	1	234		0	x	0	0	0	0	0	
	Conference Rm for 20*				0	0	0	0									
		Subtotal						3	702	Subtotal					3	216	
	Ethics, PRB, CSC 2016 - Actual Area							3	755	Ethics, PRB, CSC 2021 - Courthouse						3	292
									Ethics, PRB, CSC 2021 - New Building						3	259	
					Adjacencies	Corporation Counsel, Law Library. Secondary: Public											
					Notes	* Needs conference space 30x40' (currently shares with County Board)											

SECTION A: PROGRAMMING

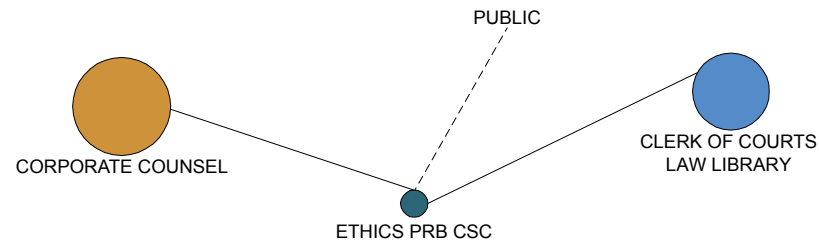


Diagram A.19 - Adjacency Diagram for Ethics, PRB, CSC

Table A-20: Comptroller/Central Payroll

SECTION A: PROGRAMMING

Courthouse: Second & Third Floor, 633 W. Wisconsin: 9th Floor

Michelle Nate	2016							2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
	Open Office 203-A		x		2,000	1	6	2,000	Admin	6	x	8	48	2	2	96
Research staff	Open Office 203-A	26	x	11	286	1	3	286	Admin	6	x	8	48	3	3	144
Research staff	Office 203-O	14	x	11	154	1	1	154	Director	10	x	12	120	1	1	120
	Office 203-V	16	x	12	192	1	1	192		0	x	0	0	0	0	0
	Copy 203-F	17	x	8	136	1	0	136	Copy	10	x	12	120	1	0	120
	203-E	12	x	8	96	1	1	96		0	x	0	0	0	0	0
	Kitchen 203-D	16	x	7	112	1	0	112		0	x	0	0	0	0	0
	Storage 203-W (Conf)	13	x	16	208	1	0	208	Conference	12	x	15	180	2	0	360
	Computer Room 203-G	17	x	8	136	1	0	136		0	x	0	0	0	0	0
	Office 203-X	17	x	8	136	1	1	136		0	x	0	0	0	0	0
	Office 301-F (Conf Rm)	21	x	9	189	1	0	189		0	x	0	0	0	0	0
	Office 301-E	11	x	9	99	1	1	99		0	x	0	0	0	0	0
Scott Meske	Office 301-B	19	x	13	247	1	1	247	Elected Official	12	x	15	180	1	1	180
Michelle Nate	Office 301-C	13	x	13	169	1	1	169	Deputy	10	x	12	120	1	1	120
	Open office 301-G + adj.		x		844	1	5	844	Supervisors	6	x	8	48	9	9	432
Accounts Payable	Open office 301-A		x		2,035	1	8	2,035	Professional	10	x	12	120	16	16	1,920

Table A-20: Comptroller/Central Payroll (Continued)

SECTION A: PROGRAMMING

Courthouse: Second & Third Floor, 633 W. Wisconsin: 9th Floor

Michelle Nate	2016							2021									
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF			
Payroll	Open office 301-A		x		1,100	1	5	1,100	Admin	6	x	8	48	5	5	240	
	Work Area 301-D	13	x	13	169	1	1	169		0	x	0	0	0	0	0	
	Open Office		x		590	1	3	590	File storage	0	x	0	440	1	0	440	
	Entry 301	16	x	8	128	1	0	128		0	x	0	0	0	0	0	
					Subtotal			38	9,026	Subtotal					38	4,172	
	Courthouse Comptroller 2016 - Actual Area							10,825									
633 W. Wisconsin	Office 915	10	x	21	210	1	1	210	Director	10	x	12	120	1	1	120	
	Office 914	10	x	13	130	1	1	130	Deputy	10	x	12	120	1	1	120	
	Office 913	10	x	13	130	1	1	130	Manager	10	x	12	120	1	1	120	
	Office 916, 917, 918, 924	10	x	11	110	4	4	440	Manager	10	x	12	120	4	4	480	
	Shared Office 925	12	x	20	240	1	2	240	Manager	10	x	12	120	2	2	240	
	Shared Office 926	11	x	20	220	1	2	220	Professional	10	x	12	120	2	2	240	
	Workstation 922A - D, 922G - M	6	x	8	48	11	11	528	Admin	6	x	8	48	11	11	528	
	Workstation 922F	6	x	6	36	1	1	36	Admin	6	x	8	48	1	1	48	
	Conference Room 908	10	x	18	180	1	0	180	Conference	12	x	15	180	1	0	180	

Table A-20: Comptroller/Central Payroll (Continued)

SECTION A: PROGRAMMING

Courthouse: Second & Third Floor, 633 W. Wisconsin: 9th Floor

Michelle Nate	2016							2021											
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF					
	Huddle Room 923	5	x	10	50	1	0	50	Open Collab	12	x	8	96	1	0	96			
	Copy/Work/Storage Room 910	10	x	20	200	1	0	200	Storage	10	x	20	200	1	0	200			
	File Storage	6	x	10	60	1	0	60	File Storage	6	x	10	60	1	0	60			
	Breakroom 911	16	x	20	320	1	0	320	Breakroom	12	x	15	180	2	0	360			
	Room 921	8	x	10	80	1	0	80	Copy/Workroom	8	x	10	80	1	0	80			
	633 Audit - Actual Area							23	2,824	633 Subtotal							23	2,872	
									Subtotal - 633 & Courthouse							61	7,044		
	Comptroller/Audit 2016 - Actual Area							61	13,649	Comptroller 2021 - Courthouse							61	9,509	
									Comptroller 2021 - New Building							61	8,453		
					Adjacencies	Payroll, Budget, HR, Corporation Counsel, County Board, County Executive													
						NO adjacency to Public or Courts													

SECTION A: PROGRAMMING

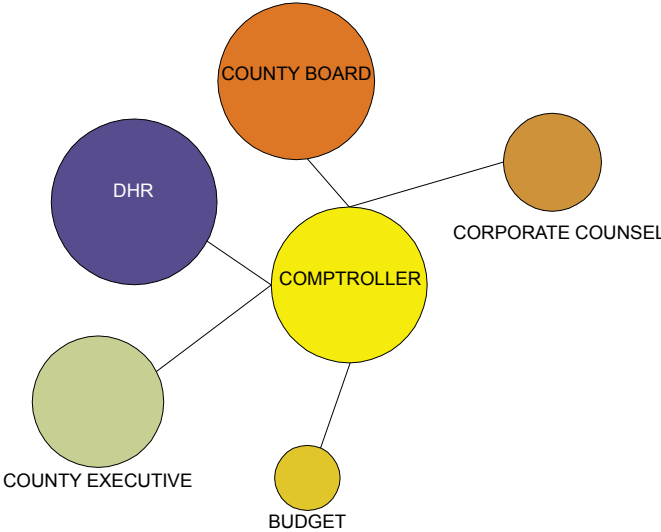


Diagram A.20 - Adjacency Diagram for Comptroller/Central Payroll

Table A-21: Persons W/ Disabilities

SECTION A: PROGRAMMING

Courthouse: Third Floor

Tim Ochnikowski	2016						2021							
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF
	Open Office 307-B	x		764	1	3	764	Head / Managers	x		800	1	4	800
	Storage 303-1	x		60	1	0	60		0	x	0	0	0	0
		Subtotal				3	824	Subtotal					4	800
	Disabilities 2016 - Actual Area					3	764	Disabilities 2021 - Courthouse*					4	800
	(does not include storage closet)							Disabilities 2021 - New Building					4	720
		Adjacencies		County Executive, Courts, County Board, Family Care										
		Notes		* Do not plan workstations - need open space for maneuverability										
				Additional person is an intern										

SECTION A: PROGRAMMING

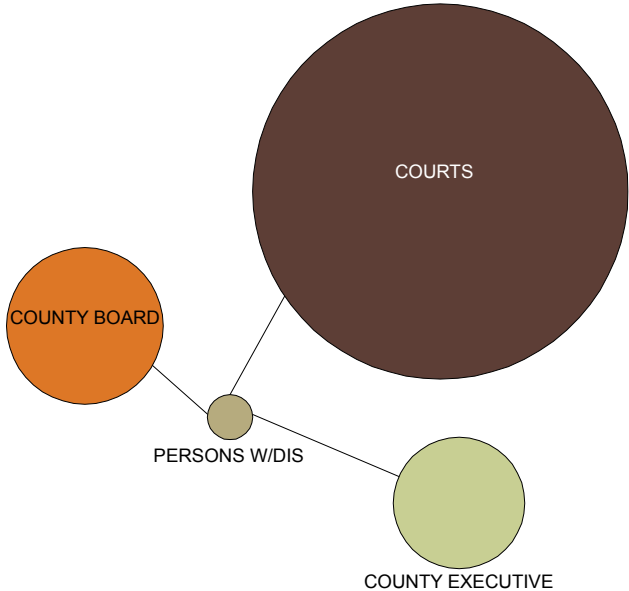


Diagram A.21 - Adjacency Diagram for Persons With Disabilities

Table A-22: OEM

SECTION A: PROGRAMMING

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

Christine Westrich		2016							2021							
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
	Office 308-G	10	x	16	160	1	1	160	Director	10	x	12	120	1	1	120
	Courthouse & Safety Building	10	x	12	120	2	2	240	Deputy Director	10	x	12	120	2	2	240
	Safety Building	10	x	12	120	1	1	120	Manager	10	x	12	120	1	1	120
	Safety Building	10	x	12	120	1	1	120	Supervisor	6	x	8	48	4	4	192
	Office 308-I	12	x	16	192	1	1	192	Radio room (Director)	10	x	12	120	1	1	120
	Safety Building	8	x	8	64	3	3	192	Coordinator	6	x	8	48	4	4	192
	Open office	8	x	8	64	8	8	512	Technician	6	x	8	48	8	8	384
	Admin 308-A ***		x		1,722	1	6	1,722	Admin	6	x	8	48	2	2	96
									Conference	12	x	15	180	1	0	180
									Break	10	x	12	120	1	0	120
		Subtotal						23	3,258	Subtotal					23	1,764
	OEM 2016 Office - Actual Area							23	2,955	OEM 2021 - Courthouse					23	2,381
										OEM 2021 - New Building					23	2,117
		Adjacencies		Public, medical examiners office (10th & Highland)												

Table A-22: OEM (Continued)

SECTION A: PROGRAMMING

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

Christine Westrich		2016							2021							
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
OEM Radio Equip	Radio & Electronics B17	26	x	16	416	1	0	416		25	x	25	625	1		625
OEM Dispatch	Office SB 305-H	14	x	10	140	1	0	140			x					
	Office SB 305-I	21	x	14	294	1	1	294			x					
	Office SB 305-J	17	x	6	102	1	1	102			x					
	911 Dispatch SB 305 (wksts)	53	x	25	1,325	1	10	1,325		8	x	7	53	19	19	998
	Open Office SB 305-C (training)	17	x	16	272	1	0	272			x					
	Break Room SB 305-B	17	x	16	272	1	0	272			x					
	Data/Phone SB 305-G, 305-F	28	x	18	504	1	0	504			x					
	Storage SB 305-A	12	x	10	120	1	0	120			x					
	Storage SB 305-K	24	x	12	288	1	0	288			x					
	Men's Lockers SB 305-E	14	x	8	112	1	0	112			x					
	Women's Lockers SB 305-D	14	x	8	112	1	0	112			x					
		Subtotal						12	3,541							
	OEM Dispatch Totals - Actual Area							12	5,371					*	19	5,706
		Notes Possible addition of (2) Municipality PSAP's (Public Safety Answering Point) Due to required robust infrastructure, OEM dispatch may require separate building * Future Dispatch numbers are per Quorum's program, includes Circulation ** Entire OEM Division is approximately 30,000 - 40,000 sf with circulation base on Space Needs Report completed by Quorum Architects, Inc. in June 2015														

SECTION A: PROGRAMMING

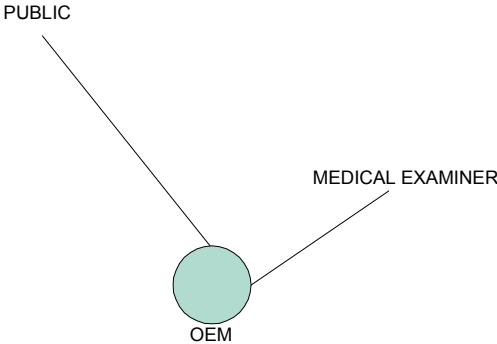


Diagram A.22 - Adjacency Diagram for OEM

Table A-23: Administrative Services DAS										SECTION A: PROGRAMMING						
										Courthouse: Third Floor						
Jeremy Theis	2016								2021							
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
Tieg	Office 308-B	21	x	16	336	1	1	336	Head	10	x	12	120	1	1	120
	Admin station	11	x	6	66	1	1	66	Admin	6	x	8	48	1	1	48
		Subtotal						2	402	Subtotal					2	168
		DAS 2016 - Actual Area						2	1,265	DAS 2021 - Courthouse					2	227
									DAS 2021 - New Building					2	202	
					Adjacencies	County Executive, County Board, Budget, Comptroller										
					Notes	Majority of group is at 633 Wisconsin										

SECTION A: PROGRAMMING

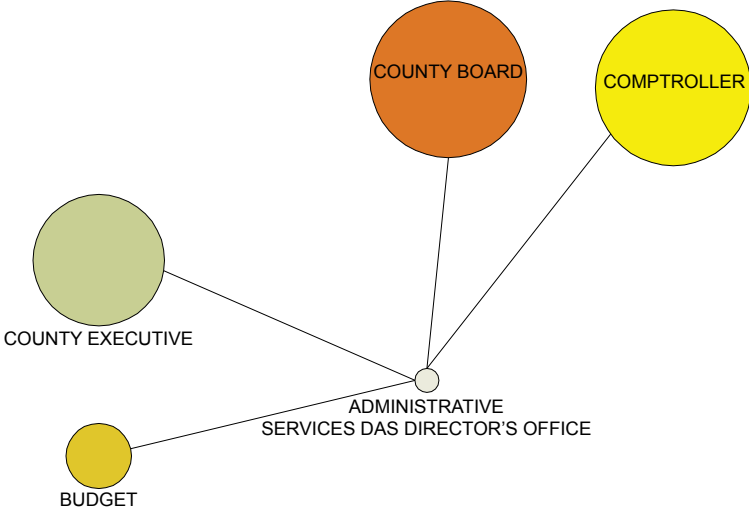


Diagram A.23 - Adjacency Diagram for Administrative Services DAS

Table A-24: County Executive								SECTION A: PROGRAMMING								
								Courthouse: Third Floor								
Linda Walsh	2016							2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
	Office 306-J, 306-L	15	x	12	180	2	2	360	Elected Official	12	x	15	180	1	1	180
	Office 306-I	17	x	11	187	1	1	187	Dept Head	10	x	12	120	1	1	120
	Office 306-K	16	x	15	240	1	0	240	Director	0	x	0	0	0	0	0
	Office 306-H, G, F	17	x	12	204	3	3	612	Manager	10	x	12	120	3	3	360
Chris Abele	Office 306-D	23	x	27	621	1	1	621	Supervisor	0	x	0	0	0	0	0
	CE Closet 306-D1	10	x	16	160	1	0	160	Professional	10	x	12	120	10	10	1,600
	CE Toilet Room 306-D4	14	x	8	112	1	0	112	Admin	6	x	8	48	1	1	112
Security Office *	Office 306-D2	17	x	18	306	1	0	306	Security Office	12	x	15	180	0	0	180
	Open office 306-A	46	x	11	506	1	1	506		0	x	0	0	0	0	0
	Lobby / Conf / Work	46	x	22	1,012	1	1	1,012		0	x	0	0	0	0	0
	Lobby / Rec / Wait 306	31	x	20	620	1	1	620	Lobby / Reception	30	x	20	600	1	1	600
	Meeting Room 306-B	32	x	26	832	1	0	832	Conference	32	x	26	832	1	0	832
	Conference 306-R	21	x	19	399	1	0	399	Conference	20	x	20	400	1	0	400
	Storage 306-N	14	x	9	126	1	0	126		0	x	0	0	0	0	0
	Storage 306-AA	7	x	8	56	1	0	56		0	x	0	0	0	0	0
	Tele 306-M	15	x	4	60	1	0	60		0	x	0	0	0	0	0
	Storage 306-A3	4	x	8	32	1	0	32		0	x	0	0	0	0	0
	Storage SU3-2	12	x	14	168	1	0	168	Storage	12	x	14	168	1	0	168
	Storage SU3-3	12	x	14	168	1	0	168	Storage	12	x	14	168	1	0	168

Table A24: County Executive (Continued)							SECTION A: PROGRAMMING						
							Courthouse: Third Floor						
Linda Walsh	2016						2021						
TITLE	SPACE	SIZE	SF	QTY	HDCNT	SF	TITLE	SIZE	SF	QTY	HDCNT	SF	
							Office of African American Affairs						
							Director	10 x 12	120	1	1	120	
							Professional	10 x 12	120	1	1	120	
							Admin	6 x 8	48	1	1	48	
		Subtotal			10	6,577	Subtotal				20	5,008	
	County Executive 2016 - Actual Area				10	7,203	County Executive 2021 - Courthouse				20	6,761	
							County Executive 2021 - New Building				20	6,010	
			Adjacencies	None indicated									
			Notes	* Headcount of (2) not included with County Exec staff									

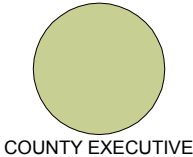


Diagram A.24 - Adjacency Diagram for County Executive

Table A-25: Corporation Counsel

SECTION A: PROGRAMMING
 Courthouse:
 Third Floor, 303

Colleen Foley		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
	Office 303-I	8	x	11	88	1	0	88		0	x	0	0	0	0	
	Office 303-N	8	x	11	88	1	1	88	Admin	6	x	8	48	6	6	288
	303-L (Library)	19	x	10	181	1	0	181	Library	10	x	12	120	1	0	120
	Office 303-J, G	17	x	11	187	2	2	374	Professional	10	x	12	120	10	10	1,200
	Office 303-I,-H, F, E	17	x	12	204	4	4	816		0	x	0	0	0	0	
	Office 303-D	20	x	17	340	1	1	340	Director	10	x	12	120	2	2	240
Colleen Foley	Office 303-A, B	23	x	16	368	2	2	736	Head	10	x	12	120	1	1	120
	Office 303-Q, R, S	11	x	11	121	3	3	363		0	x	0	0	0	0	
	Office 303-T	23	x	11	253	1	1	253	Manager	10	x	12	120	1	1	120
	Office 303-O	19	x	9	171	1	1	171		0	x	0	0	0	0	
	Open office 303-B1	33	x	32	1,056	1	4	1,056		0	x	0	0	0	0	
	Files 303-B2	35	x	15	525	1	0	525		0	x	0	0	0	0	
	Lobby 303	16	x	17	272	1	0	272	Lobby	15	x	18	270	1	0	270
	Conference Rm 303-C	17	x	22	374	1	0	374	Conference	15	x	20	300	1	0	300
	Lunch Room 303-U	18	x	11	198	1	0	198	Break	10	x	12	120	1	0	120
		Subtotal					19	5,835	Subtotal					20	2,778	
Corporation Counsel 2016 - Actual Area						19	9,638	Corporation Counsel 2021 - Courthouse						20	3,750	
								Corporation Counsel 2021 - New Building						20	3,334	
Adjacencies						Risk Management, County Exec, Board.										
						Secondary: Public (3rd party mental initiatives)										

SECTION A: PROGRAMMING

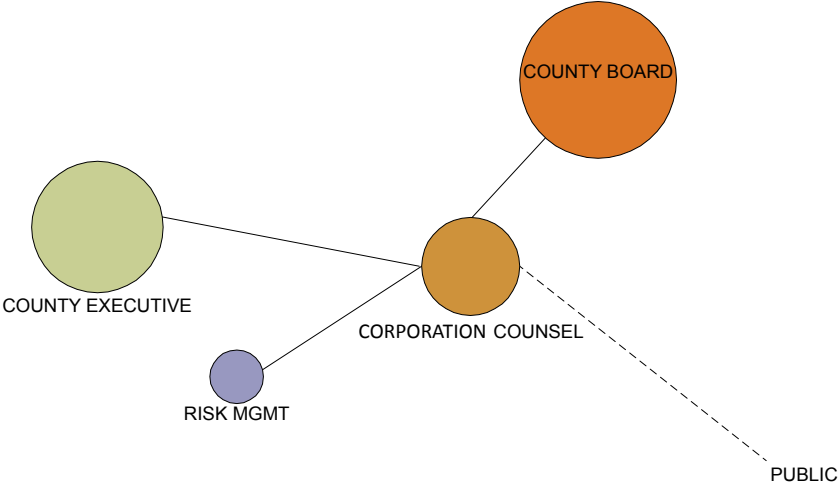


Diagram A.25 - Adjacency Diagram for Corporation Counsel

Table A-26: Risk Management										SECTION A: PROGRAMMING						
										Courthouse: Third Floor						
Amy Pechacek	2016							2021								
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
Field Workers	Office 302-D	14	x	11	154	1	2	154	Field Wrkrs	6	x	8	48	5	5	240
Manager	Office 302-A	14	x	11	154	1	1	154	Manager	10	x	12	120	2	2	240
Manager	Office 302-H	14	x	12	168	1	1	168		0	x	0	0	0	0	0
Amy Pechacek	Office 302-I	19	x	12	228	1	1	228	Head	10	x	12	120	1	1	120
Admin	Open Office 302-B		x		513	1	1	513	Admin	6	x	8	48	1	1	48
	Conference 302-J	17	x	9	153	1	0	153	Conference	12	x	15	180	1	0	180
		Subtotal					6	1,370	Subtotal						9	828
	Risk Management 2016 - Actual Area						6	2,119	Risk Management 2021 - Courthouse						9	1,118
									Risk Management 2021 - New Building						9	994
					Adjacencies	Corporation Counsel. Secondary: DAS. Does not want to be near public.										
					Notes	Would also benefit from open collaborative space.										

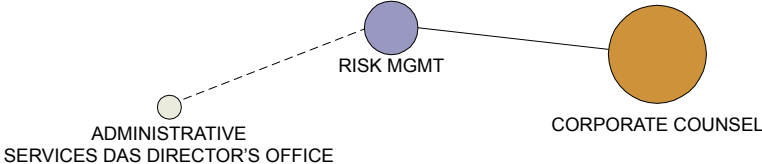


Diagram A.26 - Adjacency Diagram for Risk Management

Table A-27: Budget Office										SECTION A: PROGRAMMING						
										Courthouse: Third Floor						
Steven Kreklow		2016						2021								
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
Steven Kreklow	Office 308-C	21	x	16	336	1	1	336	Head	10	x	12	120	1	1	120
	Open office 308-K		x		2,577	1	7	2,577	Professional	10	x	12	120	7	7	840
			x		0	0	0	0	Interns	6	x	8	48	2	2	96
	Conference Rm for 14*								Conference	12	x	15	180	1	0	180
		Subtotal						8	2,913	Subtotal					10	1,236
Budget Office 2016 - Actual Area							8	3,055	Budget 2021 - Courthouse					10	1,669	
									Budget 2021 - New Building					10	1,483	
					Adjacencies	County Exec, County Board. Secondary: Comptroller, DAS										
					Notes	Confidential issues re: salaries, employees										
						* currently shares with DAS, OEM										

SECTION A: PROGRAMMING

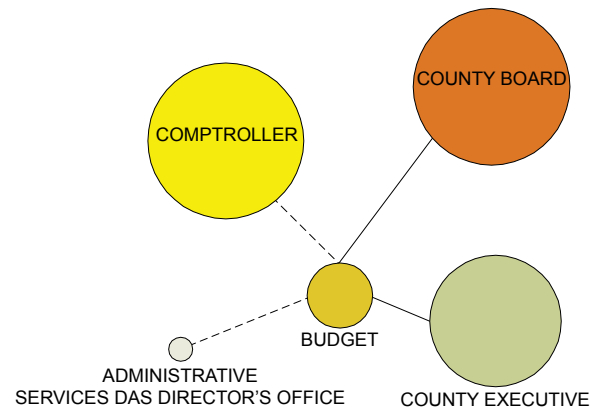


Diagram A.27 - Adjacency Diagram for Budget Office

Table A-28: Economic Development

SECTION A: PROGRAMMING
633
W Wisconsin: 903

Jim Tarantino		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
	Office 931	10	x	13	130	1	1	130	Executive Director	10	x	12	120	1	1	120
	Office 932 (includes 2 workstatio	10	x	14	140	1	1	140	Managers	10	x	12	120	2	2	240
	Office 934	10	x	12	120	1	1	120	Manager (LIS)	10	x	12	120	3	2	360
	Office 933 (includes 4 workstatio	10	x	20	200	1	4	200	Technicians (LIS)	6	x	8	48	4	4	192
	Reception	8	x	10	80	1	1	80	Administration/Reception	8	x	10	80	1	1	80
	Workstation 929A & 940A	6	x	8	48	2	2	96	Administration	6	x	8	48	2	2	96
	Hoteling 930A & B	6	x	6	36	3	3	108	Interns	6	x	6	36	3	3	108
	Huddle Space	10		10	100	1	0	100	Conference Room	10	x	10	100	1	0	100
	Storage	7	x	8	56	1	0	56	Storage	8	x	10	80	1	0	0
									Subtotal						15	1,296
	Economic Development 2016 - Actual Area					13	1,030		ED 2021 - Courthouse						15	1,750
									ED 2021 - New Building						15	1,555
								Adjacencies	DAS Director, Central Biz Office, CBDP, FM, Facilities A&E, IMSD, Courthouse							

SECTION A: PROGRAMMING

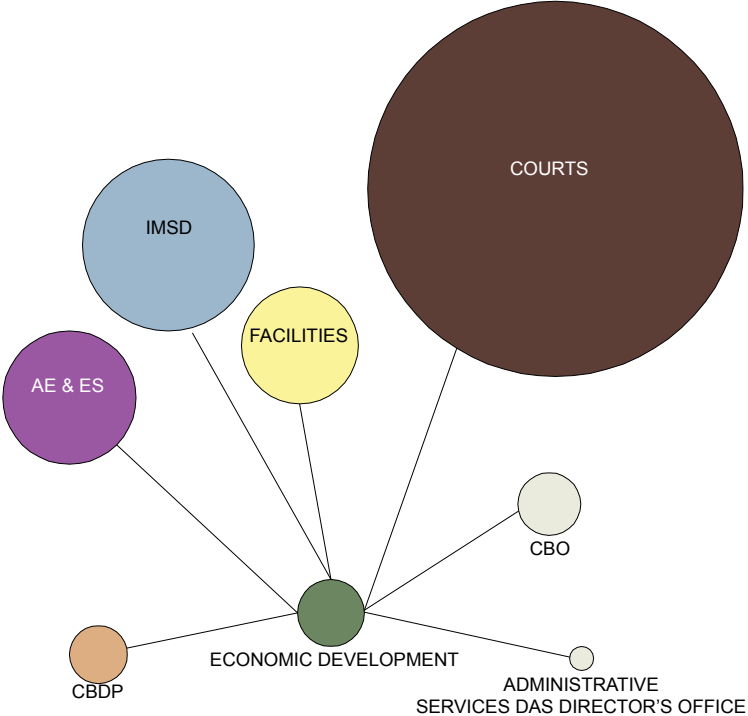


Diagram A.28 - Adjacency Diagram for Economic Development

Table A-29: AE & ES

SECTION A: PROGRAMMING
633 W.
Wisconsin: 10th Floor

Gregory High		2016						2021								
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
A/E	Office 1027	11	x	20	220	1	1	220	Director	10	x	12	120	1	1	120
	Office 1026	10	x	13	130	1	1	130	Manager	10	x	12	120	1	1	120
	Workstation 1010A - G	8	x	9	72	7	7	504	Architect/Engineer	10	x	12	120	7	7	840
	Workstation 1023B	8	x	8	64	2	2	128	Architect/Engineer	8	x	8	64	2	2	128
	Plan Desk Room 1006	8	x	9	72	2	2	144	Professional	6	x	8	48	2	2	96
	Reception Room 1006	6	x	8	48	1	1	48	Administration	6	x	8	48	1	1	48
	Clerical Records Office 1005	11	x	12	132	1	1	132	Clerical	6	x	6	36	1	1	36
	Records Storage Room 1033	20	x	32	640	1	0	640	Storage	20	x	32	640	1	0	640
	Basement of 633	22	x	35	770	1	0	770	Storage	20	x	35	700	1	0	700
Enviro. Services	Workstation 1012	10	x	11	110	1	1	110	Manager	10	x	12	120	1	1	120
	Workstation 1011E	9	x	10	85	1	1	85	Manager	10	x	12	120	1	1	120
	Workstation 1011A - D	8	x	9	72	4	4	288	Professional	6	x	8	48	4	4	192
	File Storage	8	x	10	80	1	0	80	Storage	8	x	10	80	1	0	80
Facilities	Office 1015	10	x	10	95	1	1	95	Manager	10	x	12	120	1	1	120
Assess. Team	Workstation 1018A - D	8	x	8	64	4	4	256	Architect/Engineer	8	x	8	64	4	4	256
Civil Engineer	Office 1021	10	x	15	150	1	1	150	Manager	10	x	12	120	1	1	120
Site Development	Workstation 1018G, 1018K - N	8	x	8	64	5	5	320	Architect/Engineer	8	x	8	64	5	5	320
	Workstation 1018E - F, 1018H - J	6	x	8	48	5	5	240	Architect/Engineer	6	x	8	48	5	5	240
	File Storage	2	x	5	10	1	0	10	Storage	2	x	5	10	1	0	10
	Conference Room	18	x	26	468	1	0	468	Conference	20	x	25	500	1	0	500
									Conference	12	x	15	180	1	0	180

Table A-29: AE & ES (Continued)										SECTION A: PROGRAMMING				
										633 W. Wisconsin: 10th Floor				
Gregory High			2016					2021						
TITLE	SPACE	SIZE	SF	QTY	HDCNT	SF	TITLE	SIZE	SF	QTY	HDCNT	SF		
							Break	12 x 15	180	1	0	180		
							Subtotal				37	5,166		
							FM AE&ES 2016 - Actual Area				37	4,818		
							AE & ES - Courthouse				37	6,974		
							AE & ES - New Building				37	6,199		
							Adjacencies	Department of Administrative Services; Proximity to GMIA						
								Environmental Services: Facilities & Planning, Central Business Office, & Procurement						
							Notes	Additional AE&ES staff are located at GMIA but will remain there for administrative purposes.						

SECTION A: PROGRAMMING

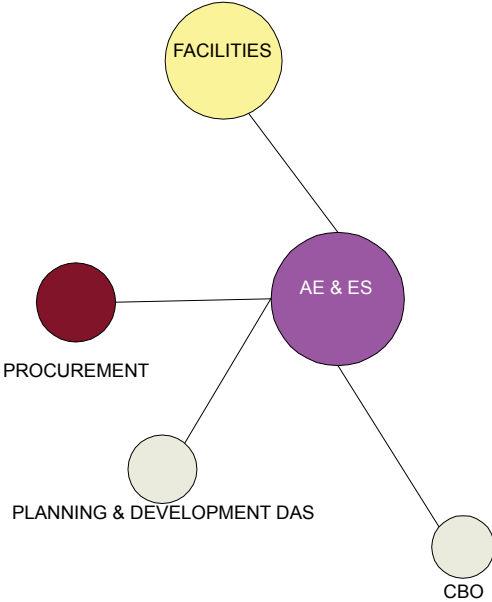


Diagram A.29 - Adjacency Diagram for AE & ES

Table A-30: Procurement										SECTION A: PROGRAMMING							
										633 W. Wisconsin: 9th Floor							
Patrick Lee			2016						2021								
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF	
	Office 942B	9	x	10	90	1	1	90	Manager	10	x	12	120	1	1	120	
	Office 943 & 945	10	x	11	110	1	1	110	Manager	10	x	12	120	5	5	600	
	Office 944	10	x	12	120	1	1	120	Managers	10	x	12	120	6	6	720	
	Workstation 940A - G	6	x	8	48	6	6	288	Administration	6	x	8	48	0	0	0	
	File Storage	6	x	7	42	1	0	42	Storage	6	x	8	48	0	0	0	
									Conference Room (10-15)	15	x	25	375	1	0	375	
									Subtotal							12 1,815	
	Procurement 2016 - Actual Area						9	650	Procurement 2021 - Courthouse							12	2,450
								Procurement 2021 - New Building								12	2,178
					Adjacencies	Community Business Development Partners, AE&ES											

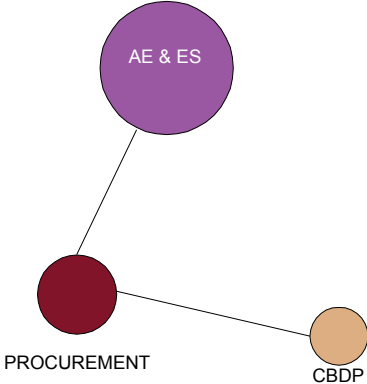


Diagram A.30- Adjacency Diagram for Procurement

Table A-31: CBDP										SECTION A: PROGRAMMING						
										633 W. Wisconsin: 9th Floor						
Rick Norris				2016					2021							
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
	Office 935	10	x	12	120	1	1	120	Director	10	x	12	120	1	1	120
	Office 936	10	x	11	110	1	1	110	Manager	10	x	12	120	1	1	120
	Office 942	10	x	10	100	1	1	100	Managers	10	x	12	120	1	1	120
	Workstation 941E & F	6	x	8	48	2	1	96	Manager	10	x	12	120	1	1	120
									Professional	10	x	12	120	1	1	120
	Workstation 941A, 941 C - D	6	x	8	48	3	3	144	Admin	6	x	8	48	3	3	144
	Workstation 941B	6	x	8	48	1	0	48	Intern	6	x	8	48	1	1	48
									Conference	12	x	15	180	1	0	180
									Subtotal						9	972
					CBDP 2016 - Actual Area			7	618	CBDP 2021 - Courthouse					9	1,312
									CBDP 2021 - New Building						9	1,166
					Adjacencies	Procurement, AE&ES, Economic Development;										
						DHHS, Parks, ZOO, and Transit										

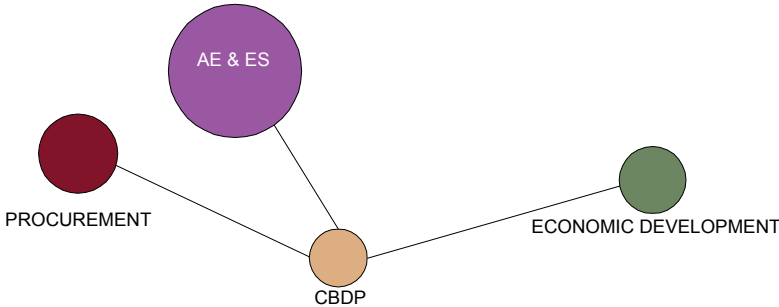


Diagram A.31 - Adjacency Diagram for CBDP

Table A-32: CBO

SECTION A: PROGRAMMING

633 W. Wisconsin: 9th Floor

Rick Norris		2016						2021									
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF	
	Office 1028	10	x	17	170	1	1	170	Manager	10	x	12	120	1	1	120	
	Office 1029	10	x	15	150	1	1	150	Manager	10	x	12	120	1	1	120	
	Workstation 1023B	8	x	8	64	1	1	64		0	x	0	0	0	0	0	
	Workstation 1031A - I, 1038A - D	6	x	8	48	9	11	432	Admin	6	x	8	48	13	13	624	
	File Storage	5	x	10	50	1	0	50	Storage	6	x	10	60	1	0	60	
	File Storage Corridor 1025 & 1034	11	x	20	220	1	0	220	Storage	11	x	20	220	1	0	220	
	Coffee 1032 & Copy/Work/Files 1	8	x	22	176	1	0	176	Work Area	12	x	15	180	1	0	180	
									Conference	10	x	18	180	1	0	180	
									Subtotal						15	1,144	
		CBO 2016 - Actual Area						14	1,262	CBO 2021 - Courthouse						15	1,544
									CBO 2021 - New Building						15	1,373	
		Adjacencies				DAS, Facilities Management, AE&ES, & IMSD; Director's Office of OEM											

SECTION A: PROGRAMMING

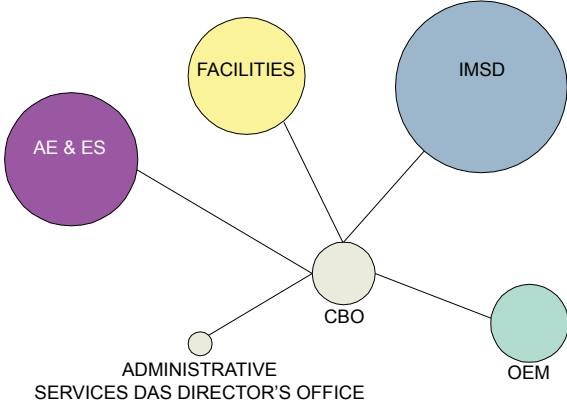


Diagram A.32 - Adjacency Diagram for CBO

Table A-33: Planning & Development										SECTION A: PROGRAMMING					
										633 W. Wisconsin: Future 7th Floor					
Peter Nilles			2016					2021							
TITLE	SPACE	SIZE	SF	QTY	HDCNT	SF	TITLE	SIZE	SF	QTY	HDCNT	SF			
	Office in Suite 705	12 x 16	192	1	1	192	Director	10 x 12	120	1	1	120			
	Office in Suite 705	12 x 13	156	1	1	156	Planning Director	10 x 12	120	1	1	120			
	Office in Suite 705	11 x 11	121	1	1	121	Manager (O&M)	x							
	Offices in Suite 705	10 x 12	120	3	3	360	Architect/Engineer	8 x 8	64	6	6	384			
	Located in Suite 705	22 x 31	682	1	0	682	Open Collaboration Space	20 x 30	600	1	0	600			
	Copy/Storage in Suite 705	8 x 16	128	1	0	128	Copy/Storage	10 x 15	150	1	0	150			
							Subtotal				8	1,374			
	Planning & Development 2016 - Actual Area				6	1,639	P&D 2021 - Courthouse				8	1,855			
							P&D 2021 - New Building				8	1,649			
			Adjacencies	AE&ES, Economic Development, Facilities Operation & Maintenance, Procurement, IMSD, DAS Director											
			Notes												

SECTION A: PROGRAMMING

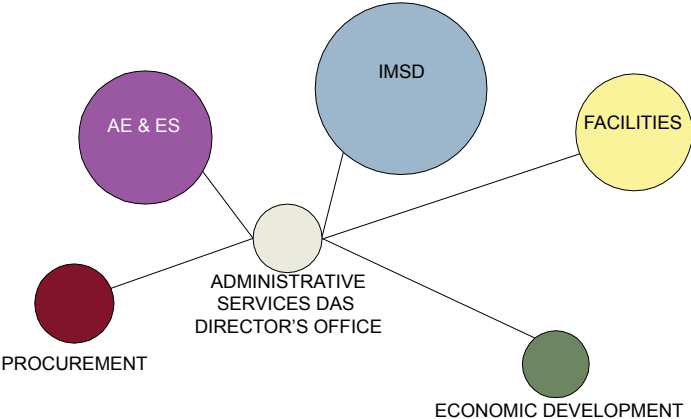


Diagram A.33 - Adjacency Diagram for Planning & Development

Table A-34: IMSD

SECTION A: PROGRAMMING

633 W. Wisconsin: 9, 10, 11
 Safety Building: Basement, Courthouse G, 1M, Third Flr

Laurie Panella		2016						2021							
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF	
	Common B9-2		x		357	1	0	357		0	x	0	0	0	0
	Office B9- F (Storage)	15	x	13	195	1	0	195		0	x	0	0	0	1
	Office B9-G	15	x	13	195	2	2	390	Manager	12	x	10	120	1	1
	Office B9-H	15	x	13	195	1	1	195		12	x	10	120	1	1
	Office B9-C	15	x	11	165	1	1	165		12	x	10	120	1	1
	911 UPS B9-B	20	x	12	240	1	0	240		0	x	0	0	0	0
	Storage B9-A	17	x	8	136	1	0	136	Storage	10	x	14	140	1	0
		Subtotal					4	1,678	Subtotal					4	500
	IMSD Safety Bdg 2016 - Actual Area						4	2,160							
	G2-A (Server rm)	10	x	10	100	1	0	100	Server	10	x	10	100	1	0
Sits w/n Child Support	Office area M101	8	x	8	64	2	2	128	Admin	6	x	8	48	2	2
	Computer Rm 308-H	16	x	10	160	1	1	160	Computer Room	12	x	10	120	1	1
		Subtotal					3	388	Subtotal					3	816
	IMSD Courthouse 2016 - Actual Area						3	1,018							

Table A-34: IMSD (Continued)

SECTION A: PROGRAMMING

633 W. Wisconsin: 9, 10, 11
 Safety Building: Basement, Courthouse G, 1M, Third Flr

Laurie Panella		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
633 W Wisconsin																
	Office 1117	10	x	20	200	1	1	200	Director	10	x	12	120	1	1	120
	Office	10	x	12	120	3	3	360	Executive Director	10	x	12	120	4	4	480
	Office	10	x	12	120	1	1	120	Managers	10	x	12	120	7	7	840
	Workstation	6	x	8	48	58	58	2,784	Professionals	6	x	8	48	91	91	4,368
	Workstation	8	x	8	64	7	7	448	Professionals	6	x	8	48	0	0	0
	Workstation	6	x	6	36	5	5	180	Intern	6	x	6	36	0	0	0
	Workstation	6	x	8	48	0	0	0	Mobile Staff	6	x	6	36	0	0	0
	Workstation	6	x	8	48	2	2	96	Admin	6	x	8	48	1	1	48
	Room 1114	10	x	18	180	2	2	360	Shared worklab	12	x	8	96	1	0	96
	Room 1110	10	x	7	70	1	0	70	Break area	10	x	10	100	1	0	100
	Room 1125	10	x	41	410	1	0	410		0	x	0	0	0	0	0
	Room 1112	6	x	8	48	1	0	48	IT Server Room	10	x	12	120	1	0	120
	Room 1127	14	x	15	210	1	0	210	Buildlab	14	x	15	210	1	0	210
	Team Space 1108	12	x	20	240	1	0	240	Conference Room	12	x	20	240	1	0	240
	Room 1128	15	x	22	330	1	0	330	Conference Room	15	x	22	330	1	0	330
			x		0	0	0	0	Conference Room	10	x	15	150	2	0	300

Table A-34: IMSD (Continued)

SECTION A: PROGRAMMING

633 W. Wisconsin: 9, 10, 11
 Safety Building: Basement, Courthouse G, 1M, Third Flr

Laurie Panella		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
	Room 1115	8	x	8	64	1	0	64	Storage	10	x	20	200	1	0	200
	Room 1111	6	x	8	48	1	0	48	Electrical Room	0	x	0	0	0	0	0
									Open Collab	12	x	8	96	3	0	288
	IMSD 633 2016 - Actual Area						79	5,968								
									Subtotal						104	7,740
	IMSD 2016 - Actual Area						86	9,146	IMSD 2021 - Courthouse						111	12,226
									IMSD 2021 - New Building						111	10,867
								Adjacencies	Proximity to heavy-use clients including Department of Administration, Courthouse and Safety Building tenants; Procurement, Central Business Office, Community Business Development Partners							

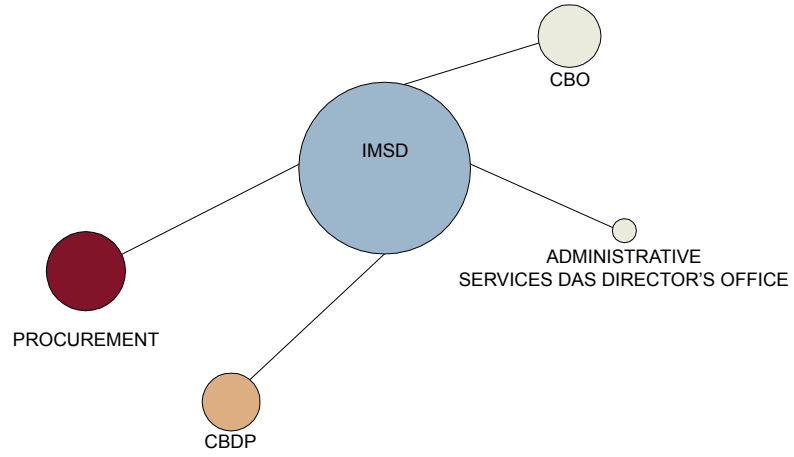


Diagram A.34 - Adjacency Diagram for IMSD

Table A-35: Sheriff

SECTION A: PROGRAMMING

Safety Building: Ground, First, Second, Third & Fourth Floors
 Courthouse: Basement

Capt. Catherine Trimboli (107)		2016						2021								
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
	Contraband Storage B19	17	x	14	238	1	0	238	Contraband Storage	18	x	15	270	1	0	270
	Kitchen B18	21	x	16	336	1	0	336		0	x	0	0	0	0	0
	Office B12-B	24	x	17	408	1	0	408		0	x	0	0	0	0	0
	Assembly B12 "Roll Call" (90 pax)	53	x	44	2,332	1	0	2,332	"Roll Call" (90 pax)	50	x	45	2,250	1	0	2,250
	Storage B17-A	24	x	9	216	1	0	216	Storage	24	x	8	192	1	0	192
	Office B12-A	6	x	12	72	1	0	72		0	x	0	0	0	0	0
	Work Area B13	39	x	28	1,092	1	0	1,092	Work Area	25	x	45	1,125	1	0	1,125
	Storage B14	24	x	21	504	1	0	504	Storage	25	x	20	500	1	0	500
	Mens Shower/Locker	48	x	13	624	1	0	624	Mens Shower/Locker	15	x	45	675	1	0	675
	Womens Shower/Locker	48	x	16	768	1	0	768	Womens Shower/Locker	15	x	45	675	1	0	675
	Gymnasium	144	x	83	11,952	1	0	11,952	Gymnasium	0	x	0	6,000	1	0	6,000
	Sheriff Ground Flr Totals						0	18,542						0	11,687	
Courts	Sheriff Security (Courthouse, B-20)	20	x	10	200	1	1	200	Deputies	20	x	10	200	1	2	200
	Meeting Room 101	15	x	17	255	1	0	255	Conference	15	x	20	300	1	0	300
	Office 102-A	12	x	17	204	1	0	204	Manager	10	x	12	120	2	2	240
	Office 102-B, D	11	x	11	121	2	0	242	Supervisor	10	x	12	120	5	5	600
	Office 102-F, 107-L	11	x	11	121	2	0	242		0	x	0	0	0	0	0
	Office 102-E, G, I, J, 107-J	17	x	11	187	5	5	935	Deputies (Traffic)	6	x	8	48	3	3	144
	Office 102-H	17	x	11	187	1	0	187	Admin	6	x	8	48	4	4	192
Civil Process	Open Office 102 (wksts)		x		2,418	1	20	2,418	Deputies	6	x	8	48	25	25	1,200
									Manager	10	x	12	120	1	1	120
									Supervisor	10	x	12	120	1	2	120

Table A-35: Sheriff (Continued)

SECTION A: PROGRAMMING

Safety Building: Ground, First, Second, Third & Fourth Floors
 Courthouse: Basement

Capt. Catherine Trimboli (107)		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
Administration	Meeting 107-2 (seats 12)	25	x	12	300	1	0	300	Conference	15	x	20	300	1	0	300
	Office 107-K, 107-N	8	x	9	72	2	2	144	Deputies	6	x	8	48	7	7	336
	Office 107-P, F, D	16	x	15	240	3	3	720	Manager	10	x	12	120	4	4	480
	Office 107-E	10	x	15	150	1	1	150	Director	10	x	12	120	2	2	240
	Office 107-M	15	x	11	165	1	2	165	Head	10	x	12	120	2	2	240
	Open Office 107 (wksts)		x		609	1	4	609	Admin	6	x	8	48	6	6	288
	Workout 107-G	21	x	11	231	1	0	231	Workout	20	x	15	300	1	0	300
Sheriff Clarke	Office 107-C (& Toilet)	36	x	16	576	1	1	576	Elected Official	12	x	15	180	1	1	180
	Garage 107-B	36	x	31	1,116	1	0	1,116		0	x	0	0	0	0	0
CID	Evidence Storage B209-B	12	x	13	156	1	0	156	Evidence Storage	12	x	14	168	1	0	168
	Evidence Storage B209-C	10	x	13	130	1	0	130	Evidence Storage	12	x	14	168	1	0	168
	Evidence Storage B209-E	18	x	13	234	1	0	234	Evidence Storage	20	x	12	240	1	0	240
	Storage 107-A	26	x	14	364	1	0	364	Storage	40	x	30	1,200	1	0	1,200
	Storage 108	26	x	21	546	1	0	546		0	x	0	0	0	0	0
	Storage 105	28	x	25	700	1	0	700		0	x	0	0	0	0	0
	Vault Work Area 103	28	x	8	224	1	0	224	Vault Work Area	22	x	10	220	1	0	220
	Evidence Vault 103-2	34	x	12	408	1	0	408	Evidence Vault	32	x	14	448	1	0	448
	Evidence Vault 103-3	16	x	14	224	1	0	224	Evidence Vault 1	18	x	16	288	1	0	288
	Evidence Vault 103-4	19	x	11	209	1	0	209	Evidence Vault	24	x	20	480	1	0	480
	Storage B209-F	33	x	19	627	1	0	627	Storage	40	x	25	1,000	1	0	1,000
	Storage 102-H1	11	x	12	132	1	0	132		0	x	0	0	0	0	0

Table A-35: Sheriff (Continued)

SECTION A: PROGRAMMING

Safety Building: Ground, First, Second, Third & Fourth Floors
 Courthouse: Basement

Capt. Catherine Trimboli (107)		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
	Storage 107-I	12	x	12	144	1	0	144		0	x	0	0	0	0	
	Storage 107-H	8	x	12	96	1	0	96		0	x	0	0	0	0	
	Running Track 119		x		6,426	1	0	6,426		0	x	0	0	0	0	
									Conference	12	x	15	180	2	0	360
									Break	12	x	15	180	2	0	360
		Sheriff First Flr Totals					39	19,314						66	10,412	
CID / LEAD	Open Office 210 (WAR rm) wksts		x		658	1	0	658	War Room	35	x	20	700	1	0	700
	Office 210-A	20	x	15	300	1	1	300	Head	10	x	12	120	1	1	120
	Interview 210-B	17	x	8	136	1	0	136	Interview	20	x	14	280	1	0	280
CID	Office 209-C	15	x	11	165	1	1	165	Sargent	10	x	12	120	2	2	240
	Office 209-E	14	x	10	140	1	1	140	Sargent	10	x	12	120	2	2	240
	Office 209-D	20	x	15	300	2	2	600	Managers	10	x	12	120	2	2	240
	Open Office 209-G				364	1	1	364	Admin	6	x	8	48	3	3	144
	Open Office 209-N				1,612	1	28	1,612	Deputies	6	x	8	48	40	40	1,920
	Interview Recording 209-R	17	x	8	136	1	0	136	Interview Recording	12	x	15	180	1	0	180
	Interview 209-R1, R2, R3, R4	8	x	8	64	4	0	256	Interview	12	x	15	180	4	0	720
	Conference 209-B (seats 14)	30	x	18	540	1	0	540	Conference	25	x	15	375	1	0	375
	Conference 209-Q (seats 14)	32	x	18	576	1	0	576	Conference	25	x	15	375	1	0	375
	Break Room 209-P	16	x	8	128	1	0	128	Break	12	x	15	180	1	0	180
	Vault Storage 209-T	16	x	14	224	1	0	224	Vault Storage	16	x	14	224	1	0	224
	Storage 209-A	15	x	10	150	1	0	150	Storage	15	x	10	150	1	0	150
	Locker Room 209-M	27	x	16	432	1	0	432	Locker Room	27	x	16	432	1	0	432

Table A-35: Sheriff (Continued)

SECTION A: PROGRAMMING

Safety Building: Ground, First, Second, Third & Fourth Floors
 Courthouse: Basement

Capt. Catherine Trimboli (107)		2016						2021								
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
Internal Affairs	Office 304-F	10	x	10	100	1	0	100		0	x	0	0	0	0	0
Lieutenant	Office 304-G	13	x	10	130	1	1	130	Lieutenant	10	x	12	120	2	2	240
Deputy	Office 304-H	19	x	10	190	1	1	190	Deputy	10	x	12	120	1	1	120
Lieutenant	Office 304-I	12	x	10	120	1	1	120	Lieutenant	10	x	12	120	2	2	240
	Office / Reception 304-A (wksts)	17	x	15	255	1	2	255	Admin	6	x	8	48	2	2	96
	Conference 304-B	17	x	12	204	1	0	204	Conference	15	x	20	300	1	0	300
	Interview 304-J	13	x	8	104	1	0	104	Interview	10	x	12	120	1	0	120
	Storage 304-C	13	x	10	130	1	0	130	Storage	20	x	25	500	1	0	500
	Storage 304-D	18	x	8	144	1	0	144		0	x	0	0	0	0	0
	Storage 304-E	14	x	9	126	1	0	126		0	x	0	0	0	0	0
		Internal Affairs Totals						5	1,503						7	1,616
MKE Deputy Sheriffs	Open office Sheriff Union 408-1	24	x	20	480	1	4	480	Admin	6	x	8	48	4	4	192
	Storage 408-2, 408-3	9	x	6	54	2	0	108	Storage	10	x	10	100	1	0	100
		Sheriff Fourth Flr Totals						4	588						4	292

Table A-35: Sheriff (Continued)

SECTION A: PROGRAMMING

Safety Building: Ground, First, Second, Third & Fourth Floors
 Courthouse: Basement

Capt. Catherine Trimboli (107)		2016						2021					
TITLE	SPACE	SIZE	SF	QTY	HDCNT	SF	TITLE	SIZE	SF	QTY	HDCNT	SF	
						Subtotal							
					108	53,365	Subtotal				164	36,109	
						Deputies (do not required dedicated work space)					90		
						TOTAL Headcount					254		
						Phase 1 Totals (references 5th floor of Safety Bdg)							
						Sheriff 2016 - Actual Area					164	48,747	
											164	43,331	
							Sheriff 2021 - Courthouse						
							Sheriff 2021 - New Building						
						Adjacencies	CID to CID 222 (Background Investigators) to LEAD to Administration to Internal Affairs						
							Administration - secondary to Community Liason						
							Courts to Civil Process to Traffic						
							Fiscal - can operate on their own						
							Non Departmental: CJF, CJF records, Courts, DA						

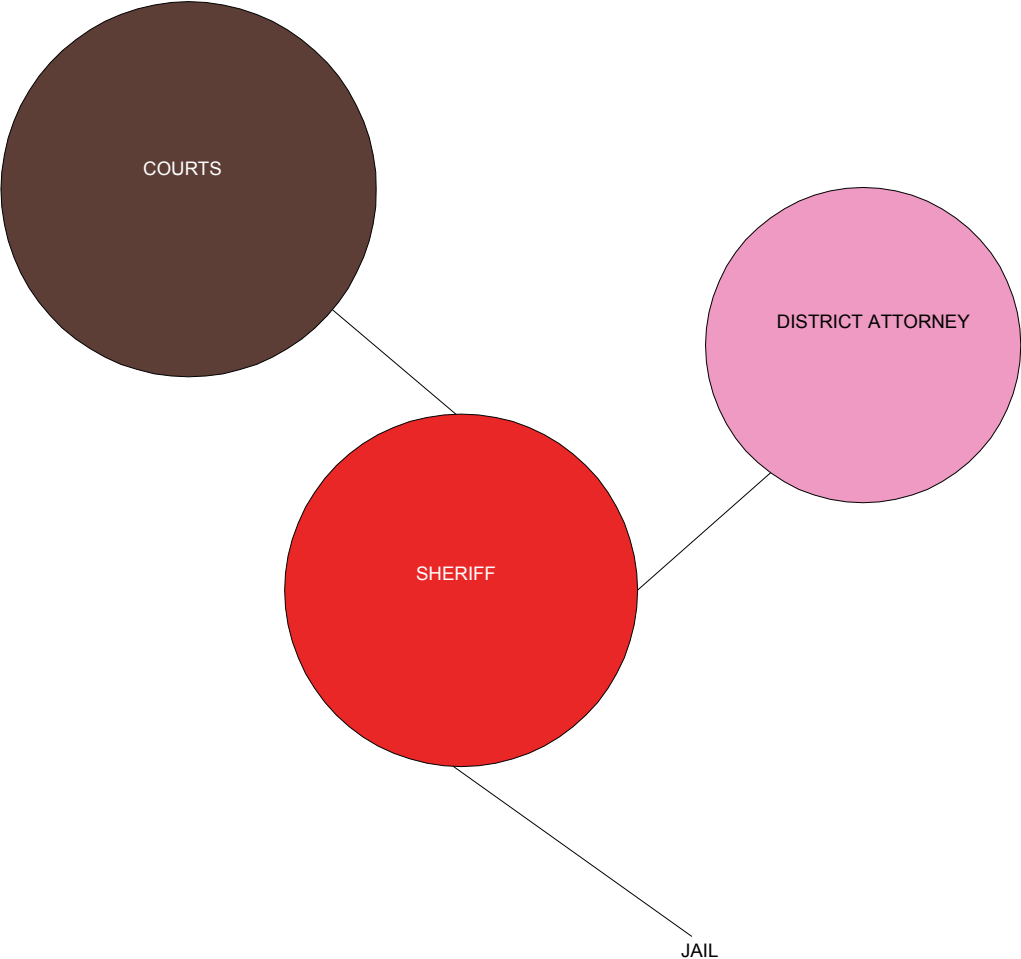


Diagram A.35 - Adjacency Diagram for Sheriff

Table A-36: District Attorney (Continued)

SECTION A: PROGRAMMING

Safety Building:
 Second, Third, Fourth & Sixth Floors

TITLE	SPACE	2016						2021					
		SIZE	SF	QTY	HDCNT	SF	TITLE	SIZE	SF	QTY	HDCNT	SF	
MKE PD	Office 300 Liason	15 x 10	150	1	1	150	Professional	10 x 12	120	1	1	120	
Domestic Violence	Office 303-A, B, C	15 x 9	135	3	6	405	Professional	10 x 12	120	10	10	1,200	
	Office 303-D, E, F, G, H, J, K, L, M, N	12 x 10	120	1	10	120		0 x 0	0	0	0	0	
	Office 303-S	22 x 8	176	1	3	176		0 x 0	0	0	0	0	
	Clerical 303-W (wksts)		380	1	4	380	Admin	6 x 8	48	15	15	720	
	Conference 303-P	17 x 11	187	1	0	187	Conference	12 x 15	180	2	0	360	
	Waiting 303-U	12 x 10	120	1	0	120	Waiting	12 x 10	120	1	0	120	
							Break	12 x 15	180	1	0	180	
	Domestic Violence Third Flr Totals					24	1,538				26	2,700	
Administration													
John Chisholm	Office 405-F (& toilet)	34 x 17	578	1	1	578	Elected Official	12 x 15	180	1	1	180	
Kent Lovern	Office 405-H	16 x 15	240	1	1	240	Deputy	10 x 12	120	1	1	120	
David Budde	Office 405-E	20 x 11	220	1	1	220	Deputy	10 x 12	120	1	1	120	
	Office 405-C, B	20 x 11	220	2	2	440	Deputy	10 x 12	120	1	1	120	
	Office 405-D	20 x 11	220	1	2	220	Professionals	10 x 12	120	9	9	1,080	
	Office 405-A	12 x 10	120	1	1	120		0 x 0	0	0	0	0	
	Office 405-G (wkst)	18 x 15	270	1	1	270	Admin	6 x 8	48	4	4	192	
	Office 405-I	23 x 15	345	1	1	345		0 x 0	0	0	0	0	
	Office 405-I2	23 x 10	230	1	1	230		0 x 0	0	0	0	0	
	Office 405-J (Server)	23 x 10	230	1	0	230		0 x 0	0	0	0	0	
	Office 405-K	23 x 13	299	1	1	299		0 x 0	0	0	0	0	
	Office 405-L	23 x 10	230	1	1	230		0 x 0	0	0	0	0	

Table A-36: District Attorney (Continued)

SECTION A: PROGRAMMING

Safety Building:
 Second, Third, Fourth & Sixth Floors

		2016						2021									
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF	
	Office 405-M	23	x	10	230	1	1	230		0	x	0	0	0	0	0	
	Office 405-N	23	x	12	276	1	1	276		0	x	0	0	0	0	0	
	Office 405-O, P	23	x	10	230	2	2	460		0	x	0	0	0	0	0	
	Office 405-Q (Conf Rm)	23	x	12	276	1	0	276	Conference	23	x	12	276	1	0	276	
	Office 405-R	23	x	10	230	1	1	230		0	x	0	0	0	0	0	
	Office 405-S	23	x	10	230	1	2	230		0	x	0	0	0	0	0	
	Office 405-T	23	x	12	276	1	2	276		0	x	0	0	0	0	0	
	Open Office 405-U	20	x	19	380	1	1	380	Admin	6	x	8	48	8	8	384	
	Office 405-V	12	x	12	144	1	1	144		0	x	0	0	0	0	0	
	Office 405-W	20	x	10	200	1	1	200		0	x	0	0	0	0	0	
	Open Office 405-3		x		552	1	4	552	Admin	6	x	8	48	8	8	384	
	Reception 405	20	x	10	200	1	0	200	Reception	20	x	10	200	1	0	200	
	File Storage 405-4	17	x	9	153	1	0	153	File Storage	17	x	9	153	1	0	153	
	File Storage 405-Y	18	x	17	306	1	0	306	File Storage	18	x	17	306	1	0	306	
	File Storage 405-X	19	x	9	171	1	0	171	File Storage	19	x	9	171	1	0	171	
	Work Room (Vault) 405-5	34	x	15	510	1	0	510	Work Room (Vault)	34	x	15	510	1	0	510	
	Office 410	12	x	11	132	1	1	132		0	x	0	0	0	0	0	
	Office 411	11	x	9	99	1	1	99		0	x	0	0	0	0	0	
									Conference	12	x	15	180	1	0	180	
									Break	12	x	15	180	1	0	180	
		Administration Fourth Flr Totals							29				7,576			33	4,556

Table A-36: District Attorney (Continued)

SECTION A: PROGRAMMING

Safety Building:
Second, Third, Fourth & Sixth Floors

		2016						2021								
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
Witness Protection /	Office 404-A (Interrogation Rm)	12	x	13	156	1	0	156	Interrogation Rm	10	x	12	120	2	0	240
Child Support	Office 404-B	10	x	13	130	1	1	130	Head	10	x	12	120	1	1	120
	Office 404-C	10	x	13	130	1	2	130	Professional	10	x	12	120	4	4	480
	Office 404-D	14	x	13	182	1	2	182		0	x	0	0	0	0	0
	Open Office 404		x		482	1	0	482		0	x	0	0	0	0	0
	Open Office 404-E	25	x	21	525	1	5	525		0	x	0	0	0	0	0
	Loft Office 404-E1	25	x	21	525	1	4	525	Admin	6	x	8	48	10	10	480
									Evidence Room	10	x	15	150	1	0	150
									Conference	12	x	15	180	1	0	180
									Break	10	x	12	120	1	0	120
	Witness Protection / Child Support Fourth Flr Totals							14	2,130						15	1,770
Special Investigations	Office 421-A, B	13	x	9	117	2	4	234	Professional	10	x	12	120	5	5	600
	Office 421-C, D, E, F	13	x	9	117	4	4	468	Admin	6	x	8	48	5	5	240
	Office 421-G	13	x	7	91	1	0	91		0	x	0	0	0	0	0
	Office 421-H	12	x	10	120	1	0	120		0	x	0	0	0	0	0
	Office 421-I	12	x	7	84	1	1	84		0	x	0	0	0	0	0
	Data 421-K	12	x	7	84	1	0	84		0	x	0	0	0	0	0
	Conference 421-J	17	x	15	255	1	0	255	Conference	17	x	15	255	1	0	255
									Evidence Room	10	x	15	150	1	0	150
	Investigators Fourth Flr Totals							9	1,336						10	1,245

Table A-36: District Attorney (Continued)

SECTION A: PROGRAMMING

Safety Building:
Second, Third, Fourth & Sixth Floors

TITLE	SPACE	2016						2021					
		SIZE	SF	QTY	HDCNT	SF	TITLE	SIZE	SF	QTY	HDCNT	SF	
Victim Witness Waiting	Reception 422-1	10 x 11	110	1	1	110	Reception	10 x 11	110	1	1	110	
	Waiting 422-A	22 x 11	242	1	0	242	Waiting	22 x 11	242	1	0	242	
	Child 422-B	11 x 8	88	1	0	88	Child	11 x 8	88	1	0	88	
	Meeting 422-C	11 x 8	88	1	1	88	Admin	6 x 8	48	1	1	48	
	Victim Witness Waiting Fourth Flr Totals						2	528			2	488	
General Crimes Team 1	Open Office 607A (Conf & wksts)	40 x 32	1,280	1	3	1280	Admin	6 x 8	48	8	8	384	
	Office 607-C	11 x 9	99	1	1	99	Professional	10 x 12	120	3	3	360	
	Office 607-D	17 x 12	204	1	1	204		0 x 0	0	0	0	0	
	Office 607-E	12 x 8	96	1	1	96		0 x 0	0	0	0	0	
	Office 607-F	12 x 9	108	1	1	108		0 x 0	0	0	0	0	
	Office 607-G	12 x 8	96	1	1	96		0 x 0	0	0	0	0	
	Office 607-H	16 x 14	224	1	1	224		0 x 0	0	0	0	0	
							Conference	12 x 15	180	1	0	180	
General Crimes Team 2	Office 605	17 x 11	187	1	1	187	Professional	10 x 12	120	4	4	480	
	Office 605-A, B, C, D, E, F	12 x 7	84	6	4	504	Admin	6 x 8	48	3	3	144	
	Office 605-H	11 x 10	110	1	1	110		0 x 0	0	0	0	0	
	Office 605-I, J, K	10 x 8	80	3	3	240		0 x 0	0	0	0	0	
General Crimes Team 3	Office 604-A	10 x 9	90	1	1	90	Professional	10 x 12	120	4	4	480	

Table A-36: District Attorney (Continued)

SECTION A: PROGRAMMING

Safety Building:
 Second, Third, Fourth & Sixth Floors

		2016						2021									
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF			
	Office 604-B	7	x	9	63	1	1	63	Admin	6	x	8	48	11	11	528	
	Office 604-C, D, E, F, G, H, I, J	8	x	9	72	8	6	576		0	x	0	0	0	0	0	
	Office 604-K	12	x	9	108	1	1	108		0	x	0	0	0	0	0	
	Office 604-L	13	x	10	130	1	1	130		0	x	0	0	0	0	0	
	Office 604-N, P	10	x	8	80	2	2	160		0	x	0	0	0	0	0	
	Office 603	10	x	8	80	1	1	80		0	x	0	0	0	0	0	
	Conference 604-M (seats 10)	19	x	18	342	1	0	342	Conference	20	x	25	500	1	0	500	
									Break	12	x	15	180	1	0	180	
		General Crimes Sixth Flr Totals															
Clerical / Storage	Office 610	25	x	12	300	1	2	300	Professional	10	x	12	120	10	10	1,200	
	Office 612-G	17	x	14	238	1	2	238		0	x	0	0	0	0	0	
	Office 612-E, 612	14	x	8	112	2	2	224		0	x	0	0	0	0	0	
	Office 612-C, D	14	x	10	140	2	2	280		0	x	0	0	0	0	0	
Victim Witness	Open Office 612-B	48	x	17	816	1	4	816	Admin	6	x	8	48	12	12	576	
	Office 615-B	17	x	15	255	1	2	255		0	x	0	0	0	0	0	
	Open Office 615	35	x	24	840	1	5	840	Admin	6	x	8	48	10	10	480	
	Office 614 (break/mothers rm)	8	x	9	72	1	0	72	Break	12	x	15	180	1	0	180	
	File Storage 616	47	x	17	799	1	0	799	File Storage	50	x	20	1,000	1	0	1,000	
Homicide	File Storage 616-1	17	x	9	153	1	0	153		0	x	0	0	0	0	0	
	Office 618-B, C, D, E, F	13	x	9	117	5	5	585		0	x	0	0	0	0	0	
	Office 619-F, E	12	x	9	108	2	2	216		0	x	0	0	0	0	0	
	Office 619-D, C, B	12	x	10	120	3	3	360		0	x	0	0	0	0	0	
	Office 617	17	x	12	204	1	2	204		0	x	0	0	0	0	0	

Table A-36: District Attorney (Continued)										SECTION A: PROGRAMMING						
										Safety Building: Second, Third, Fourth & Sixth Floors						
		2016						2021								
TITLE	SPACE	SIZE		SF	QTY	HDCNT	SF	TITLE	SIZE		SF	QTY	HDCNT	SF		
	Waiting 618	22	x	10	220	1	0	220	Waiting	10	x	15	150	1	0	150
	Open Office 618-A	43	x	7	301	1	3	301	Admin	6	x	8	48	3	3	144
	Reception & Office 618-1	25	x	10	250	1	1	250	Admin	6	x	8	48	1	1	48
Resource Prosecutor	Office 611	19	x	11	209	1	1	209	Admin	6	x	8	48	1	1	48
									Conference	12	x	15	180	2	0	360
	Homicide / VW / Clerical Sixth Flr Totals						36	6,322						37	4,186	
Storage	Evidence Storage (Former Jail Cells)						0	6,774						0	6,774	
					Subtotal		174	34,105	Subtotal					185	28,852	
	Phase 1 Totals (p.101 of Final Report)						174	39,816					185			
							(71 Attorneys, 103 Support)							(75 Attorneys, 110 Support)		
					DA 2016 Actual Area		174	39,816	DA 2021 - Courthouse					185	38,950	
									DA 2021 - New Building					185	34,622	
					Criminal Justice Facility		59	(not included)								

Adjacencies Courts, CJF, Clerk of Courts (Criminal Division)
 Investigators to DA (for Security only), Domestic Violence to Witness Protection
 Public access for DA Admin office & Domestic Violence unit
 Adjacency to files and transporting them to Court is an issue
 NO Adjacency to Justice Point

Notes: More Interrogation rooms, conference, break.
 Town Hall space - Refer to Shared Conferencing
 Training room for 10-12. Refer to Shared Conferencing

SECTION A: PROGRAMMING

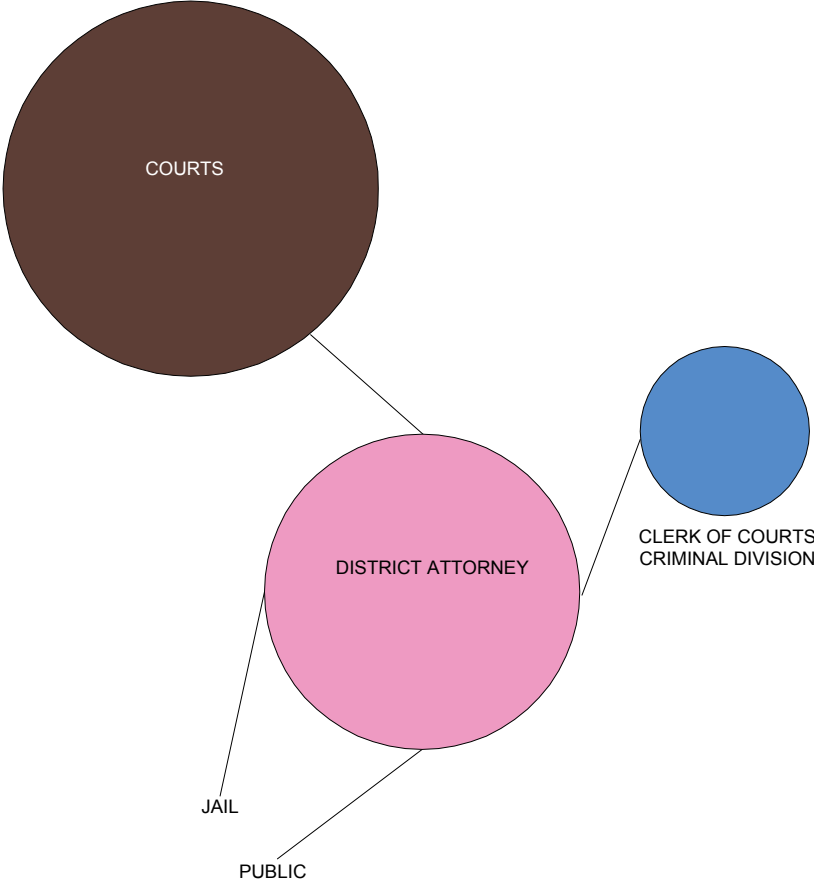


Diagram A.36 - Adjacency Diagram for District Attorney

Table A-37: Forensics

SECTION A: PROGRAMMING
 Safety Building:
 Fifth Floor

Dr. Deborah Collins & John Collins		2016						2021								
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
	Open office & Reception 504	14	x	12	168	1	4	168	Admin	6	x	8	48	4	4	672
John Collins	Office 504-A	10	x	9	90	1	1	90	Director	10	x	12	120	1	1	90
Dr. Deborah Collins	Office 504-B	13	x	10	130	1	1	130	Head	10	x	12	120	1	1	120
(shared)	Office 504-C	10	x	11	110	1	2	110	Manager	10	x	12	120	1	1	120
(shared)	Office 504-E	18	x	7	126	1	2	126	Professional	10	x	12	120	2	2	240
	Storage 504-F (Break)	12	x	7	84	1	0	84	Supervisor	6	x	8	48	1	1	48
	Interns						2		Flex space (interns, testing)	10	x	12	120	1	2	120
									Remote Doctors (will use offices)						2	
									Break	10	x	12	120	1	0	120
					Subtotal		12	708	Subtotal						14	1,530
					Forensics 2016		12	1,740	Forensics 2021 - Courthouse						14	2,066
									Forensics 2021 - New Building						14	1,836
					Adjacencies	Common hallway (for waiting area), Criminal courts, DA, Defendants, Courts, Justice Point, WCS										
					Notes	NO adjacency to Juries										
						Private company - manages 72 counties										

SECTION A: PROGRAMMING

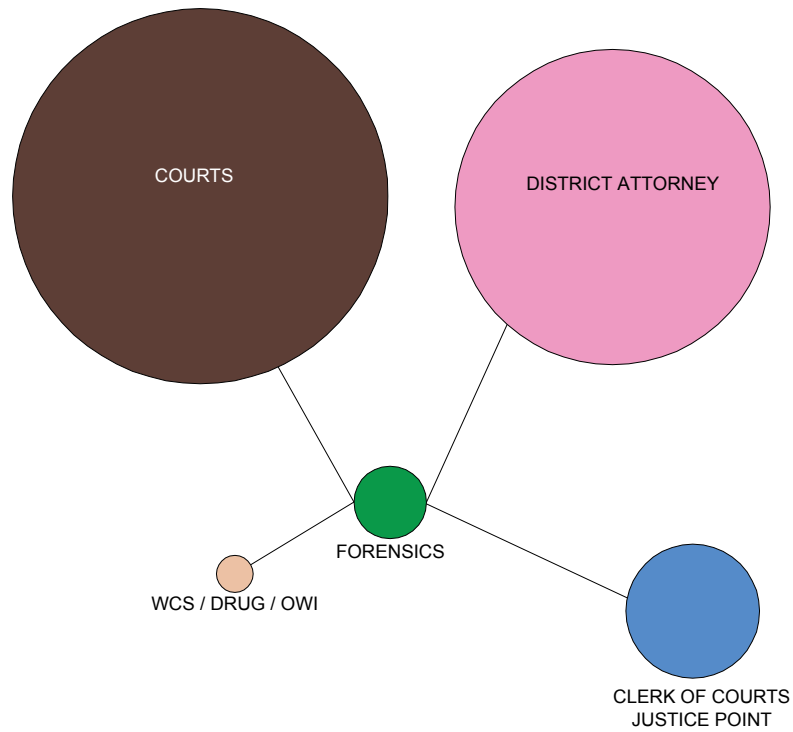


Diagram A.37 - Adjacency Diagram for Forensics

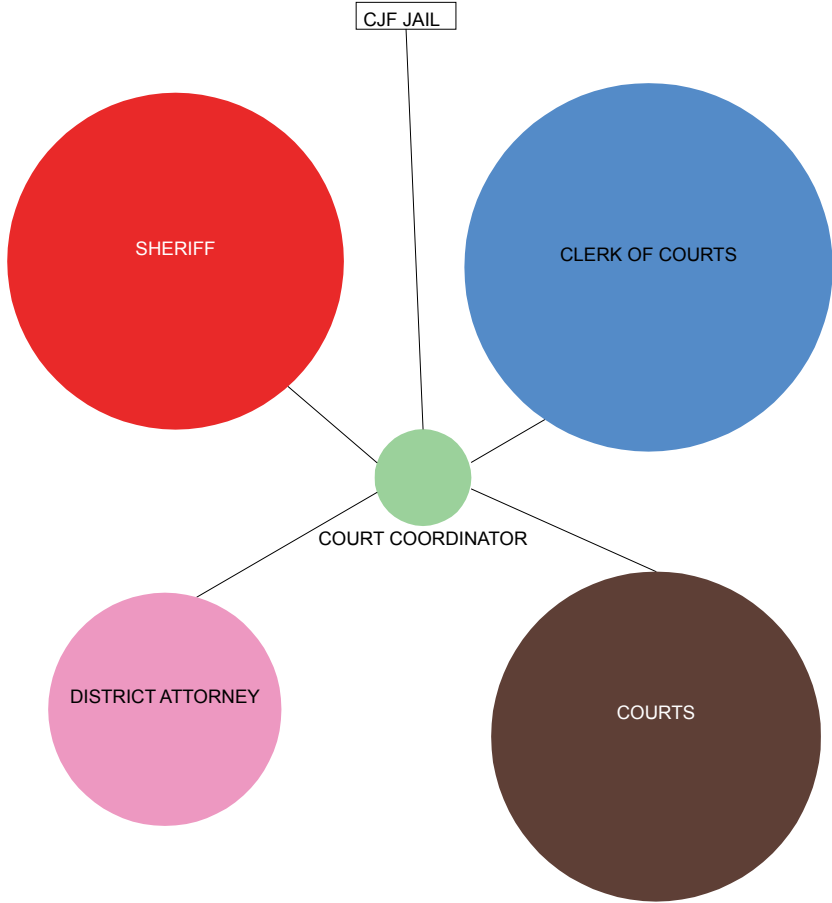


Diagram A.38 - Adjacency Diagram for Court Coordinator

Table A-39: Justice Point

SECTION A: PROGRAMMING

Safety Building: Second, Fourth, Fifth

Stephanie Garbo		2016							2021							
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
Justice Point	Office 201	17	x	12	204	1	0	204	Head	10	x	12	120	1	1	120
	Office 201-B	14	x	10	140	1	2	140	Managers	10	x	12	120	13	13	1,560
	Office 205-C	16	x	8	128	1	0	128			x		0		0	
	Open Office 204 (wksts)		x		332	1	4	332			x		0		0	
	Open Office 204-B		x		246	1	3	246			x		0		0	
	Open Office 204-C		x		388	1	6	388			x		0		0	
	Classroom 205	36	x	34	1,224	1	0	1,224			x		0		0	
	Storage 204-A1	12	x	10	120	1	0	120	Storage	10	x	12	120	1	0	120
	Breakroom 201-B	10	x	8	80	1	0	80	Break	12	x	15	180	2	0	360
	Open Office 412	22	x	16	352	1	5	352	Case Managers	6	x	8	48	38	38	1,824
	Open office 412-A	34	x	17	578	1	8	578			x		0		0	
	Open Office 415	44	x	17	748	1	7	748			x		0		0	
	Open Office 417-D	21	x	16	336	1	4	336			x		0		0	
	Office 417-C	10	x	10	100	1	1	100			x		0		0	
	Office 417-B	17	x	10	170	1	2	170			x		0		0	
	Office 417-3	12	x	9	108	1	1	108			x		0		0	
	Reception/Wait 417-JP	24	x	22	528	1	2	528	Reception / Wait	20	x	25	500	1	2	500
	Office 417-A	44	x	10	440	1	1	440			x		0		0	
	Storage 417-1	21	x	11	231	1	0	231	Storage	10	x	20	200	1	0	200
	Waiting 417-2	9	x	9	81	1	0	81	Waiting	10	x	10	100	1	0	100
	Work 417-4, 5, 6	9	x	7	63	3	0	189			x		0		0	

Table A-39: Justice Point (Continued)

SECTION A: PROGRAMMING

Safety Building: [Second](#), [Fourth](#), [Fifth](#)

Stephanie Garbo		2016							2021							
TITLE	SPACE	SIZE			SF	QTY	HDCNT	SF	TITLE	SIZE			SF	QTY	HDCNT	SF
	Break Room 507-1	27	x	17	459	1	0	459					0	0		
									Conference	12	x	15	180	2	0	360
									Drug Test Restroom	6	x	8	48	1	0	48
					Subtotal			46	7,182	Subtotal					54	5,192
					Justice Point 2016 - Actual Area			46	9,357	Justice Point 2021 - Courthouse				54	7,009	
										Justice Point 2021 - New Building				54	6,230	
					Adjacencies	Criminal Courts, CJF, Sheriff, DA, Public Defender, Judicial Operations Manager, Chief Judge, Public										
						Secondary: Clerk of Courts - Criminal Division, DOC, Law Enforcement										
						NO adjacency to Victim Witness										
					Notes	Town Hall for 20 - refer to Shared Conferencing.										

SECTION A: PROGRAMMING

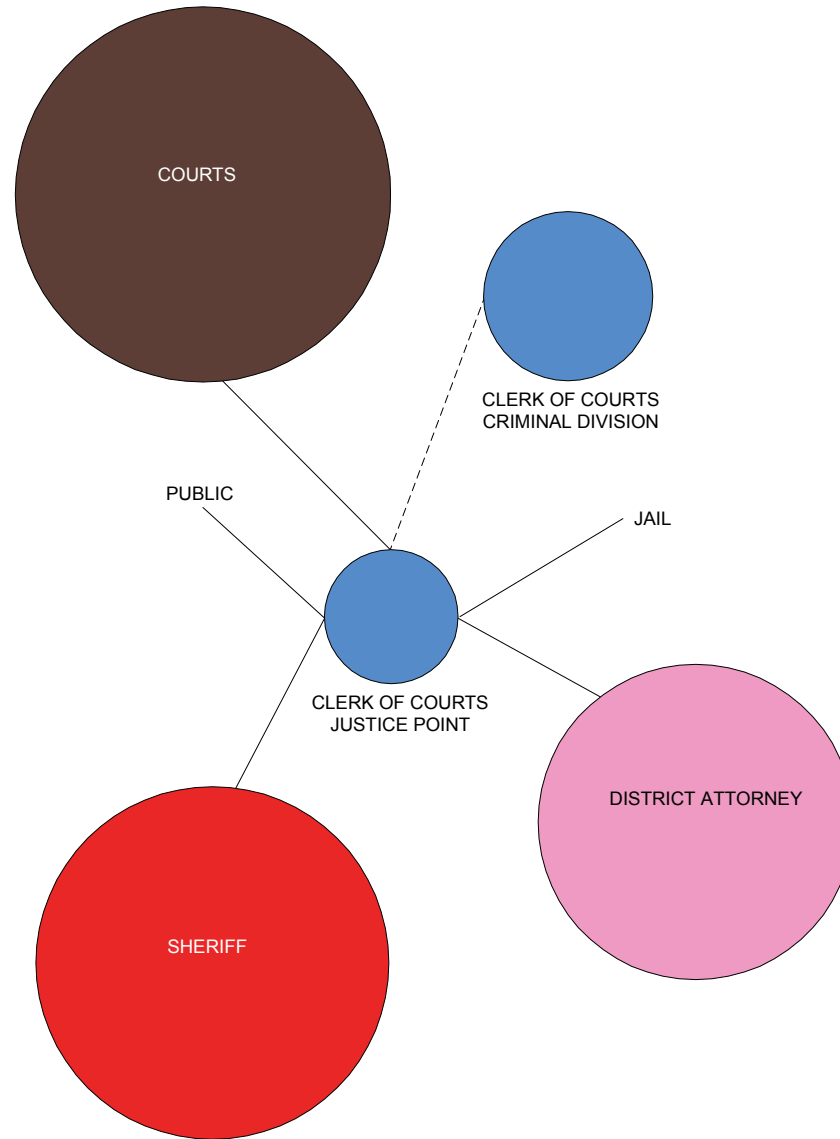


Diagram A.39 - Adjacency Diagram for Justice Point

Table A-40: Shared Conferencing							SECTION A: PROGRAMMING
REQUESTER	SPACE	SIZE		SF	QTY	SF	NOTES
Election Commission	Media Room			500	1	500	must have hard wire connection
HR, Child Support, DA, Justice Point	Training - 10-25 pax			625	1	625	
HR, Child Support, DA	Auditorium or Town Hall - 50 pax	45	x	25	1,125	1,125	
County Board	Committee Rm		x		860	860	Currently shared with others
County Board	Committee Rm		x		1,323	1,323	Currently shared with others (Ethics)
County Board	Committee Rm		x		650	650	Currently shared with others
	Subtotal					5,083	
	Shared Conferencing - Courthouse					6,862	
	Shared Conferencing - New Building					6,100	

SECTION B: BLOCKING & STACKING

SECTION B: BLOCKING & STACKING

PHASE I RECOMMENDATIONS

Based on the analysis, Phase I recommended renovating the Historic Courthouse to include Family and Civil courtrooms with Criminal courtrooms located in a new Criminal Courthouse. A table was developed to show the future location of the court functions in the Historic Courthouse (Table 2.1).

ESTABLISHING A BASELINE

Core elements like stairs, public corridors, public restrooms and vertical circulation were all determined to remain in their current location and were designated as non-assignable square footage. Similarly, certain programmatic elements like the cafeteria and the shoe shine which were outside the scope of the Phase II investigation were left in place and were designated as non-assignable square footage. The Phase I (Table 2.1) and the MEP recommendations were then incorporated into the Historic Courthouse floor plans and resulted in +/- 390,000 SF of unassigned spaces that could be used for the non-court Departments.

MEP**Existing Systems**

The existing mechanical systems for the Historic Courthouse consist of a steam heating system connected to WE Energies district system serving heating coils and radiation throughout the building, a chilled water system serving cooling coils, and an air distribution system consisting of four (4) primary air handlers with mixing box terminal units to control individual spaces. The existing mechanical system also consists of multiple smaller heating, cooling and ventilating units as well as numerous exhaust fans serving areas such as toilet rooms, equipment rooms and general areas. A building automation system (BAS) consisting primarily of pneumatic type controls serves the facility.

Ductwork distribution for the building utilizes the existing light courts and roof areas to communicate between the floor levels. It is the desire of the County to minimize or eliminate the use of the light courts and external ductwork for future renovations. Conditions of existing equipment and systems range from fair to good as documented in previous reports and studies.

Mechanical Space Programming Options

Below is a brief description of the three space programming options for mechanical system upgrades associated with the Phase 2 Programming Study.

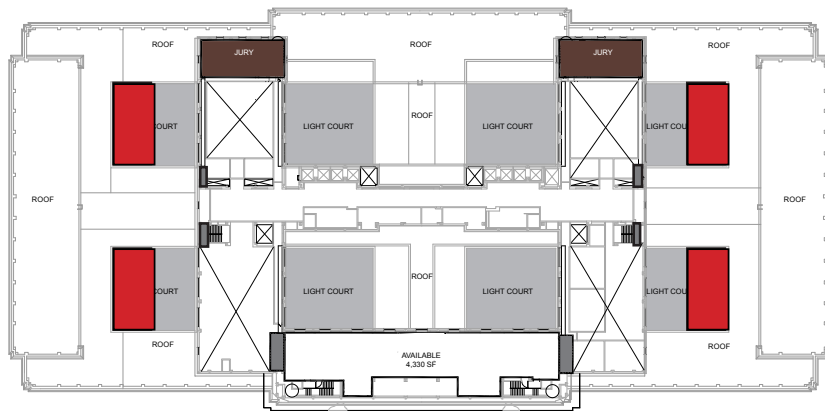
All options assume local remodeling limited to code-defined Alteration Level 2 work (Architectural work is local in nature and limited to the renovation of the portions of the floors with limited changes in occupancy and overall scope is less than 50% of the building). Scope of HVAC work is limited to the area affected by the Architectural Alteration Level 2.

New systems would consist of modular air handling units with VAV system consisting of supply and return fans, heating and cooling coils, filtration system. New systems will have ducted supply air distribution inside the building, a combination of ducted and ceiling plenum return air distribution and electronically controlled VAV boxes with hot water reheat coils. Existing perimeter steam radiation system with vacuum return to remain (replace control valves and steam traps).

It is recommended to demolish the existing air distribution to the area affected, and provide a new system consisting of new air handling units (limited in size to 15,000 CFM) installed in 1) in-filled light courts on the same floor, 2) mezzanine levels of the

SECTION B: BLOCKING & STACKING

affected floor or adjacent floor or 3) on various floor levels. Below are descriptions of these options based on recent project meetings. In all options the Ground Floor Level would be served from new air handling units placed in the basement level below and ducted to the Ground Floor ceilings.



Option 1 - Light Court Infill for Mechanical Spaces

This option would utilize the areas of the existing interior light courts to construct new mechanical spaces to house new air handlers. Beginning at the First-Floor Mezzanine level at least one partial light court from each quadrant of the building would be utilized to accommodate new equipment. Ductwork distribution would be routed from each new mechanical room to serve that quadrant of the affected floor level. The proposed mechanical spaces would still leave part of the light wells open to allow daylighting to limited internal portions of the building.

Option 2 - Utilize Mezzanine Levels for Mechanical Spaces

Option 2 would utilize the mezzanine levels for placement of air handling equipment and routing of ductwork and piping to serve the floor below. This option would effectively make the mezzanine levels mechanical interstitial space and would prohibit the mezzanine levels from being used as occupied space. Since the 2nd and 3rd floors do not have mezzanine levels these floors would need to be served by air handlers placed on each of these floor levels.

Option 3 - Utilize Various Floor Levels for Mechanical Spaces

The final option explored would create mechanical spaces on various floor levels to serve either individual or multiple floors. Mechanical spaces on the Basement Level would house air handlers that would serve the Ground, First and First Floor Mezzanine Levels. The Second Floor would be served by mechanical spaces located on that level. The Third-Floor Level would house mechanical spaces that would serve the 3rd, 4th and 5th floor levels, including the Mezzanine Levels on the 4th and 5th floors. The Sixth and Seventh Floor Levels would be served from Mechanical Spaces located either on the roof of the 6th and 7th floors and from newly created mechanical spaces on the 8th floor level.

SECTION B: BLOCKING & STACKING

Existing systems for the area not affected by the Level 2 alteration to remain “as is” while repairs or replacement of the existing equipment is part of the capital maintenance project and not included as part of this scope.

Estimated HVAC cost – Square Foot per Option (for the affected area):

HVAC Cost Breakdown	Option 1	Option 2	Option 3
Selective Demolition	\$5.00	\$5.00	\$5.00
Air Handling Units	\$10.00	\$12.00	\$14.00
Ductwork	\$12.00	\$15.00	\$17.00
Piping	\$10.00	\$12.00	\$14.00
Controls	\$5.00	\$5.00	\$5.00
Additional Electrical	\$2.00	\$2.00	\$3.00
Balancing	\$3.00	\$3.00	\$3.00
Total Cost per S.F.	\$47.00	\$54.00	\$61.00

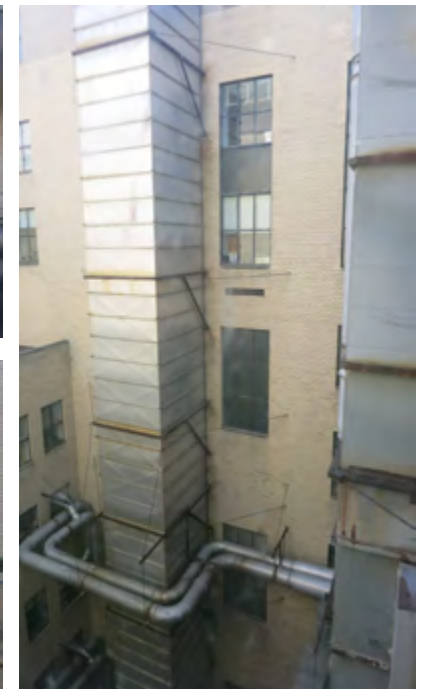
Recommendations and Phasing

The Mechanical system has a primary influence on the future courthouse renovations. As the system effects every portion of the building, various impacts need to be considered when reviewing the options noted above. This study reviewed the above options and found Option 1 to be the preferred approach. Option 1 minimizes disruption of existing floor and mezzanine spaces while eliminating the use of external ductwork distribution in the interior light courts.

The current ductwork distribution is split at the fourth-floor level. The ground through fourth floors are served from two built up air handlers located on the ground floor level in the interior light courts. The fifth through seventh floor levels are served from two built up air handlers located on the eighth-floor level. It is recom-

mended that future renovations should start from the fourth-floor level and progress down to the ground floor or start at the fifth-floor level and progress to the seventh floor. This sequencing will minimize the interruption of the existing air distribution system by starting at the end of each system and working back to the existing air handlers. As areas are renovated and new mechanical systems brought online the existing ductwork would be removed and capped at the next floor or building area.

Further review of the mechanical renovation options and sequencing will be conducted during phase 3 portion of the Milwaukee County Courthouse Project.



SECTION B: BLOCKING & STACKING

PLUMBING

Existing Systems

The existing plumbing systems for the Historic Courthouse consist of a 6" domestic cold water supply from municipal water source, water treatment systems, booster and recirculation pumps, steam to hot water heat exchangers with storage tanks, sanitary and storm drainage systems. A natural gas system supplied from WE Energies utility service serves the kitchen located on the ground floor. Typical toilet room plumbing fixtures are of the vitreous china type. The fixtures range in age from original (1930's) to updated ADA, water efficient fixtures. Toilet fixtures consists of a mixture of flush valve and tank type water closets with the tank type observed in non-public areas of building (i.e. judge's chambers, court support areas).

The existing fire protection system in the courthouse consists of a fire pump (replaced with new in 2015) and existing standpipes throughout the building.

Conditions of existing equipment, fixtures and piping systems range from fair to very good as documented in previous reports and studies.

Plumbing Space Programming Option

Below is a brief description of the space programming option for plumbing system upgrades associated with the Phase 2 Programming Study.

Local remodeling is limited to the Alteration Level 2. Architectural work is local in nature and limited to the renovation of portions of the floors with limited changes in occupancy and overall scope is less than 50% of the building. Scope of plumbing work is limited to the area affected by the architectural Alteration Level 2. New plumbing piping

and fixtures would be included to bring areas of renovation into code compliance and meet industry standards. It is recommended that public restrooms should remain at or near current locations at each end of the main corridors on each floor level. This approach will allow for the use of existing vertical plumbing shafts and risers while minimizing disruption of the floor level below the work area.

Scope of fire protection work would be to extend overhead sprinkler piping from existing risers to bring the affected area into current code compliance.

Existing systems for the area not affected by the Level 2 alteration to remain "as is" while repairs or replacement of the existing equipment (i.e. water heaters, pumps, etc.) is part of the capital maintenance project and not part of this scope.

Phasing

Sequencing for the plumbing work would follow proposed renovation phases. Interruptions of services to accommodate new work will be required. The floor level below the renovation area could experience disruption to accommodate any new drainage system work.

Further review of the plumbing system renovation and sequencing will be conducted during phase 3 portion of the Milwaukee County Courthouse Project.

SECTION B: BLOCKING & STACKING

ELECTRICAL

Power Distribution System

In 2014, the existing main electrical switchgear was removed and new high voltage (13.2kV) fusible switchgear was installed. The Courthouse building electrical is fed with two 13.2kV high voltage feeders provided by We Energies. There is a tie switch between the two main high voltage switches. If there is loss of power from one of the WE Energies lines, the tie switch closes and the electrical service is available for the entire building. There are a number of additional high voltage switches that feed unit substations throughout the building. The Safety building is being fed from this substation with two high voltage switches in the line-up. Substations identified in the Courthouse are USS-1 through USS-6, USS-6A, and USS-12, the fire pump and parallel 13.2kV feeders to the Safety Building.

USS-1 has a 600A Main Switch, 1000kVA, 13.2kV – 208Y/120V transformer. This substation serves various lighting and power panels in the building, USS-3 and USS-4 tie, north and south bus duct risers, and normal power source for ATS serving switchboard EDP. These substations were installed in 2014.

USS-2 has a 600A Main Switch, 500kVA, 13.2kV – 240V Grounded Bø transformer. The 240V Grounded Bø distribution serves elevators, annex parking, power panels and other HVAC equipment. This substation was installed in 2014.

USS-3 has a 600A Main Switch, 500kVA, 13.2kV – 208Y/120V transformer. The 120/208V distribution serves various lighting and power distribution panels, and USS-1 & USS-4 tie breaker. This unit is original 1960's with a new core installed in 2014.

USS-4 has a 500kVA, 13,2kV – 208/120V Transformer. The 208Y/120V distribution serves various lighting and power distribution panels, and USS-1 & USS-3 tie breaker. This unit is original 1960's with a new core installed in 2014.

USS-5 has a 600A Main Switch, 750/1000kVA, 13.2kV – 208Y/120V transformer. The 208/120V distribution serves North and South bus duct risers. This unit is original 1960's.

USS-6 has a 600A Main Switch, 750/1000kVA, 13.2kV – 480V transformer. The 480V distribution serves Chillers #3 and #4, HVAC equipment (SA-2, MU6-3), and Motor Control Center MCC-South.

USS-6A has a 1000/1333Kva, 13.2Kv – 480V transformer. The 480V distribution serves Chiller #1 and #2, HVAC equipment (SA-1, MU6-3), and Motor Control Center MCC-North. This unit is original 1960's.

USS-12 has a 600A Main Switch, 750/1000Kva, 13.2Kv – 480/277V transformer. The 480/277V distribution serves Panel DP, HVAC equipment (AC-3/EF-6, and AC-4/EF-7), and ATS-6. This unit was installed in 2014.

If there is loss of power from both WE-Energies service lines, there is an emergency generator that will energize and provide power for exit and egress lighting, elevators, water pumps, fire pump and fire alarm system and master clock system. The generator was installed in 2014 and is rated 600kW, 480/277V.

There are two motor control centers, 1960 vintage, that need to be replaced. Motor Control Centers can be removed and individual motor starter and VFD's can be provided for motors.

208/120V, 240V Grounded B Phase, and 480/277V branch circuit panels are located throughout the building on various floors to serve lighting, receptacles, and power branch circuits. Many of the branch circuit panels are older Kinney panels that were installed in the 1950's and 1960's. When areas of the building were remodeled, the older existing panels were replaced with new panels. Many of the newer panels are manufactured by Square D. Any panels rated at 240V should be removed and panels with 208/120V should be provided.

SECTION B: BLOCKING & STACKING

As part of the remodeling of the Courthouse, electrical rooms with both normal and emergency power distribution panels should be incorporated so that a floor has four electrical distribution rooms for normal and emergency power on the floor. Two electrical rooms should be located on the East side of the main corridor and two electrical rooms located on the West side of the main corridor with panels providing normal and emergency power loads in a quadrant of the floor.

Any existing electrical distribution equipment that is 1960's vintage should be removed and new distribution provided as required for new work.

Lighting and Power

Lighting in the different Courtrooms varies, depending on when the courtrooms were last remodeled.

The Courtrooms that were remodeled most recently have decorative brass and glass globe pendants in the main courtroom with recessed 2'x4' parabolic fluorescent fixtures in the judge's chamber and other supporting spaces. The decorative pendants have metal halide lamps for the uplight component and PL fluorescent lamps for the downlight component. The predominant lighting comes from the uplight component of the pendant fixtures and the light level in the courtroom appears dim due to the wood beams on the ceiling and wood wall finishes. Electrical maintenance staff noted that the wattage of the metal halide lamps exceeds the 20-amp circuit rating but the circuit breakers do not trip.

Other courtrooms have recessed 2'x4' or 4'x4' fluorescent fixtures with acrylic lenses located in the raised center section of the ceilings. No lighting fixtures were installed on the soffit areas around the perimeter of the courtroom. This, combined with the wood wall finishes, attributed to reduced lighting levels.

Any remodeling of the building should include installation of new lighting fixtures with LED lamps and lighting levels that will meet

or exceed the current IES standards for lighting in Judicial buildings. Lighting controls should include dimming, occupancy/vacancy sensors, daylight sensors and be connected to a network lighting control system.

Duplex receptacles are minimal in the Courtrooms and throughout the building. As the building is remodeled, new and additional duplex receptacles should be added.

Systems

The existing fire alarm system is Honeywell. It is part of a combined campus fire alarm system that also serves the Safety Building and the Criminal Justice Facility. The fire alarm system is addressable and is capable of providing voice announcements. System also includes duress buttons in the courtrooms for separate alarm notifications.

The Fire Alarm system should be replaced with a new fire alarm system that is capable of two-way fire fighter's communications and include mass notification communication capabilities.

Additional NAC (Notification Appliance Circuit) panels may be added to each floor and located in an electrical room or telecom room.

The building should also have a Fire Command Center with control of elevators and air handling units and any additional smoke control systems as required for a high-rise building.

Data and telecommunication systems need to be upgraded throughout the building. Additional Tele-com rooms should be added on each floor to better serve the needs of the departments on those floors. Data/telecom rooms should be provided in quadrants of each floor. Two data rooms should be located on the East side of the main corridor and two data rooms located on the West side of the main corridor. Wiring to a telecom/data device cannot be extended more than 290 feet from a telecom/data headend equipment to a device.

SECTION B: BLOCKING & STACKING

KEY FINDINGS**Existing Adjacencies**

Existing departmental locations were compared with desired departmental adjacencies. This included studying any required, non-departmental adjacencies such as access to the Public, Courts and/or any other County owned facilities. In many cases, it was determined that existing departmental adjacencies worked well. As result, these departments were maintained in the same location throughout the various scenarios.

Historical Spaces

Certain spaces within the Courthouse retain original historic features and finishes and still serve the intended function for that space. Additionally, programmatic adjacencies of these spaces align with the findings from the programming interviews. As a result, it was determined that these spaces (such as Register of Deeds) could remain in their current location.

Renovation Cost Vs Location

A cost analysis of the various programmatic scenarios was conducted to determine whether departmental location within the Historic Courthouse would impact overall renovation costs. Each scenario worked with the same MEP constraints, court functions as described in Phase I, and treatment of historical, non-court spaces. It was determined that programmatic placement produced little variation in the overall estimated renovation cost. As a result, ideal program adjacencies should be respected when possible and drive future space planning efforts.

BLOCKING & STACKING SCENARIOS

Four blocking and stacking scenarios were developed. Each scenario looked at different ways to improve departmental adjacencies and test which adjacencies and functions were most important. Each of the scenarios assumed that a new 376,500 SF Criminal Courthouse (inclusive of parking) will replace the Safety Building as recommended in Phase I and that it will meet the projected 2041 court related space needs. Minor variations among the four scenarios represent responses and feedback from departmental surveys and interviews that were conducted in Phase II. Colored floor plans (Figure B.01-B.56) and axonometric drawings (Axonometric B.1-B.4) were developed for each of the four scenarios.



SECTION B: BLOCKING & STACKING

Scenario 1

Scenario 1 represents the recommendations from Phase I for Court and Non-Court functions (Figure 2.2). Civil and Family courts are placed in the Historic Courthouse and a new Criminal courthouse is constructed on the site of the existing Safety Building. Additionally, non-court departments are housed within the Historic Courthouse while the Sheriff and IMSD are in a new building or leased space.

Scenario 2

Scenario 2 locates all County Administration groups, Public services, Family/Civil courts and all related support in the Historic Courthouse. Sheriff and DA would be housed in a new building or leased space. Criminal Courts and various Criminal Court support functions would be housed within the new Criminal Courthouse proposed in Phase I (Figure 2.3).

Scenario 3

Scenario 3 locates most current Safety building occupants (Sheriff, DA and COC Criminal) and services relating to the Public and Family/Civil courts in the Historic Courthouse. Various County Administration groups would co-exist in a new building or leased space and the new Criminal Courthouse proposed in Phase I would replace the current Safety Building (Figure 2.4)

Scenario 4

Scenario 4 proposes that most all existing Historic Courthouse non-court tenants remain, with the addition of the District Attorney. County Administration located at 633 W Wisconsin and the Sheriff are placed in either a new building or leased space and the new Criminal Courthouse proposed in Phase I would replace the current Safety Building (Figure 2.5).

Historic Courthouse, Renovation:
(Most all) Existing tenants
(Most all) 633 W Wisconsin tenants
DA



New building(s), leasable space:
IMSD
Sheriff



New Criminal Courthouse:
Criminal Courts & all groups noted
per Phase I



Historic Courthouse, Renovation:
Services for the Public, Family/Civil Courts, Court
Support, & County Administration



New building(s), leasable space:
DA
Sheriff



New Criminal Courthouse:
Criminal courts & all groups noted per
Phase I



Historic Courthouse, Renovation:
Select Safety building occupants, Services
for the Public, Family/Civil Courts & Court
support



New building(s), leasable space:
County Administration



New Criminal Courthouse:
Criminal Courts & all groups noted per
Phase I



Historic Courthouse, Renovation:
Services for the Public, Family/Civil Courts
& Court support



New building(s), leasable space:
County administration and Sheriff



New Criminal Courthouse:
Criminal Courts & all groups noted per
Phase I



Historic Courthouse, Renovation:
Services for the Public, Family/Civil Courts,
Court Support and County Administration



368,405 ¹

AE & ES	7,140
Budget	2,150
Cafeteria	10,500
CBDP	1,310
CBO	1,540
Child Support	21,340
Clerk of Courts ³	31,660
Comptroller	9,500
Corporation Counsel	4,100
County Board	8,600
County Clerk	3,200
County Executive	7,100
Court Admin ⁴	11,570
DAS – Director’s Office	350
DHR	13,210
District Attorney	37,430
Economic Development	1,750
Election Commission	3,240
Ethics	290
Facilities (office only)	1,720
Family/Civil Courts	160,000
IMSD	940
OEM (office only)	3,200
Persons w/ Disabilities	800
Planning & Development	1,855
Procurement	2,450
Register of Deeds	9,500
Risk Management	1,170
Shared Conference	9,090
Treasurer	1,700
Available ⁶	22,320

SCENARIO 1

New building(s) / leasable space
IMSD & Sheriff



53,600 ²

IMSD	10,270
Sheriff	43,330

New Criminal Courthouse:
Criminal Courts & all groups noted
per Phase I



360,500 ⁵

Clerk of Courts – Admin	5,355
Clerk of Courts – JIS	1,600
Clerk of Courts – Criminal Div	18,800
Court Support	10,665
Criminal Courts	141,293
DA – Victim Witness	8,400
DA – Trial Prep Workspace	5,000
District Court Admin	5,950
Facility Support	22,135
Justice Point	19,880
Public Defender Workspace	2,500
Sallyport, Holding & Security	9,200
WCS	4,950
Subtotal	255,728
M/E Factor (11%)	28,130
Subtotal	283,858
Bdg Gross Factor (27%)	76,642
TOTAL	360,500
Parking	16,000
Building size w/ Parking	376,500

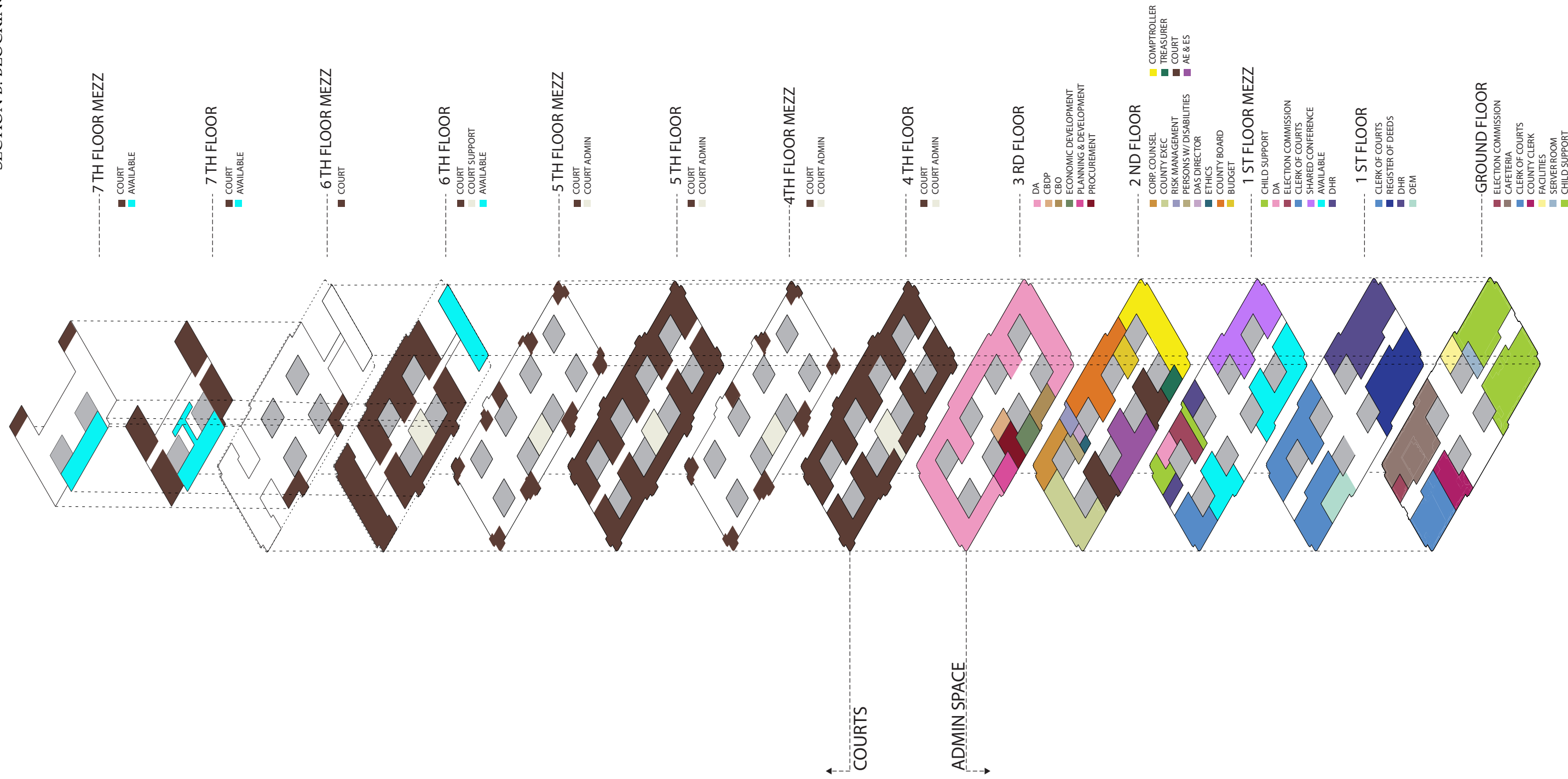
Footnotes:

- ¹ Approximate usable space reflected in floor plans. Does not include new mechanical and electrical rooms, basement level, or available space.
- ² Department program only, reflective of new building circulation factor.
- ³ Clerk of Courts is inclusive of the following departments: Civil / Family Division, Milwaukee Justice Center, Law Library, Civil Records, Foreclosure Mediation, Register in Probate, Family Court Commissioner, Restraining Order Clinic.

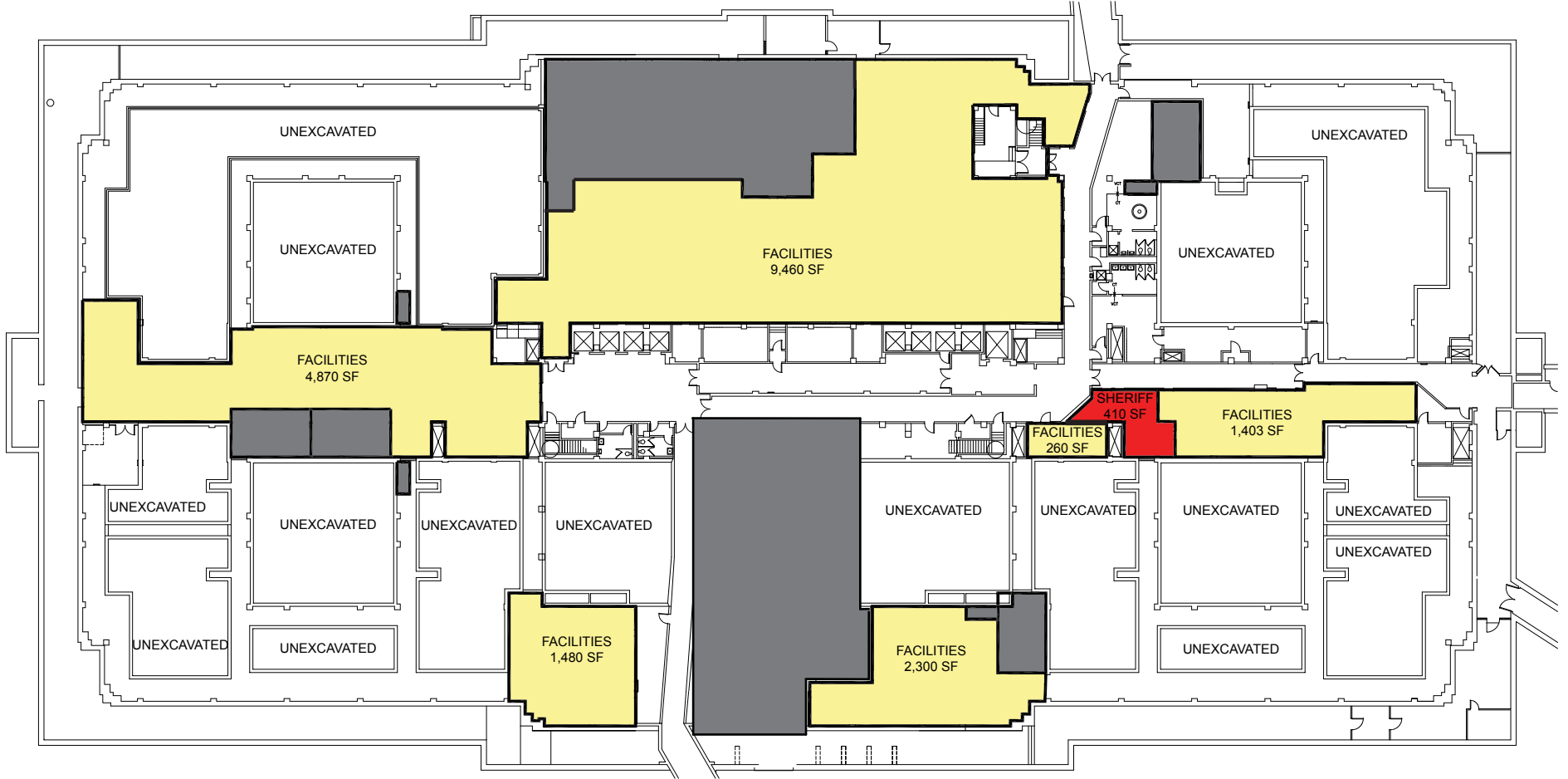
- ⁴ Court Admin is inclusive of the following departments, currently located in the Historic Courthouse: Court Reporting Services, Domestic Violence Interview / Waiting, Law Clerks and Court Reporters.
- ⁵ Space types and square footage amount per Phase 1 recommendation, page 181 of report, Scenario #2, targeting 2040.
- ⁶ More than half of “available” space is located on the mezzanines.

Figure 2.2 - Scenario 1 Summary

SECTION B: BLOCKING & STACKING



SECTION B: BLOCKING & STACKING



BASEMENT

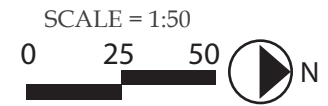
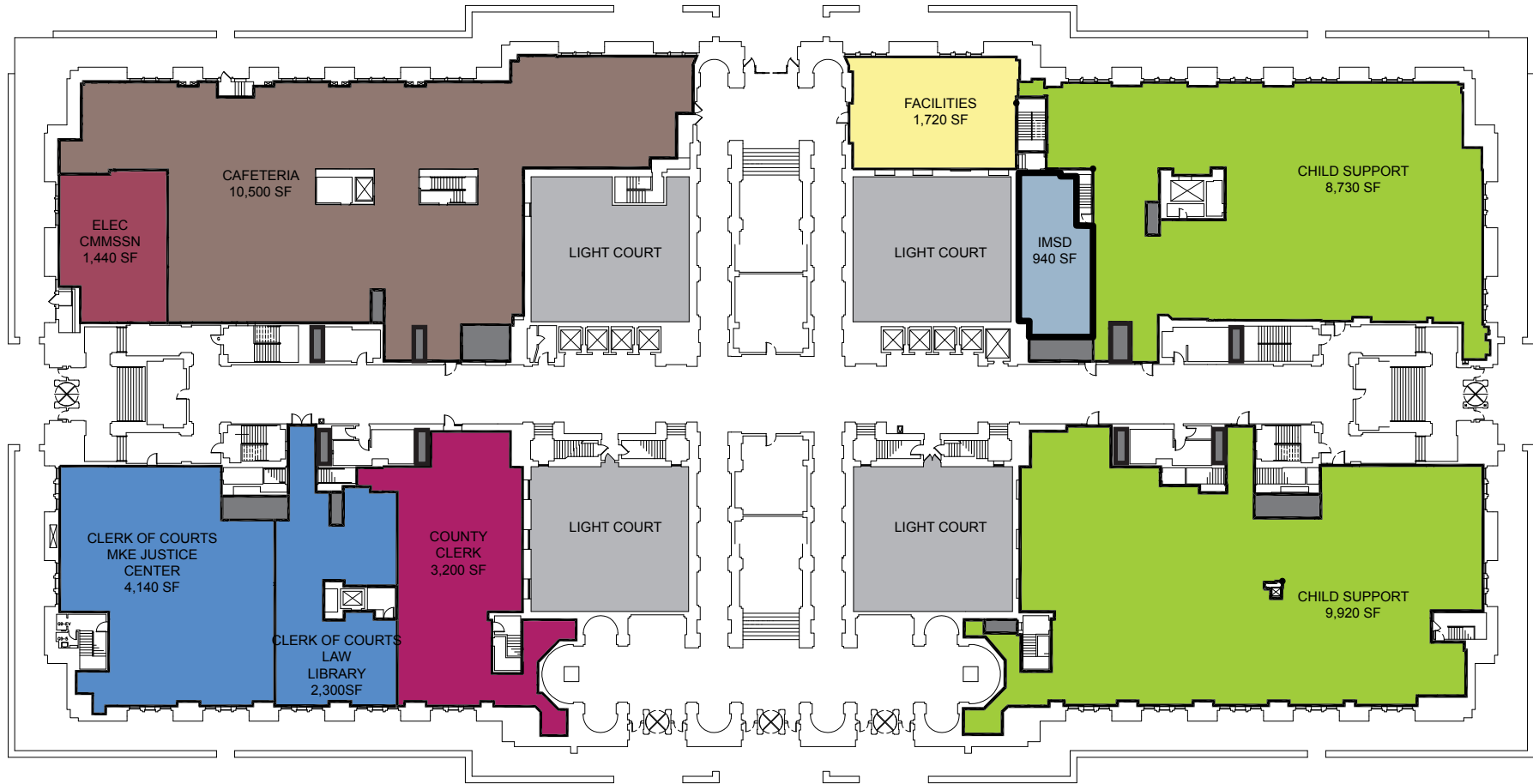


Figure B.01 - Basement Floor Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



GROUND FLOOR

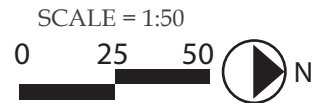


Figure B.02 - Ground Floor Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



FIRST FLOOR

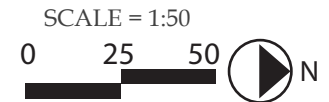
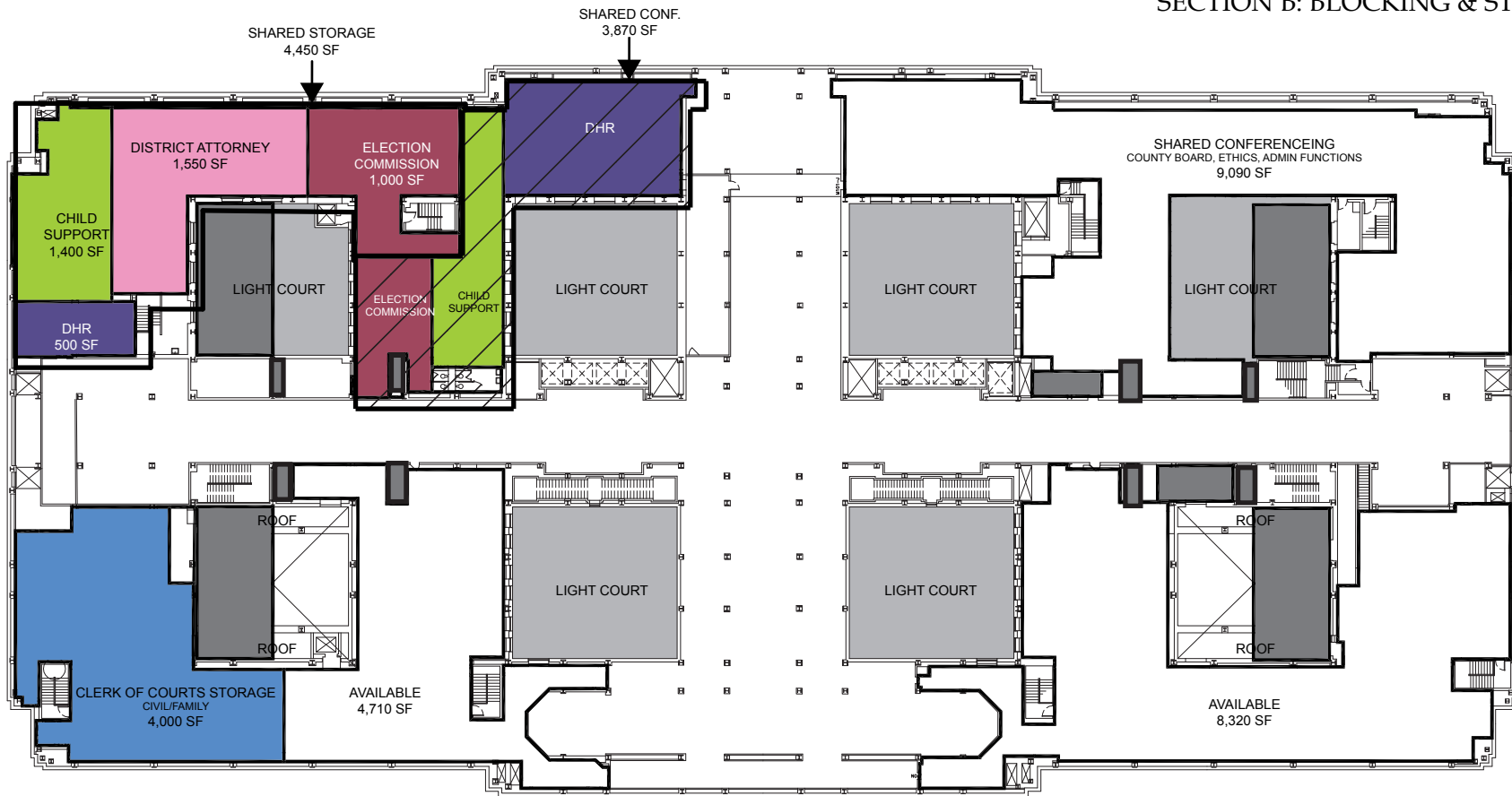


Figure B.03 - First Floor Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



FIRST FLOOR MEZZANINE

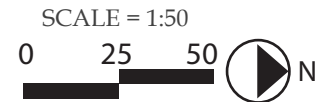


Figure B.04 - First Floor Mezzanine Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



SECOND FLOOR

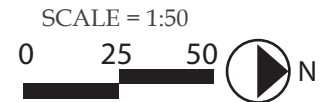
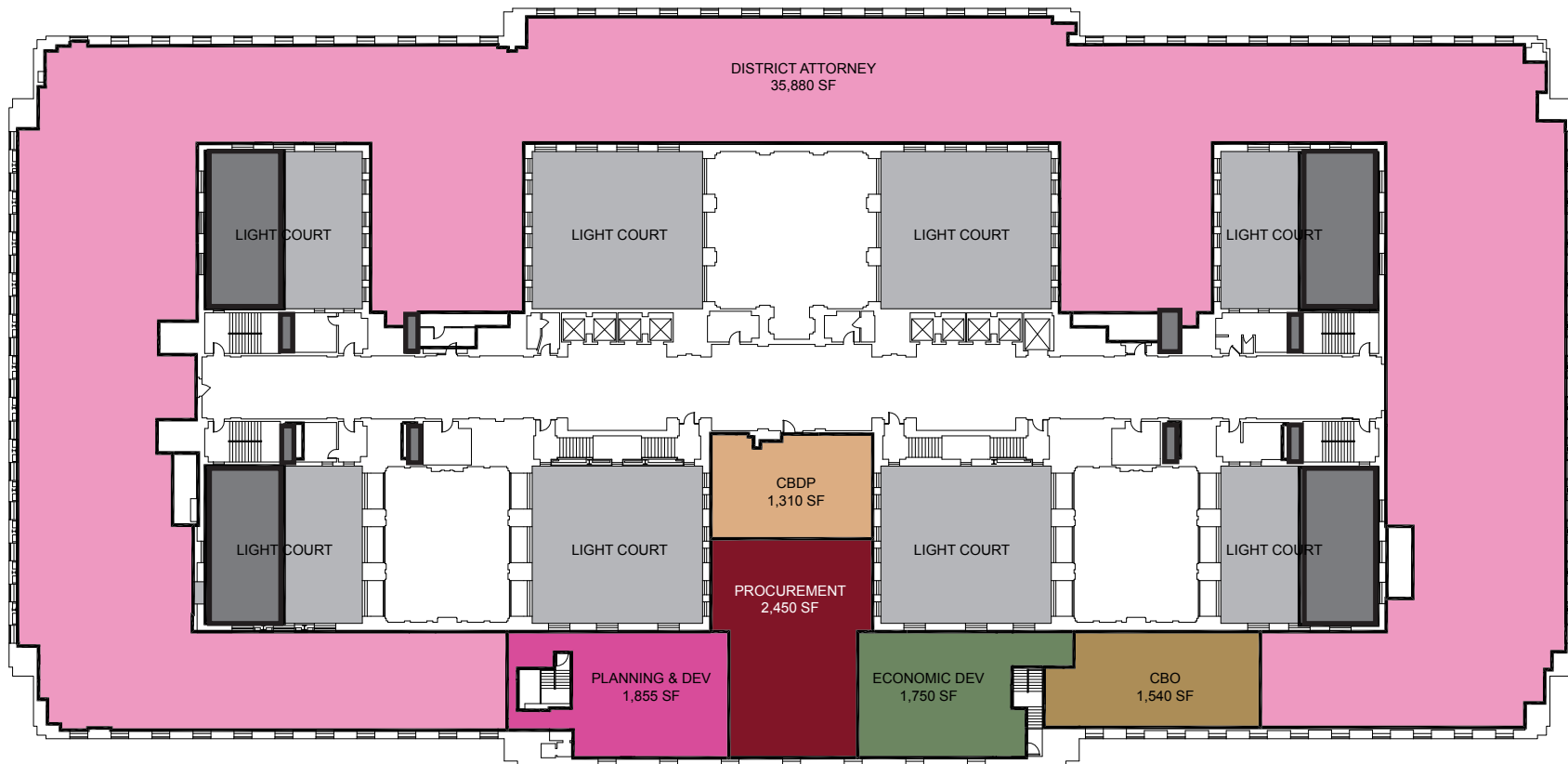


Figure B.05 - Second Floor Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



THIRD FLOOR

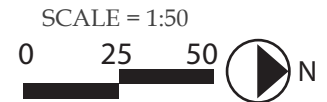
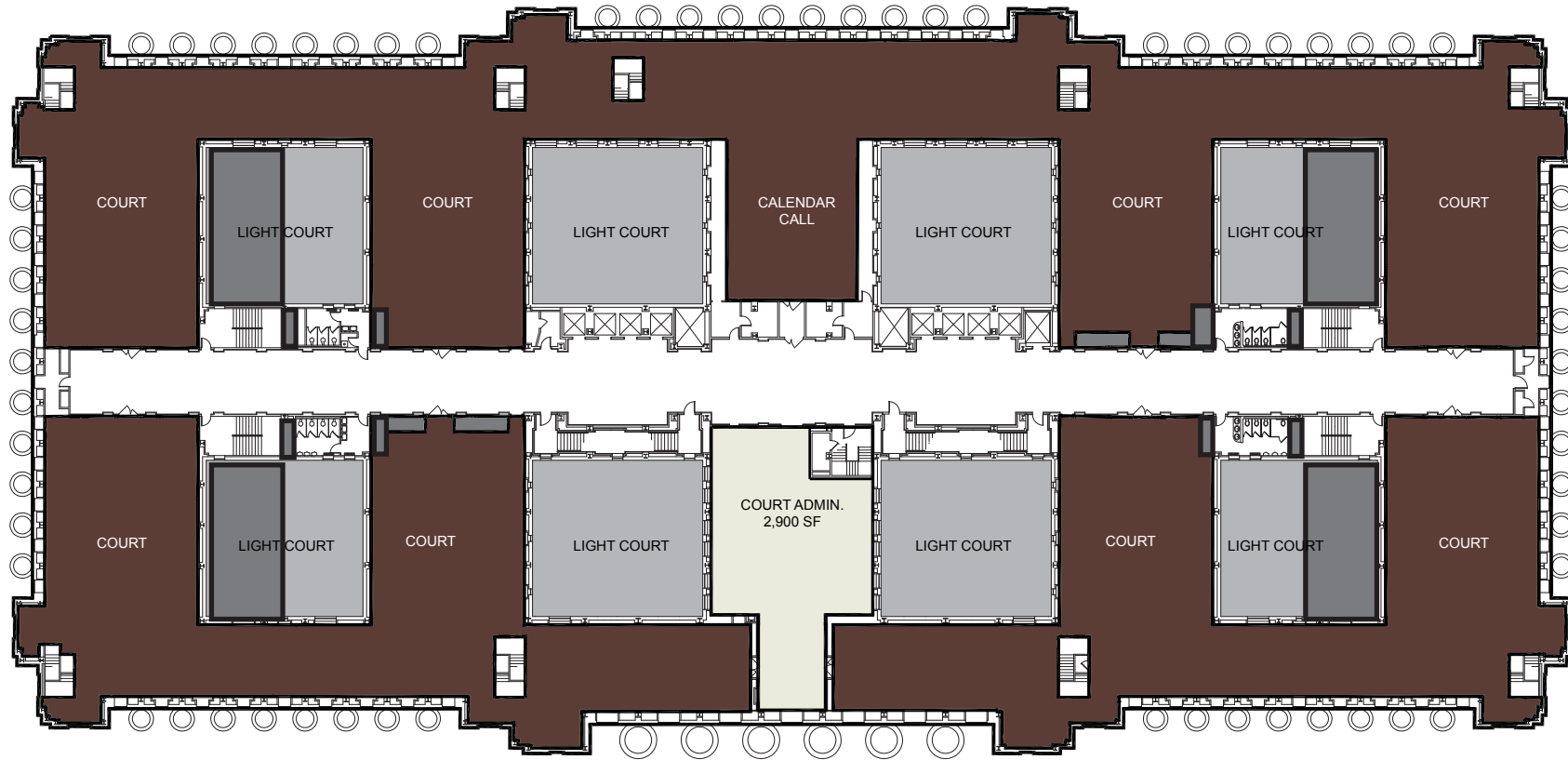


Figure B.06 - Third Floor Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



FOURTH FLOOR

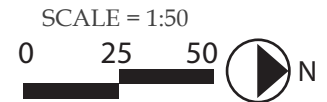
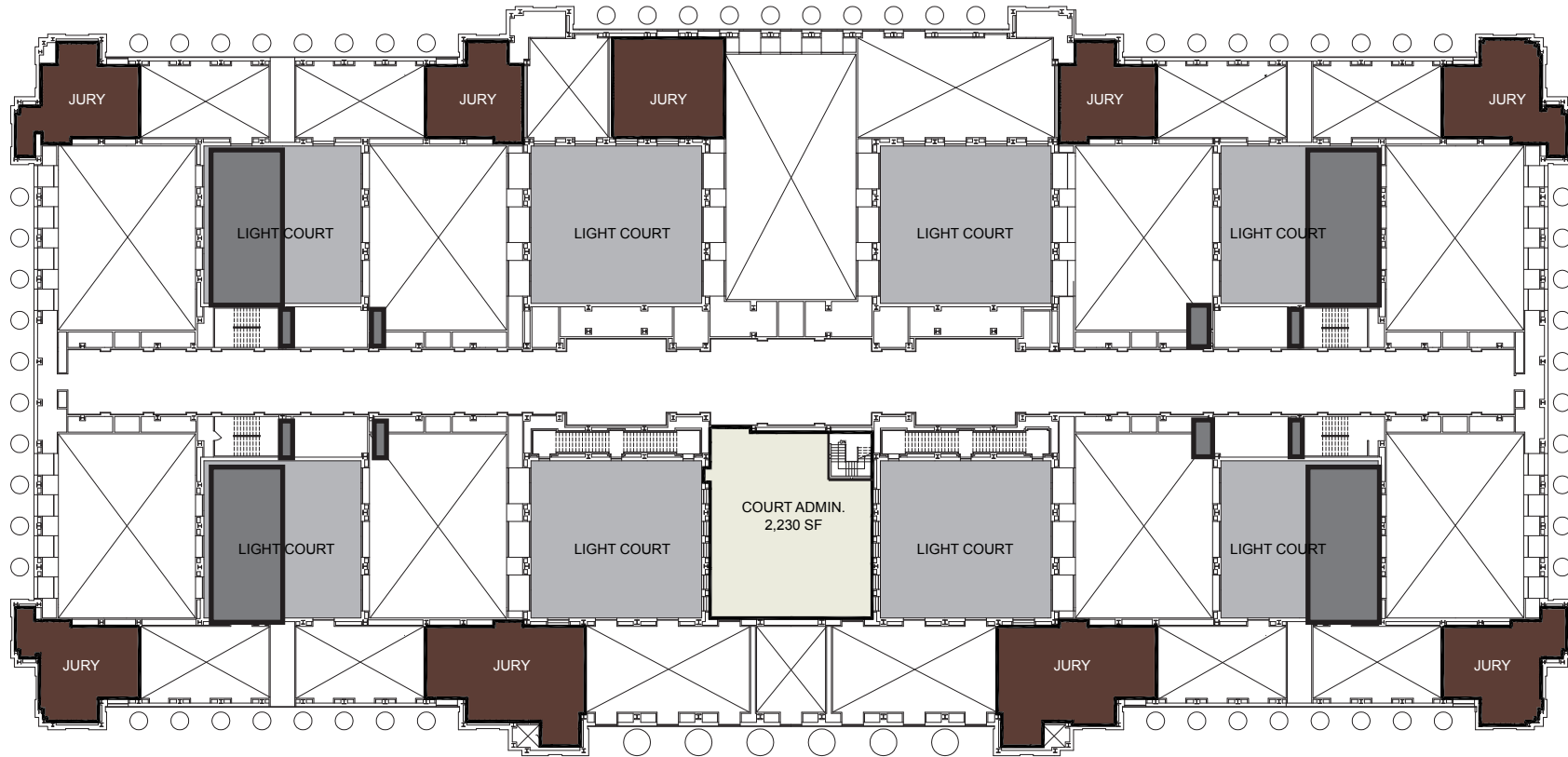


Figure B.07 - Fourth Floor Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



FOURTH FLOOR MEZZANINE

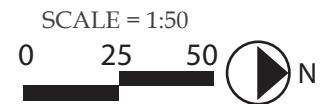
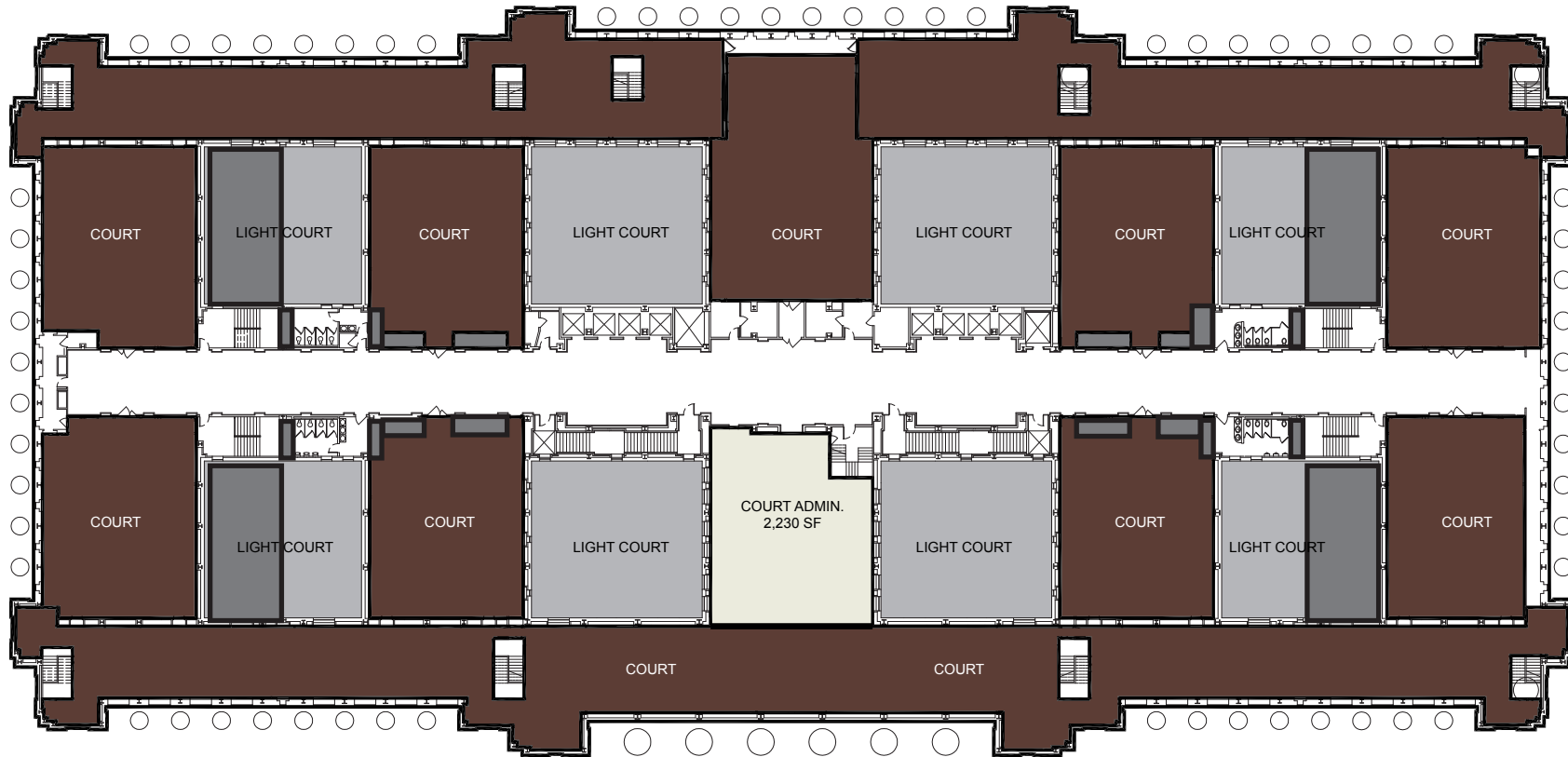


Figure B.08 - Fourth Floor Mezzanine Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



FIFTH FLOOR

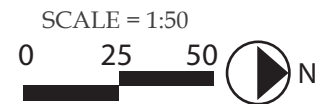
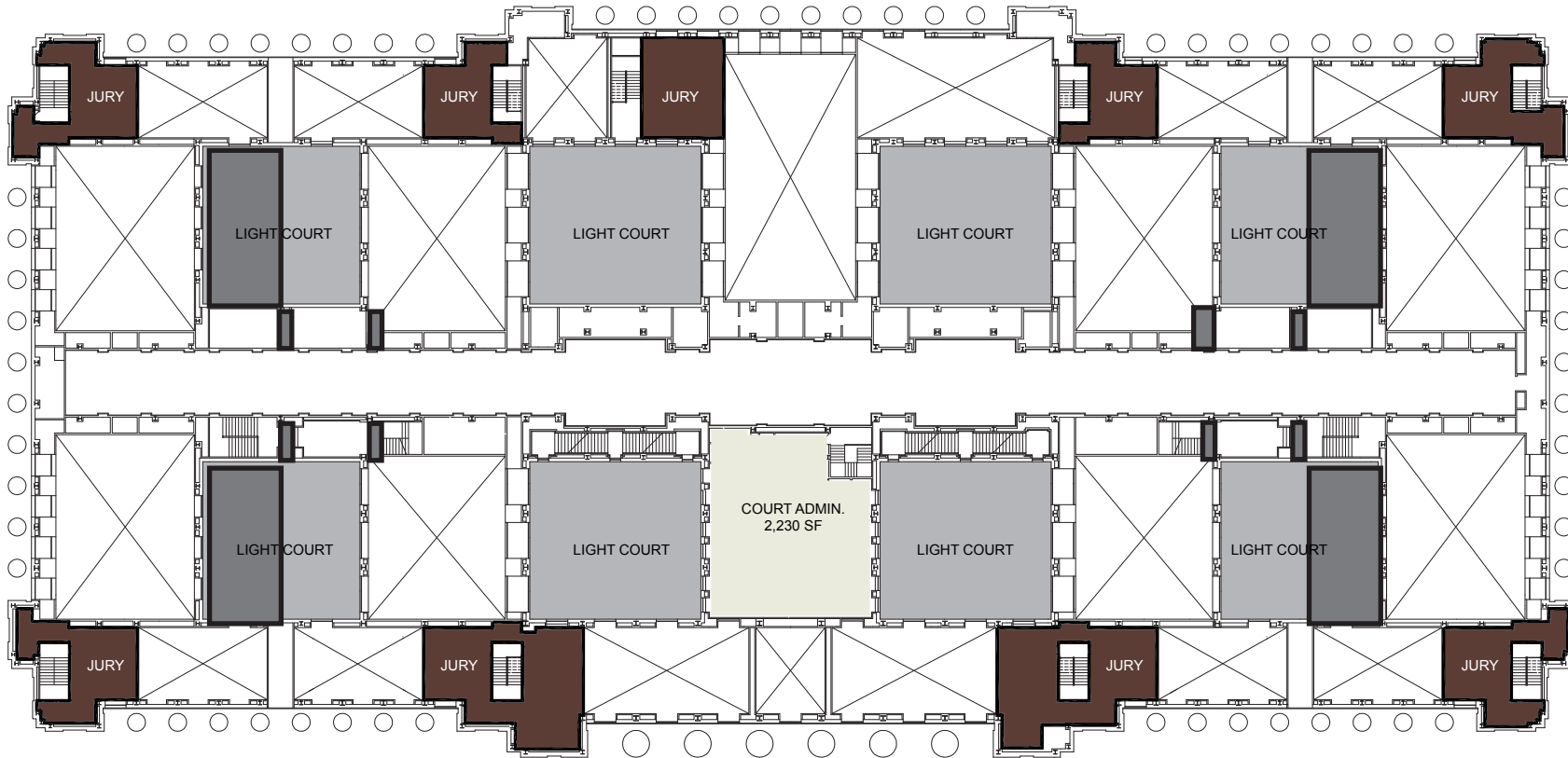


Figure B.09 - Fifth Floor Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



FIFTH FLOOR MEZZANINE

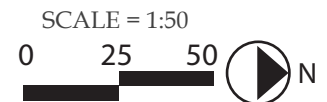
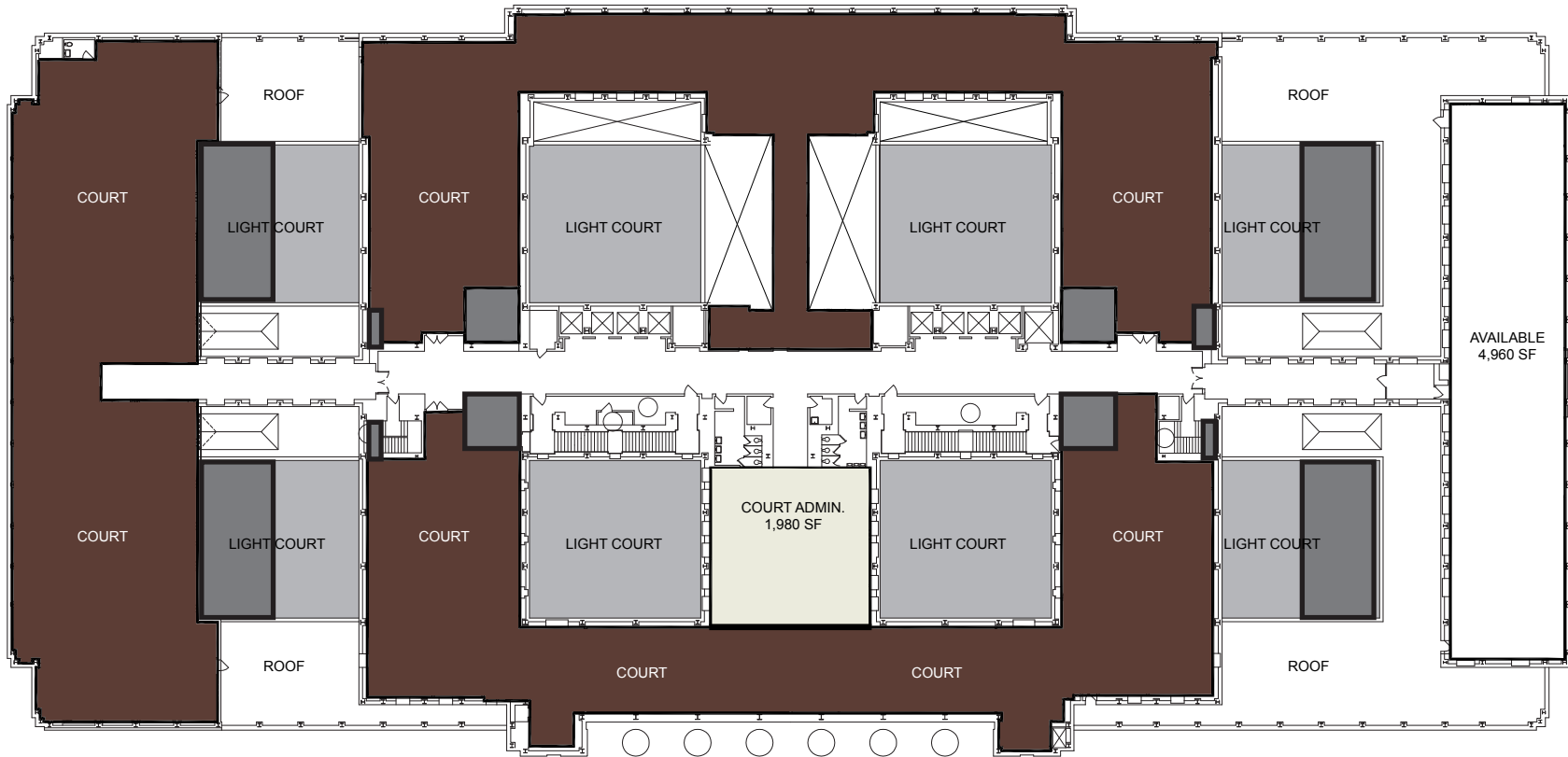


Figure B.10 - Fifth Floor Mezzanine Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



SIXTH FLOOR

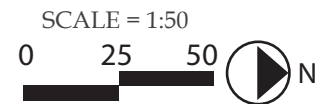
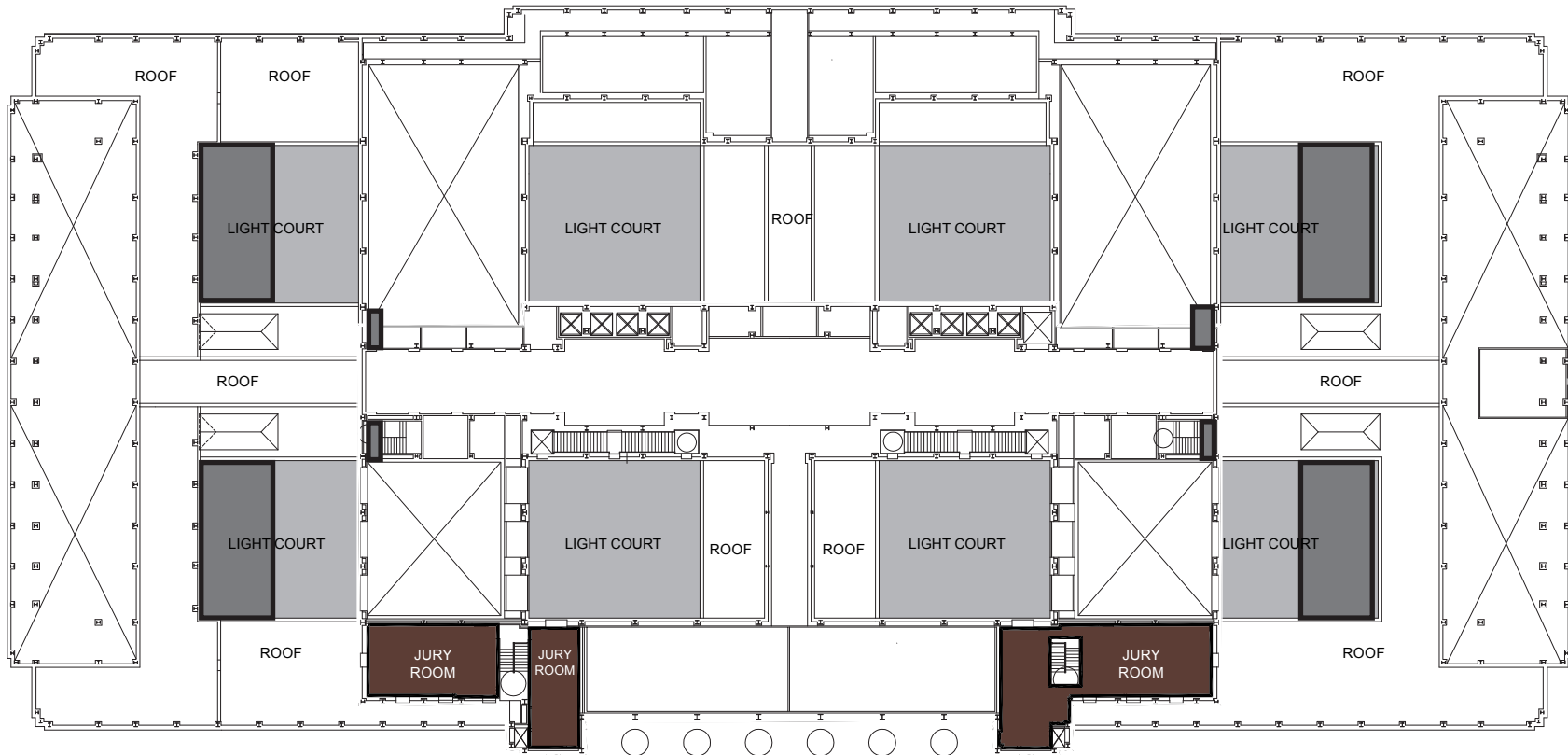


Figure B.11 - Sixth Floor Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



SIXTH FLOOR MEZZANINE

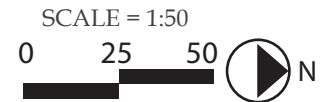
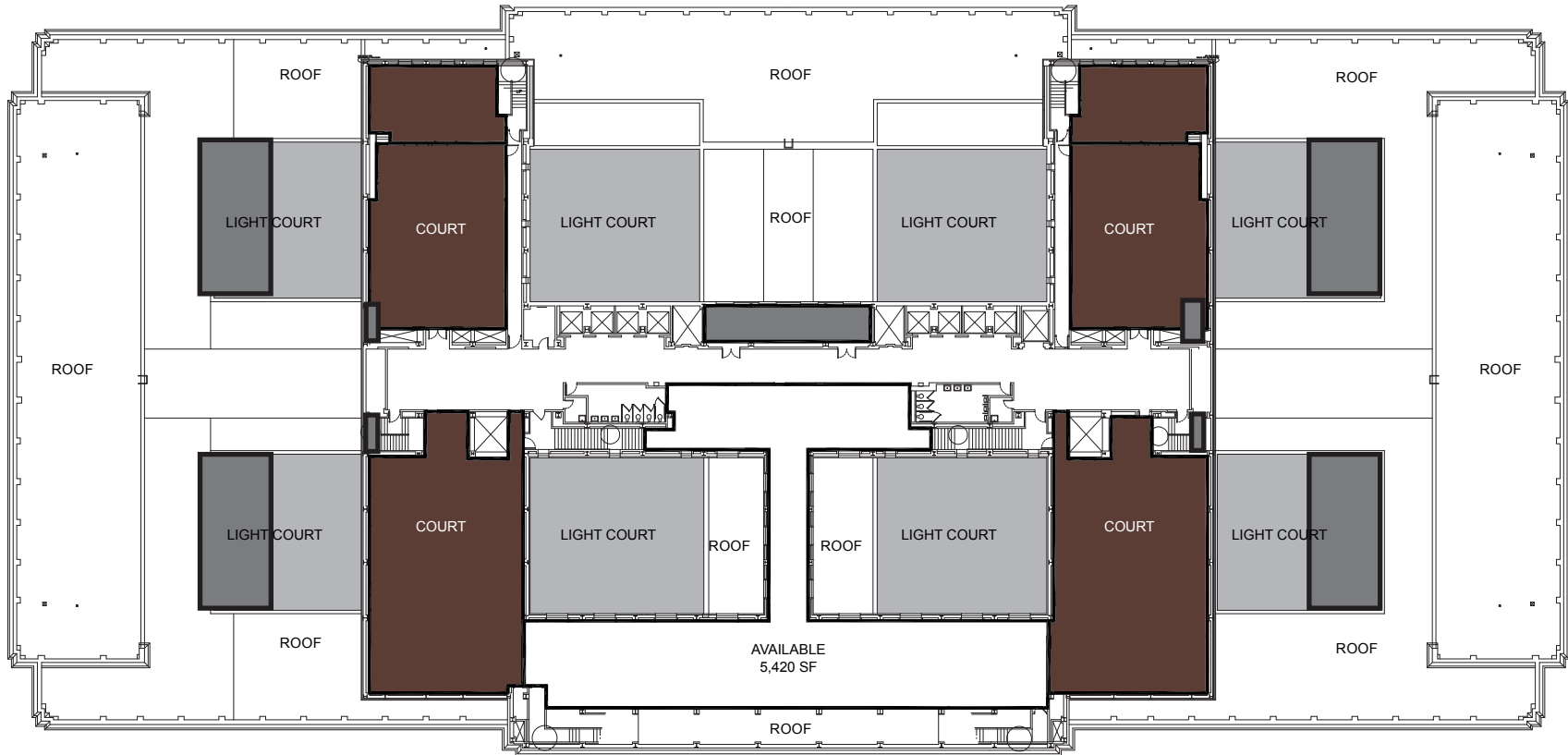


Figure B.12 - Sixth Floor Mezzanine Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



SEVENTH FLOOR

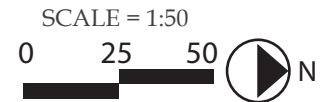
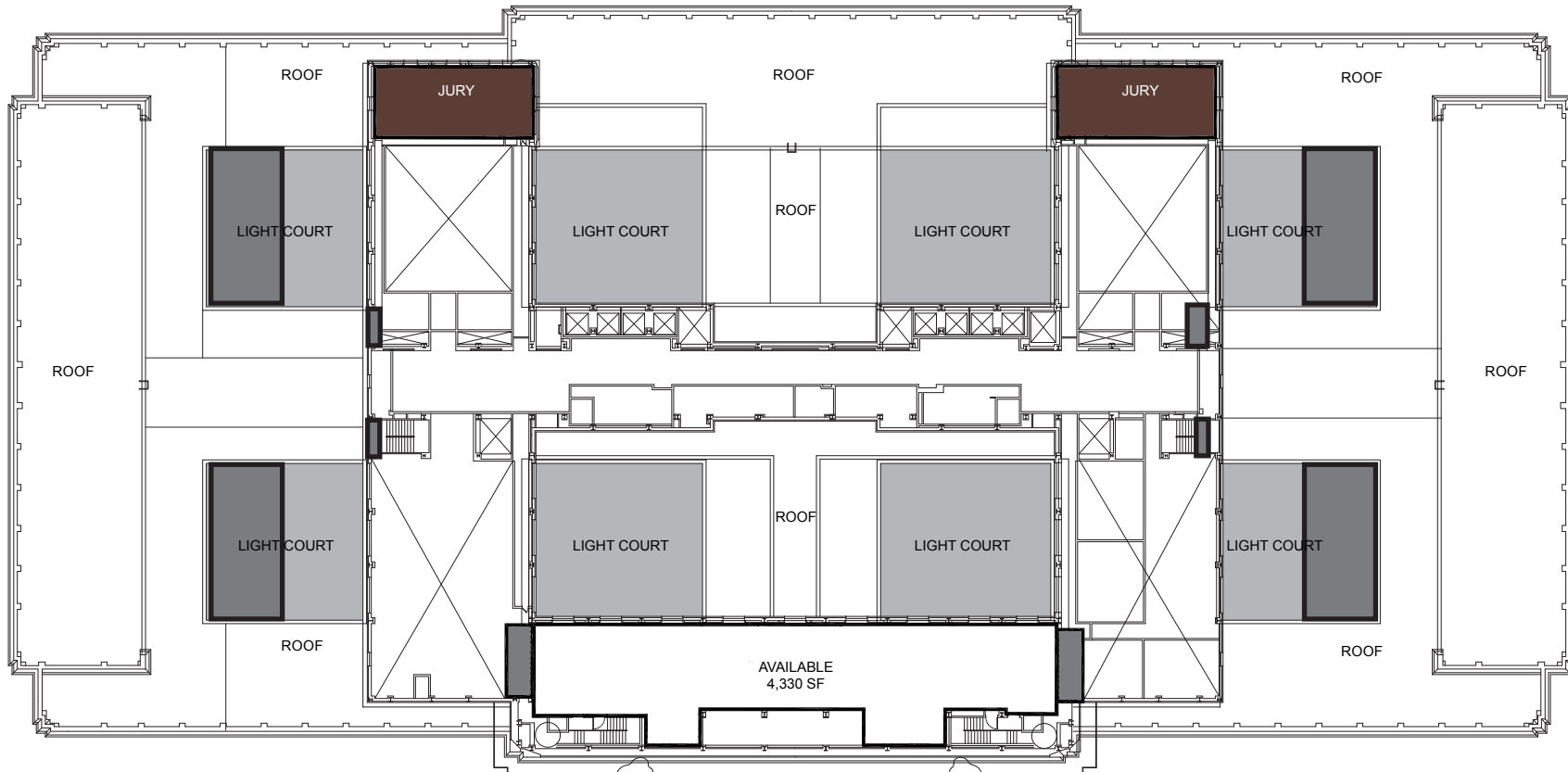


Figure B.13 - Seventh Floor Plan - Historic Courthouse - Scenario 1

SECTION B: BLOCKING & STACKING



SEVENTH FLOOR MEZZANINE

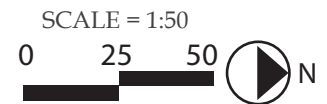


Figure B.14 - Seventh Floor Mezzanine Plan - Historic Courthouse - Scenario 1

Historic Courthouse, Renovation:
Services for the Public, Family/Civil Courts,
Court Support, & County Administration



340,940 ¹

AE & ES	6,970
Budget	1,670
Cafeteria	10,500
CBDP	1,310
CBO	1,540
Child Support	20,150
Clerk of Courts ³	29,730
Comptroller	9,510
Corporation Counsel	3,750
County Board	9,980
County Clerk	3,200
County Executive	7,140
Court Admin ⁴	11,570
DAS – Director’s Office	230
DHR	11,390
Dist. Court Admin	5,340
Economic Development	1,750
Election Commission	2,530
Ethics	290
Facilities (office & mail)	5,260
Family/Civil Courts	160,000
IMSD	11,070
Persons w/ Disabilities	800
Planning & Development	1,860
Procurement	2,450
Register of Deeds	9,500
Risk Management	1,500
Shared Conferencing	8,320
Treasurer	1,630
Available	51,030

SCENARIO 2
New building(s) / leasable space
DA & Sheriff



77,950 ²

DA	34,620
Sheriff	43,330

New Criminal Courthouse:
Criminal courts & all groups noted per Phase I



360,500 ⁵

Clerk of Courts – Admin	5,355
Clerk of Courts – JIS	1,600
Clerk of Courts – Criminal Div	18,800
Court Support	10,665
Criminal Courts	141,293
DA – Victim Witness	8,400
DA – Trial Prep Workspace	5,000
District Court Admin	5,950
Facility Support	22,135
Justice Point	19,880
Public Defender Workspace	2,500
Sallyport, Holding & Security	9,200
WCS	4,950
Subtotal	255,728
M/E Factor (11%)	28,130
Subtotal	283,858
Bdg Gross Factor (27%)	76,642
TOTAL	360,500
Parking	16,000
Building size w/ Parking	376,500

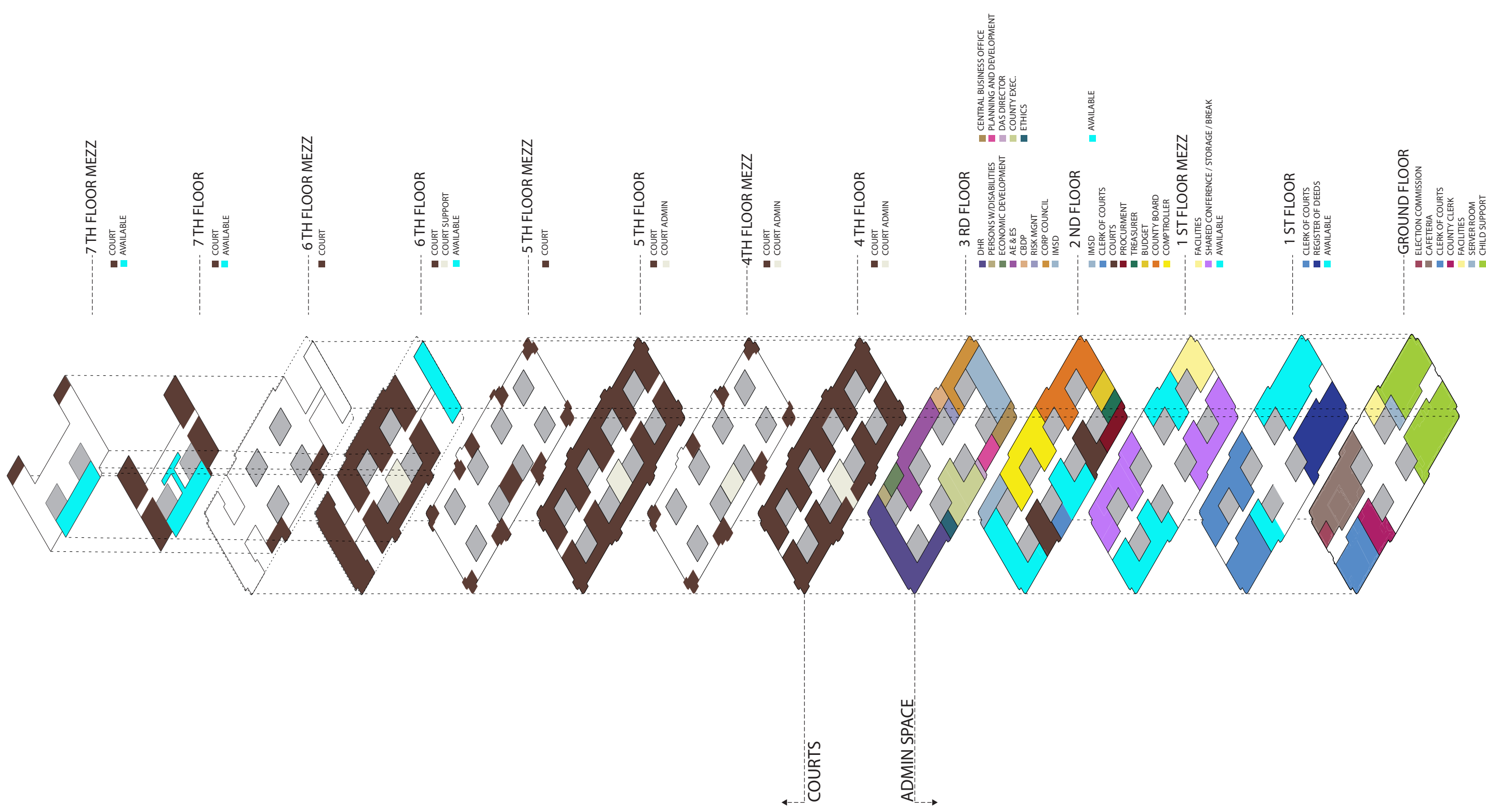
Footnotes:

- ¹ Approximate usable space reflected in floor plans. Does not include new mechanical and electrical rooms, basement level, or available space.
- ² Department program only, reflective of new building circulation factor.
- ³ Clerk of Courts is inclusive of the following departments: Civil / Family Division, Milwaukee Justice Center, Law Library, Civil Records, Foreclosure Mediation, Register in Probate, Family Court Commissioner, Restraining Order Clinic.

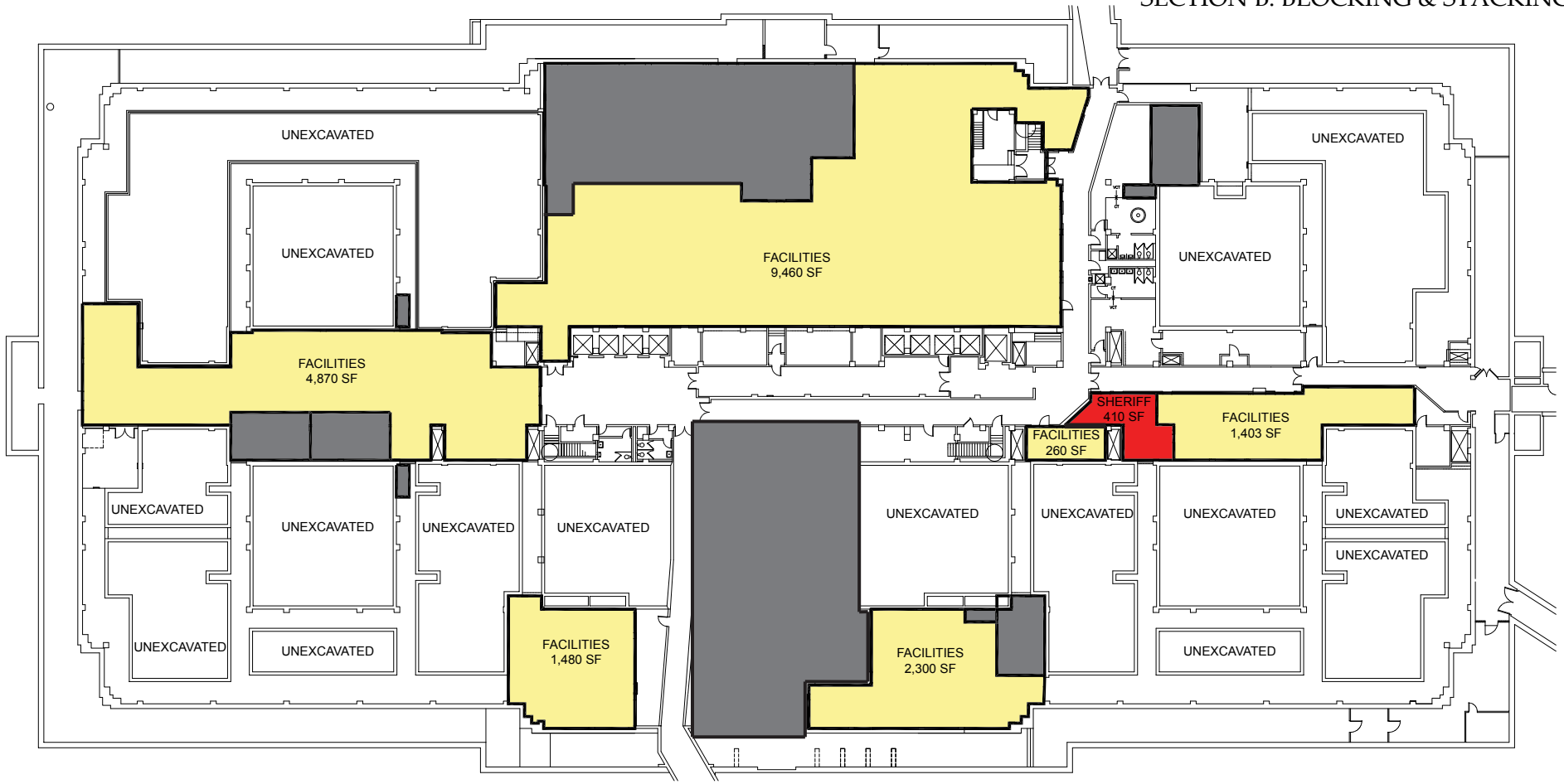
- ⁴ Court Admin is inclusive of the following departments, currently located in the Historic Courthouse: Court Reporting Services, Domestic Violence Interview / Waiting, Law Clerks and Court Reporters.
- ⁵ Space types and square footage amount per Phase 1 recommendation, page 181 of report, Scenario #2, targeting 2040.
- ⁶ More than half of “available” space is located on the mezzanines.

Figure 2.3 - Scenario 2 Summary

SECTION B: BLOCKING & STACKING



SECTION B: BLOCKING & STACKING



BASEMENT

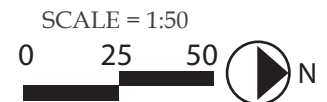


Figure B.15 - Basement Floor Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



GROUND FLOOR

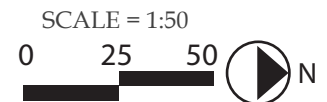
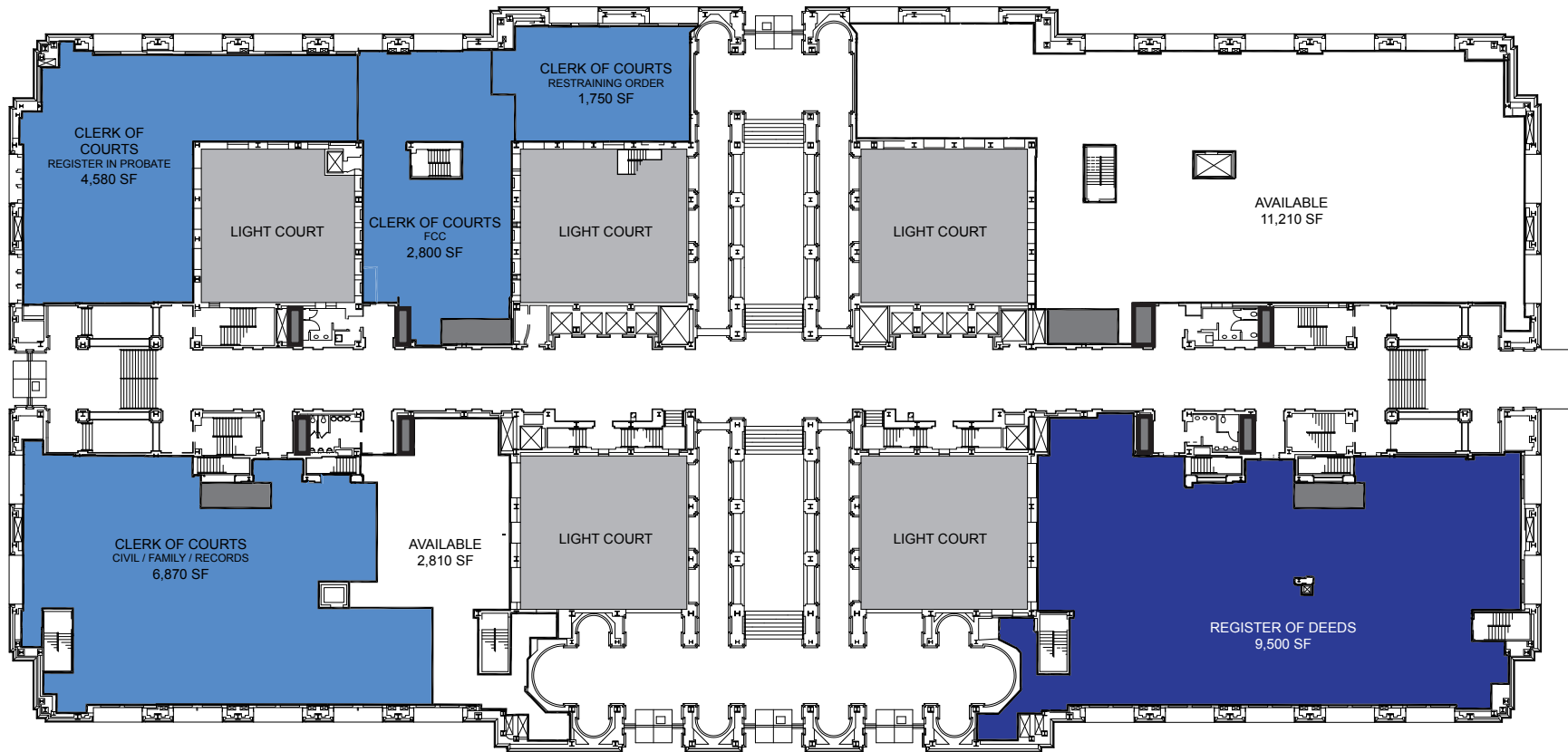


Figure B.16 - Ground Floor Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



FIRST FLOOR

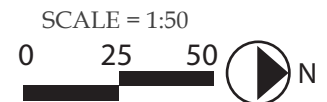
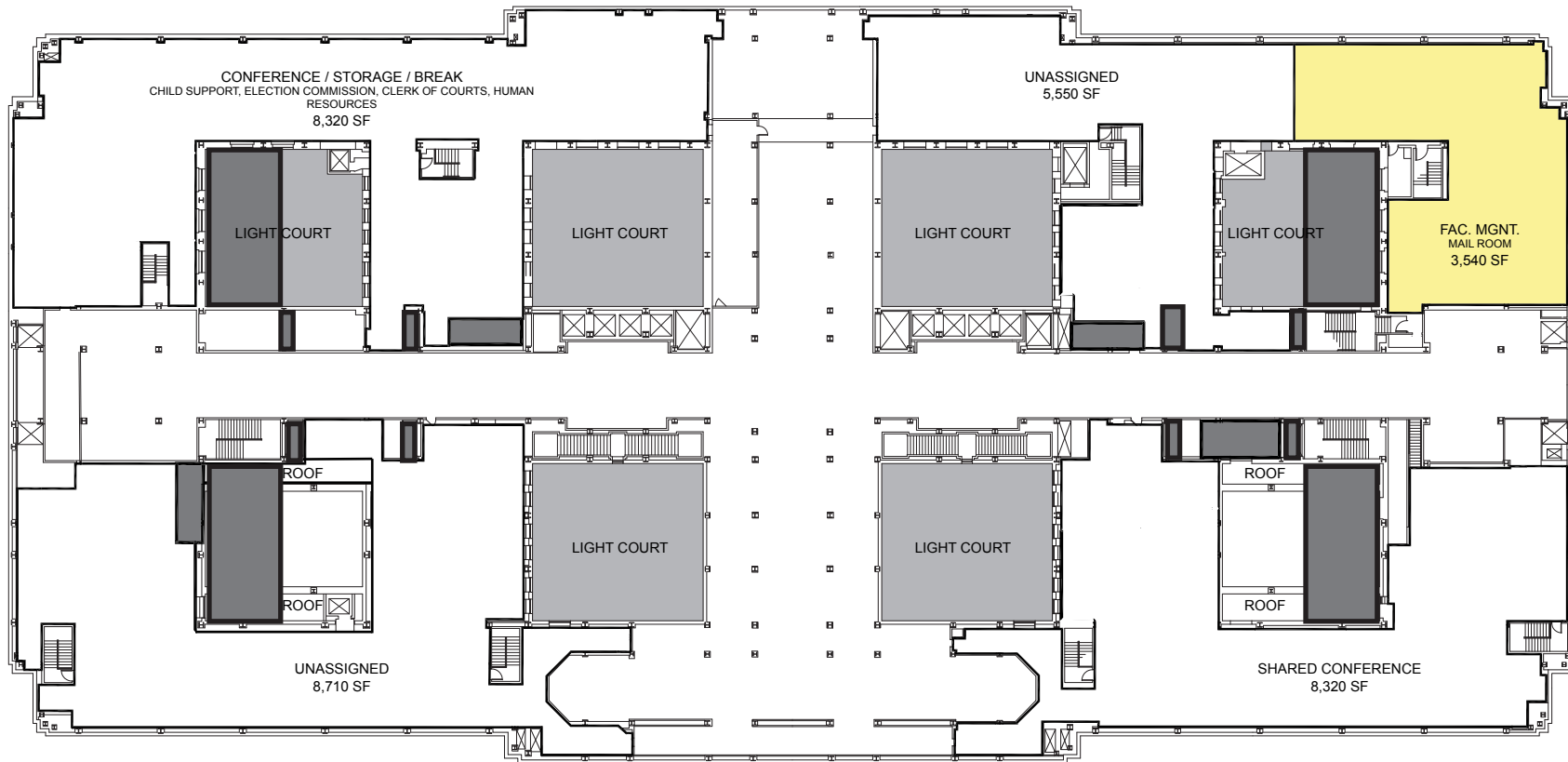


Figure B.17 - First Floor Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



FIRST FLOOR MEZZANINE

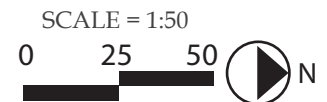


Figure B.18 - First Floor Mezzanine Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



SECOND FLOOR

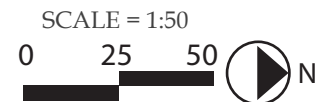
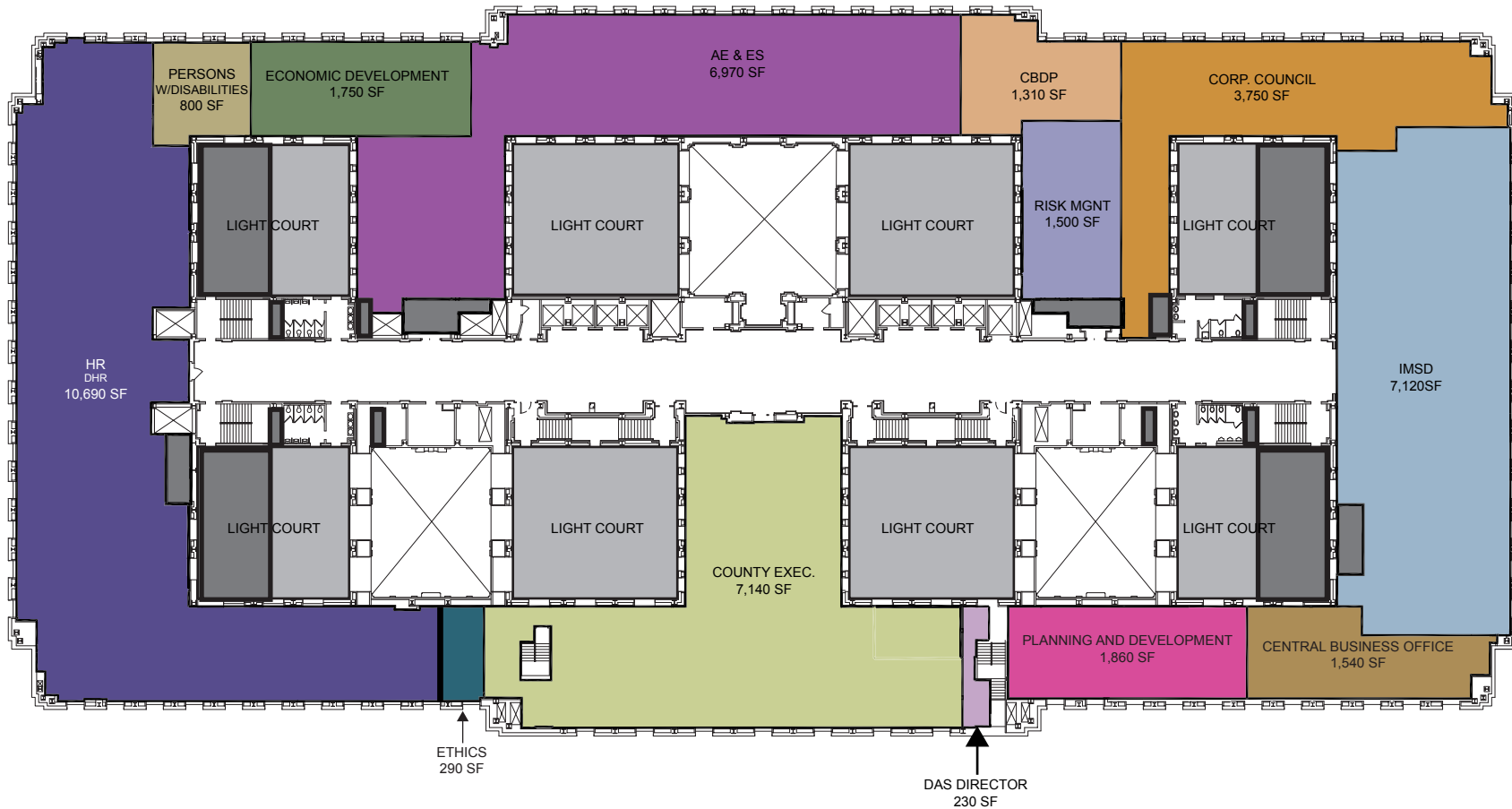


Figure B.19 - Second Floor Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



THIRD FLOOR

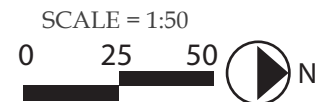
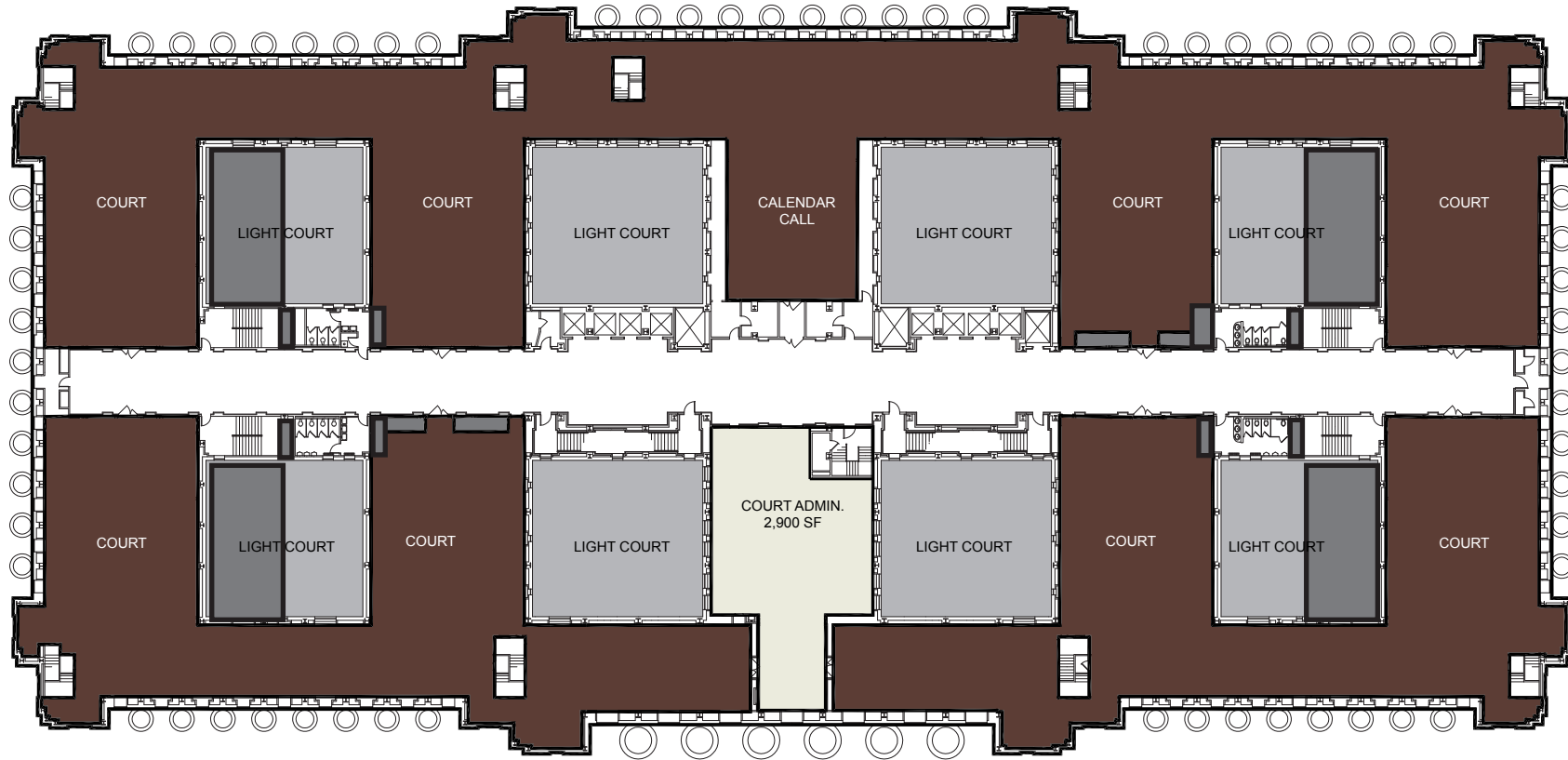


Figure B.20 - Third Floor Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



FOURTH FLOOR

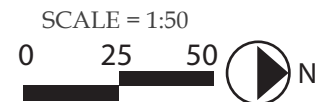
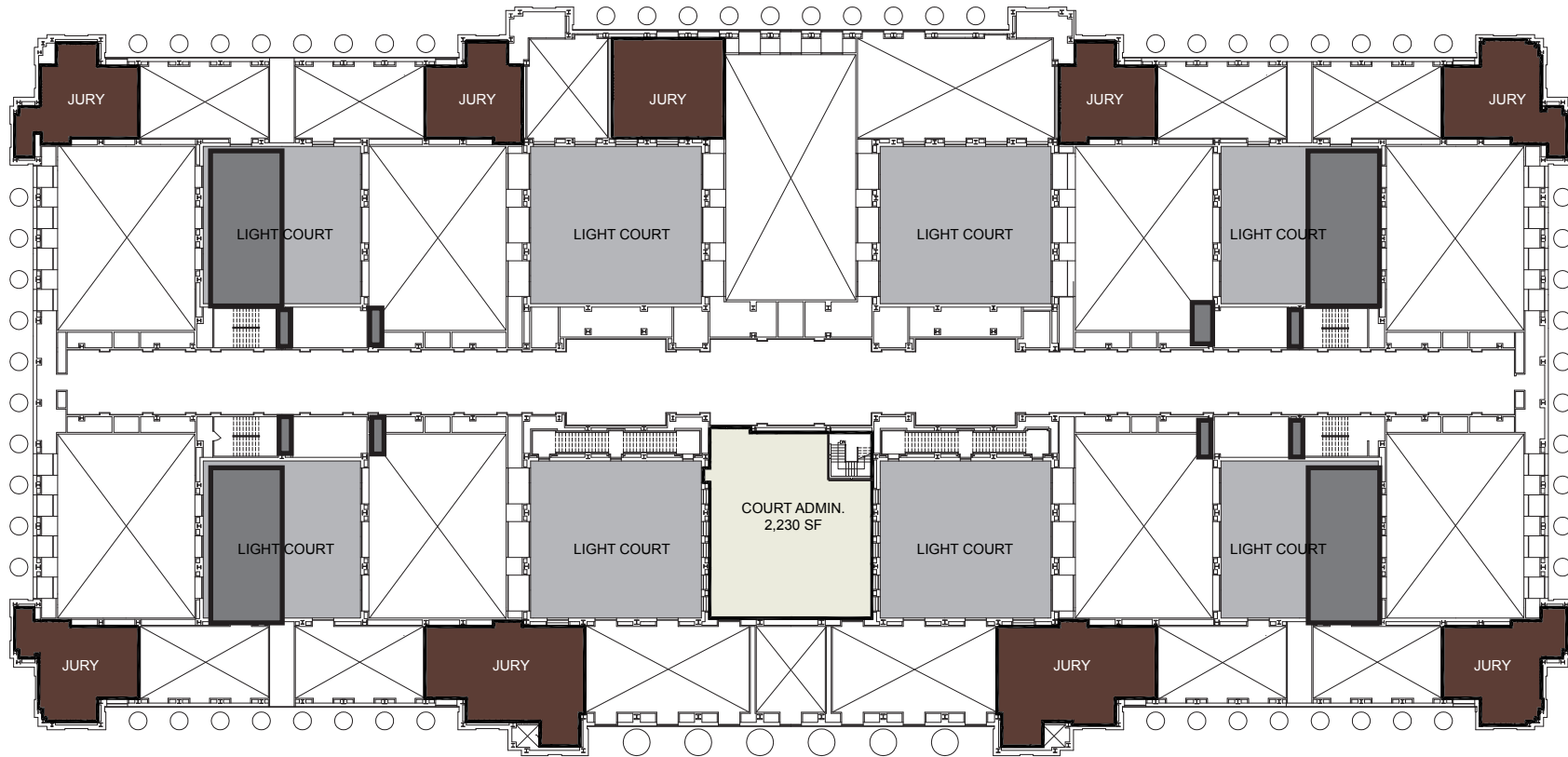


Figure B.21 - Fourth Floor Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



FOURTH FLOOR MEZZANINE

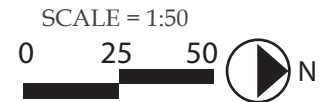
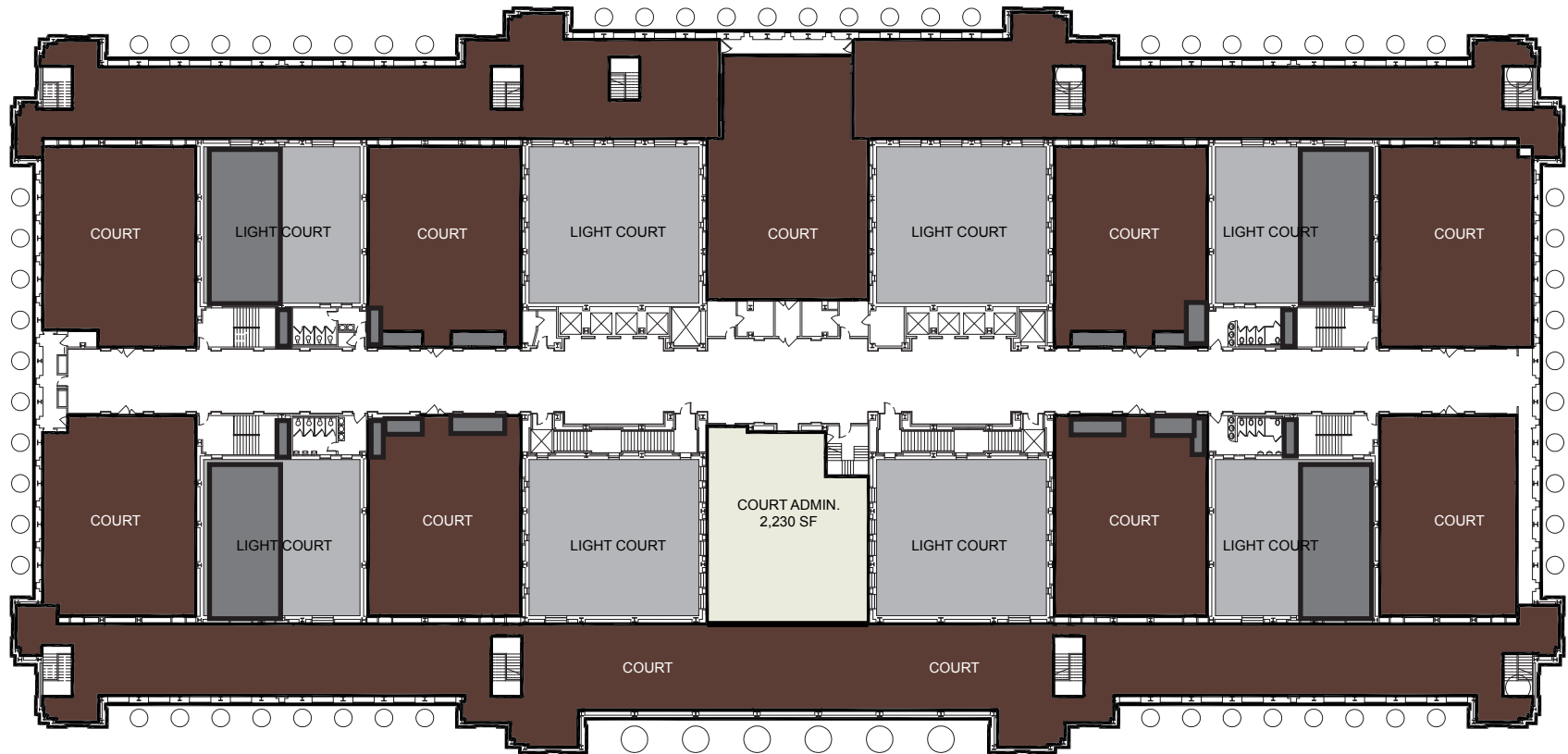


Figure B.22 - Fourth Floor Mezzanine Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



FIFTH FLOOR

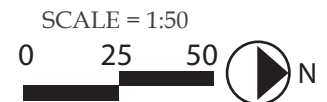
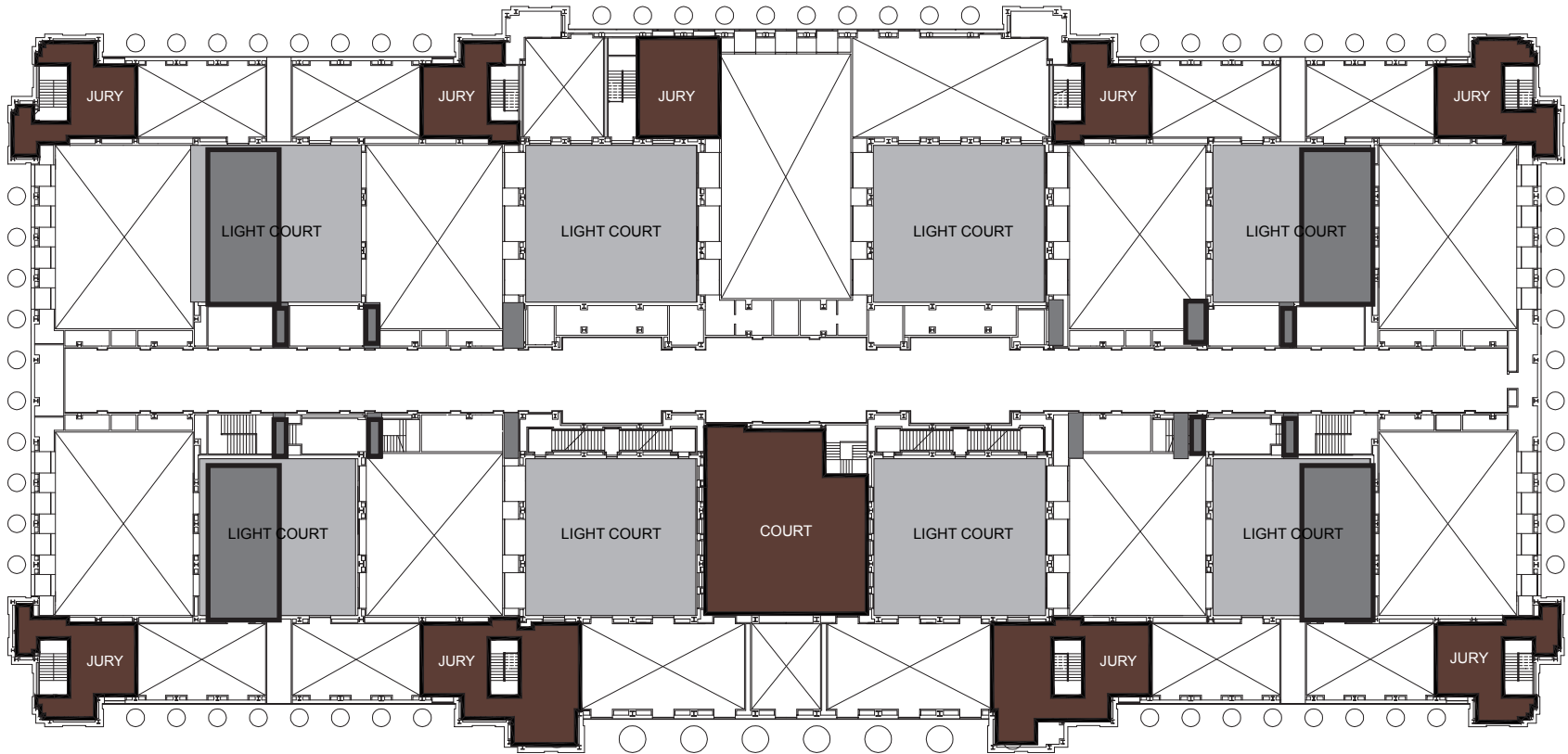


Figure B.23 - Fifth Floor Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



FIFTH FLOOR MEZZANINE

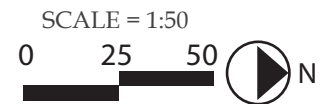
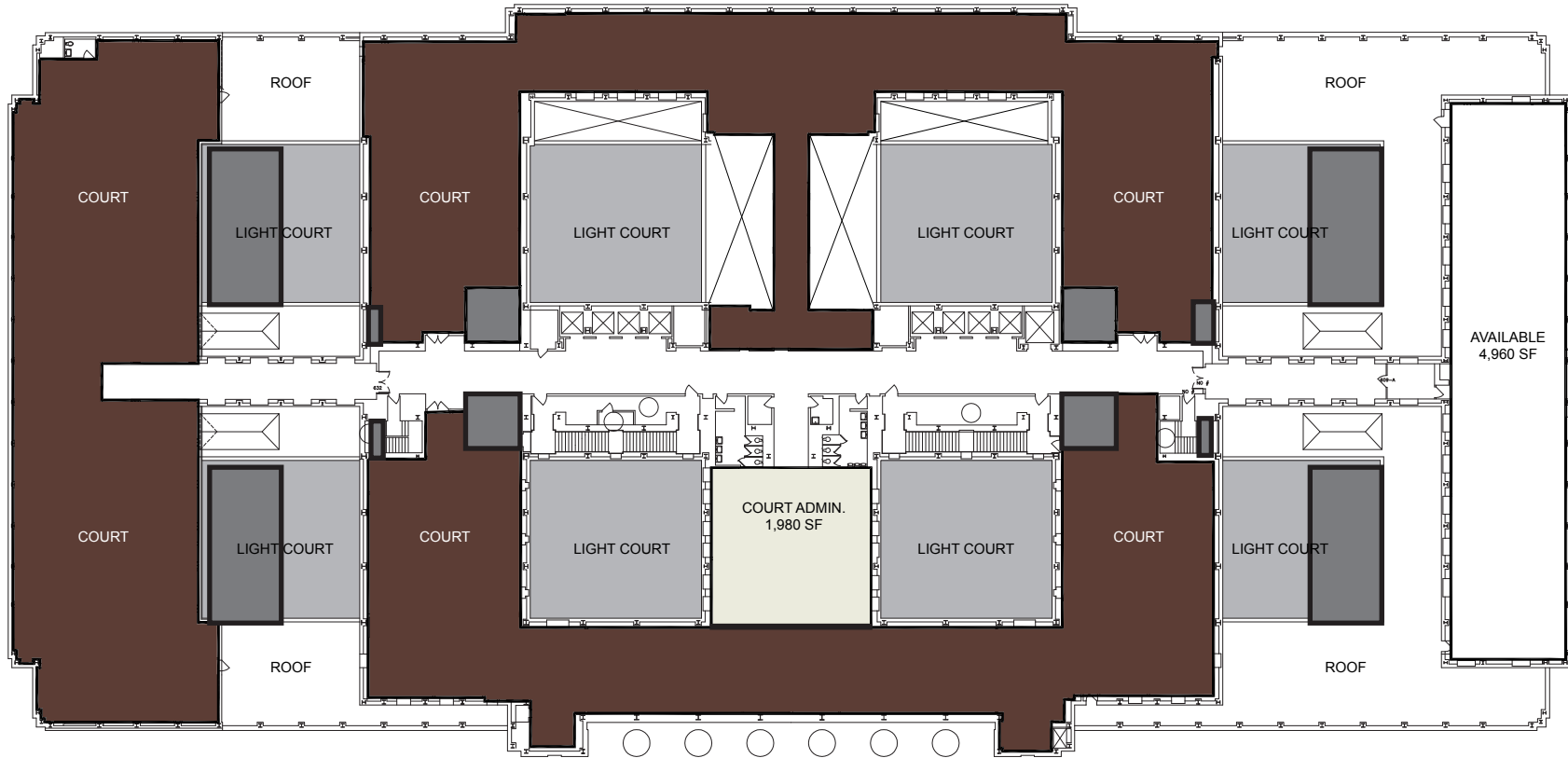


Figure B.24 - Fifth Floor Mezzanine Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



SIXTH FLOOR

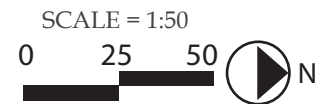
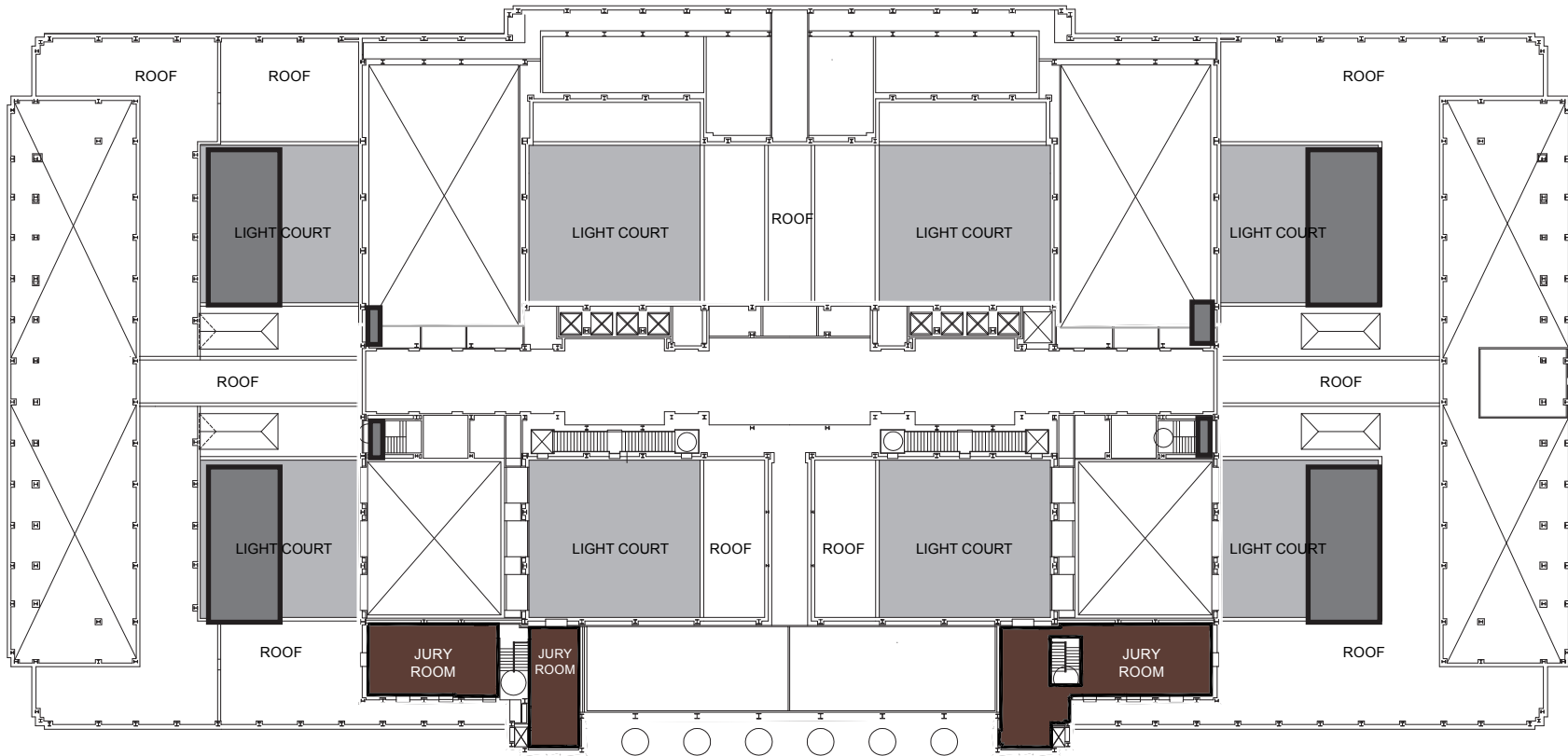


Figure B.25 - Sixth Floor Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



SIXTH FLOOR MEZZANINE

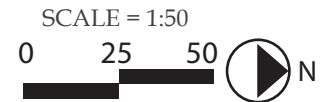
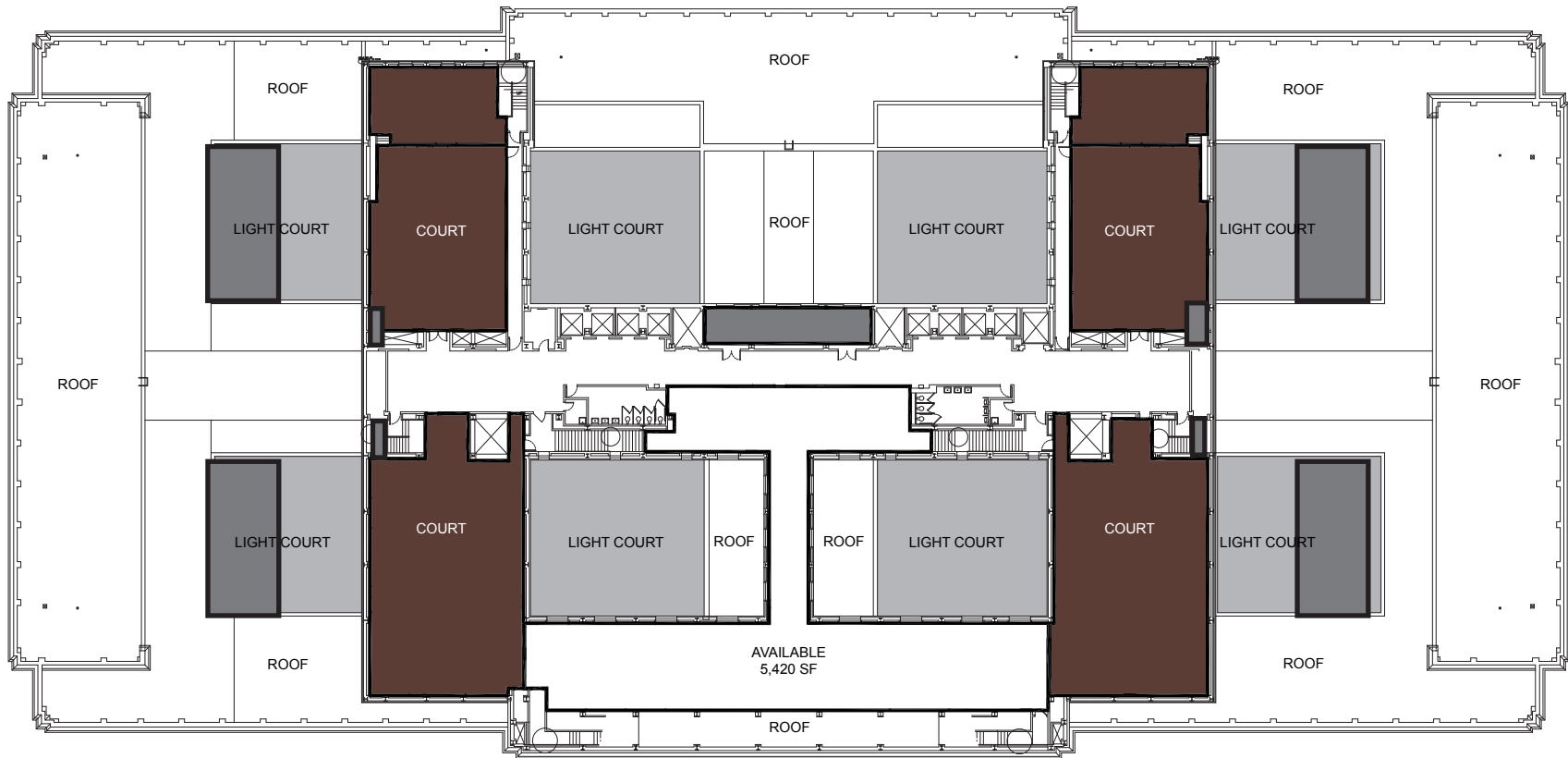


Figure B.26 - Sixth Floor Mezzanine Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



SEVENTH FLOOR

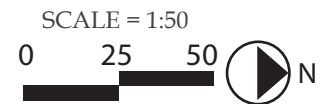
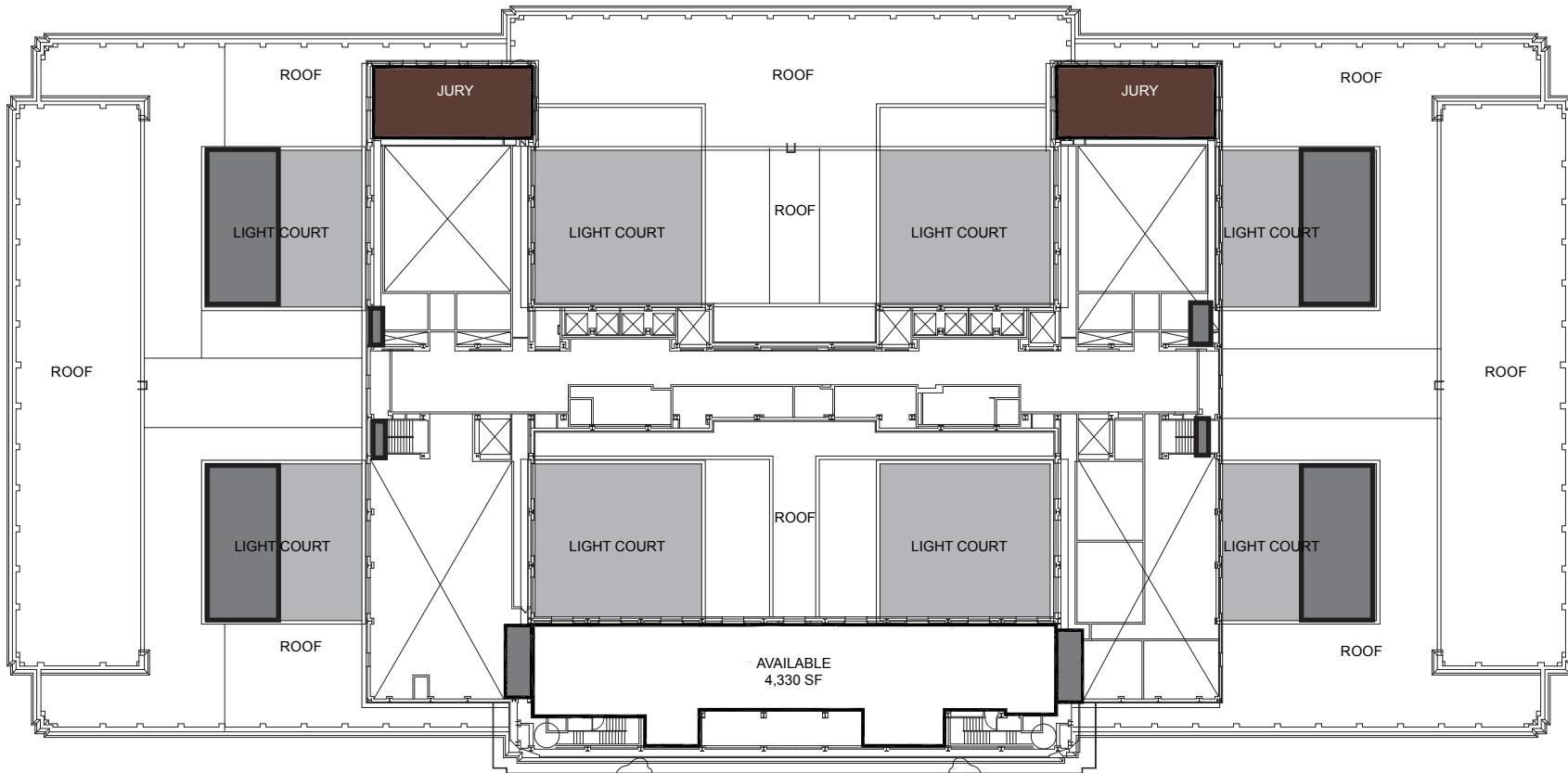


Figure B.27 - Seventh Floor Plan - Historic Courthouse - Scenario 2

SECTION B: BLOCKING & STACKING



SEVENTH FLOOR MEZZANINE

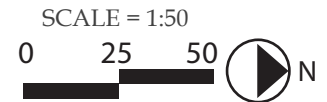


Figure B.28 - Seventh Floor Mezzanine Plan - Historic Courthouse - Scenario 2

SCENARIO 3

Historic Courthouse, Renovation:
Select Safety building occupants, Services for the Public, Family/Civil Courts & Court support



349,990 ¹

Cafeteria	10,500
Child Support	21,340
Clerk of Courts ³	33,090
County Clerk	3,200
Court Admin ⁴	11,570
District Attorney	40,940
Election Commission	3,240
Facilities (office only)	1,720
Family / Civil Courts	160,000
IMSD	940
Register of Deeds	9,500
Sheriff	53,950
Available	41,760

New building(s) / leasable space
County Administration



70,510 ²

AE & ES	6,200
Budget	1,480
CBDP	1,170
CBO	1,370
Comptroller	8,450
Corporation Counsel	3,330
County Executive	6,010
County Board	8,530
DAS – Director’s Office	200
DHR	9,570
Economic Development	1,560
Ethics	260
IMSD	10,270
OEM (office only)	2,120
Persons w/ Disabilities	720
Planning & Development	1,650
Procurement	2,180
Risk Management	990
Shared Conference	3,000
Treasurer	1,450

New Criminal Courthouse:
Criminal Courts & all groups noted per Phase I



360,500 ⁵

Clerk of Courts – Admin	5,355
Clerk of Courts – JIS	1,600
Clerk of Courts – Criminal Div	18,800
Court Support	10,665
Criminal Courts	141,293
DA – Victim Witness	8,400
DA – Trial Prep Workspace	5,000
District Court Admin	5,950
Facility Support	22,135
Justice Point	19,880
Public Defender Workspace	2,500
Sallyport, Holding & Security	9,200
WCS	4,950
Subtotal	255,728
M/E Factor (11%)	28,130
Subtotal	283,858
Bdg Gross Factor (27%)	76,642
TOTAL	360,500
Parking	16,000
Building size w/ Parking	376,500

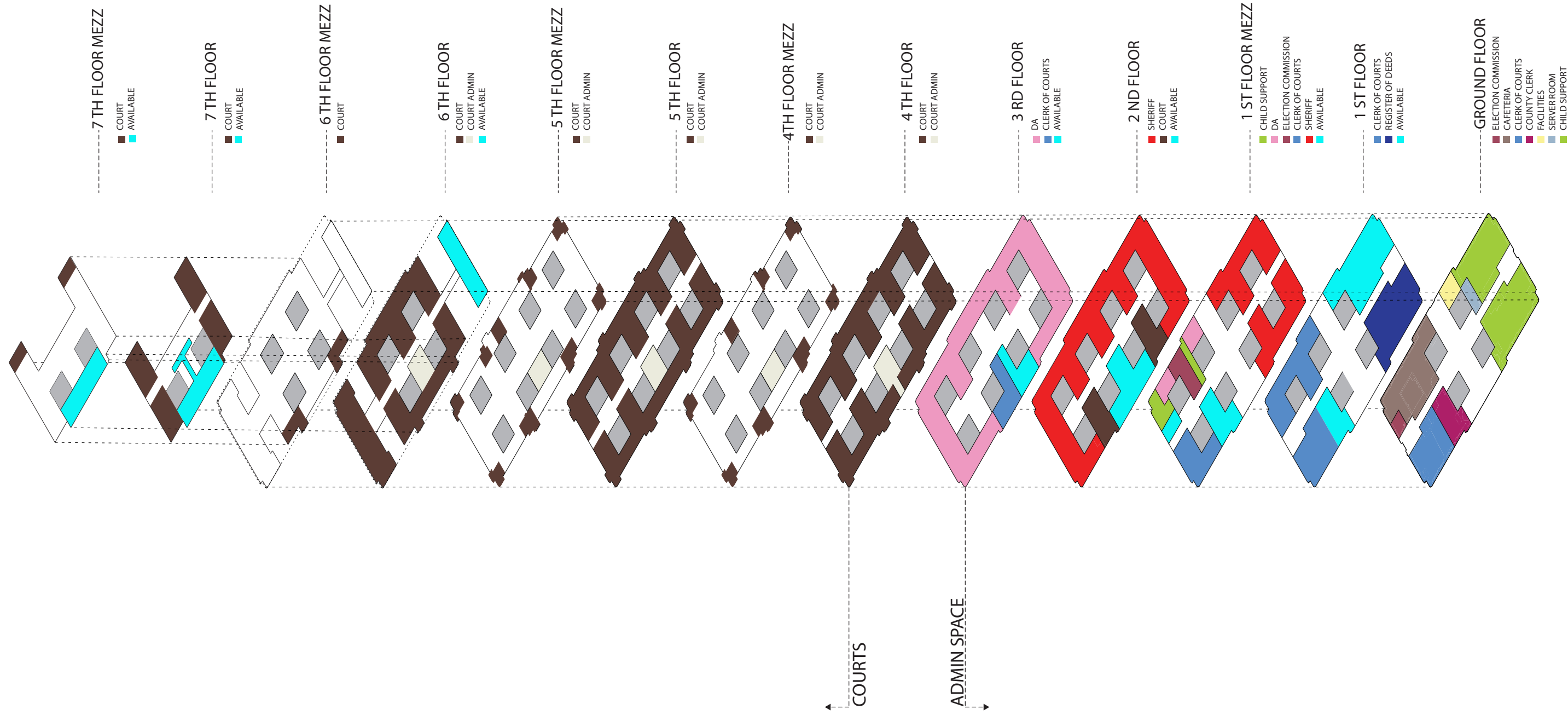
Footnotes:

¹ Approximate usable space reflected in floor plans. Does not include new mechanical and electrical rooms, basement level, or available space.
² Department program only, reflective of new building circulation factor.
³ Clerk of Courts is inclusive of the following departments: Civil / Family Division, Milwaukee Justice Center, Law Library, Civil Records, Foreclosure Mediation, Register in Probate, Family Court Commissioner, Restraining Order Clinic.

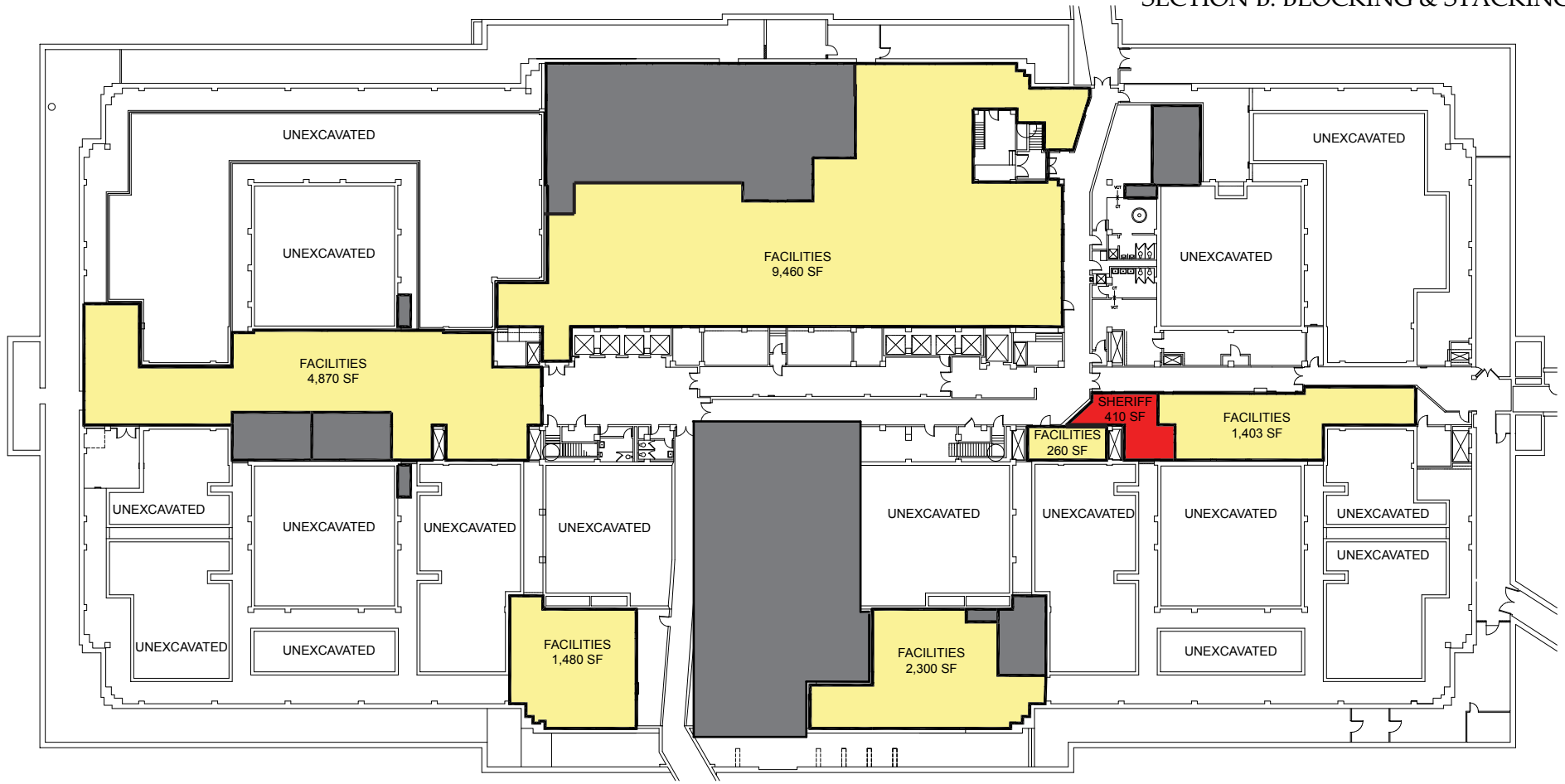
⁴ Court Admin is inclusive of the following departments, currently located in the Historic Courthouse: Court Reporting Services, Domestic Violence Interview / Waiting, Law Clerks and Court Reporters.
⁵ Space types and square footage amount per Phase 1 recommendation, page 181 of report, Scenario #2, targeting 2040.
⁶ More than half of “available” space is located on the mezzanines.

Figure 2.4 - Scenario 3 Summary

SECTION B: BLOCKING & STACKING



SECTION B: BLOCKING & STACKING



BASEMENT

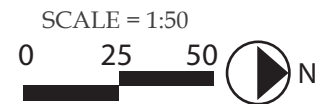


Figure B.29 - Basement Floor Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



GROUND FLOOR

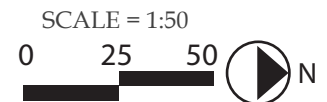


Figure B.30 - Ground Floor Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



FIRST FLOOR

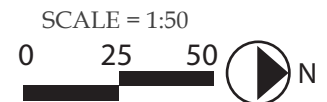


Figure B.31 - First Floor Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



FIRST FLOOR MEZZANINE

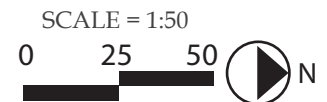
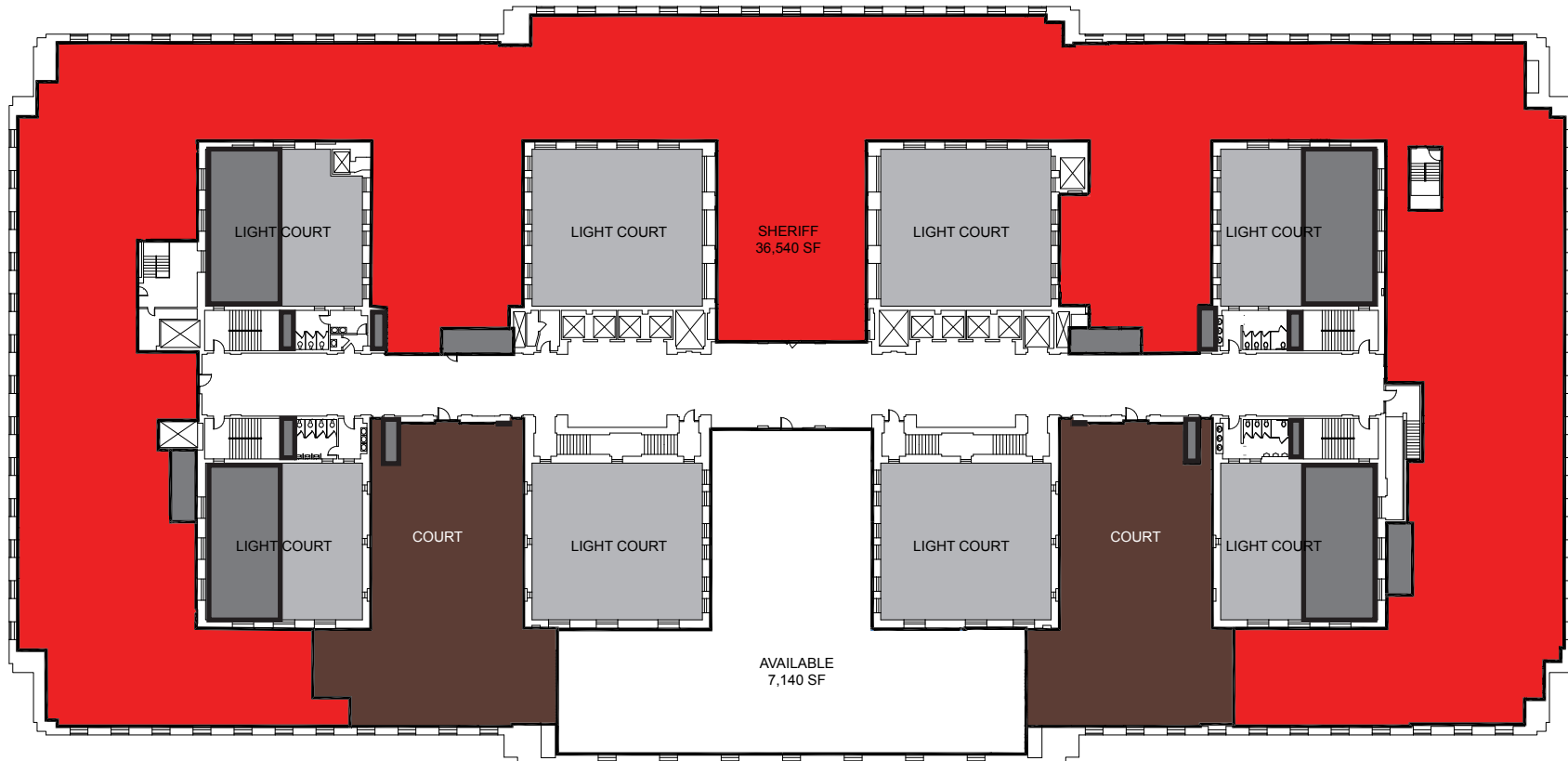


Figure B.32 - First Floor Mezzanine Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



SECOND FLOOR

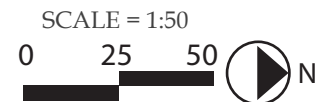
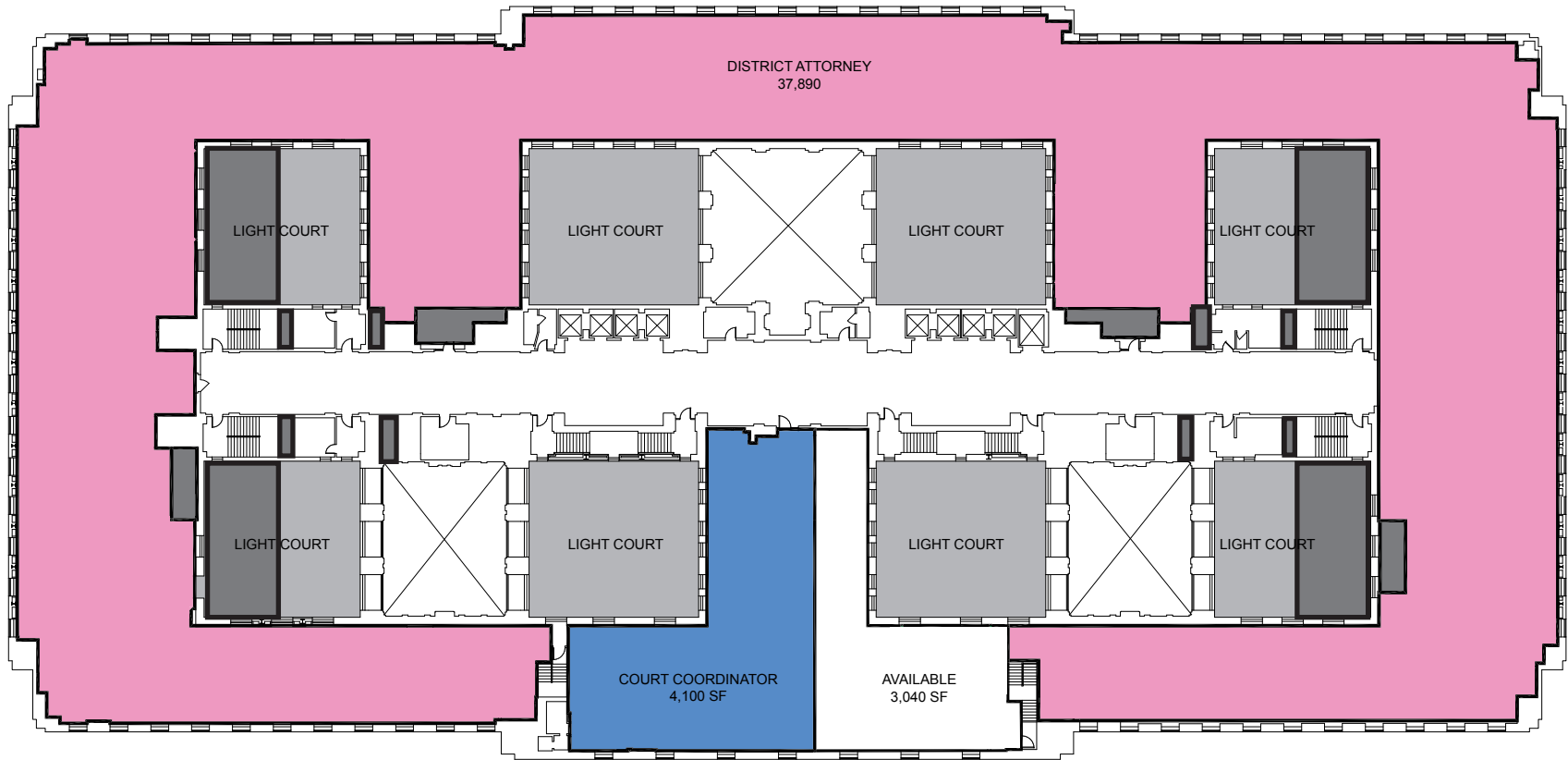


Figure B.33 - Second Floor Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



THIRD FLOOR

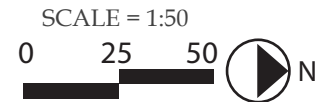
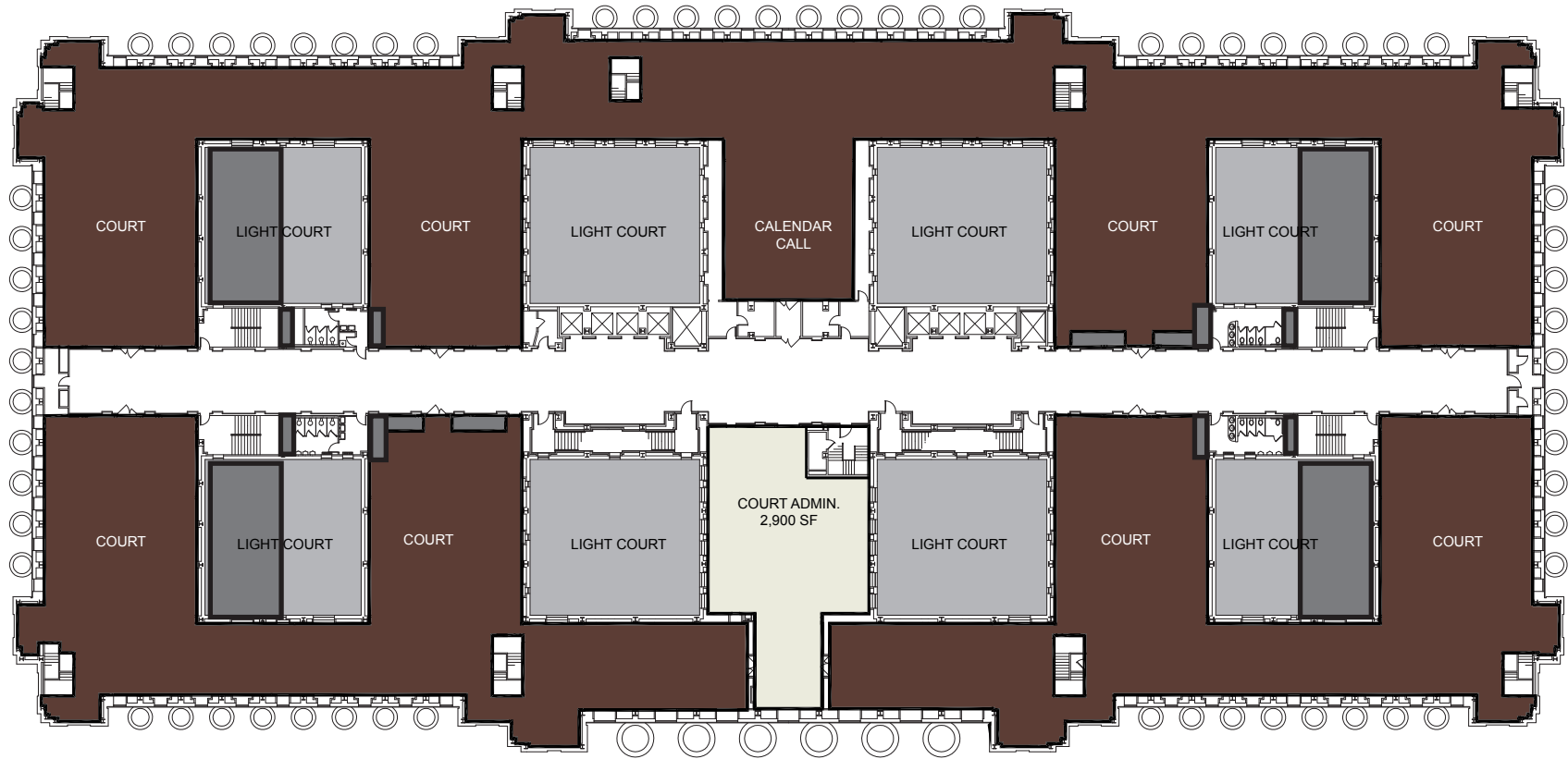


Figure B.34 - Third Floor Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



FOURTH FLOOR

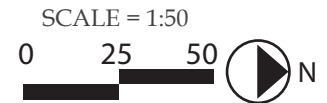
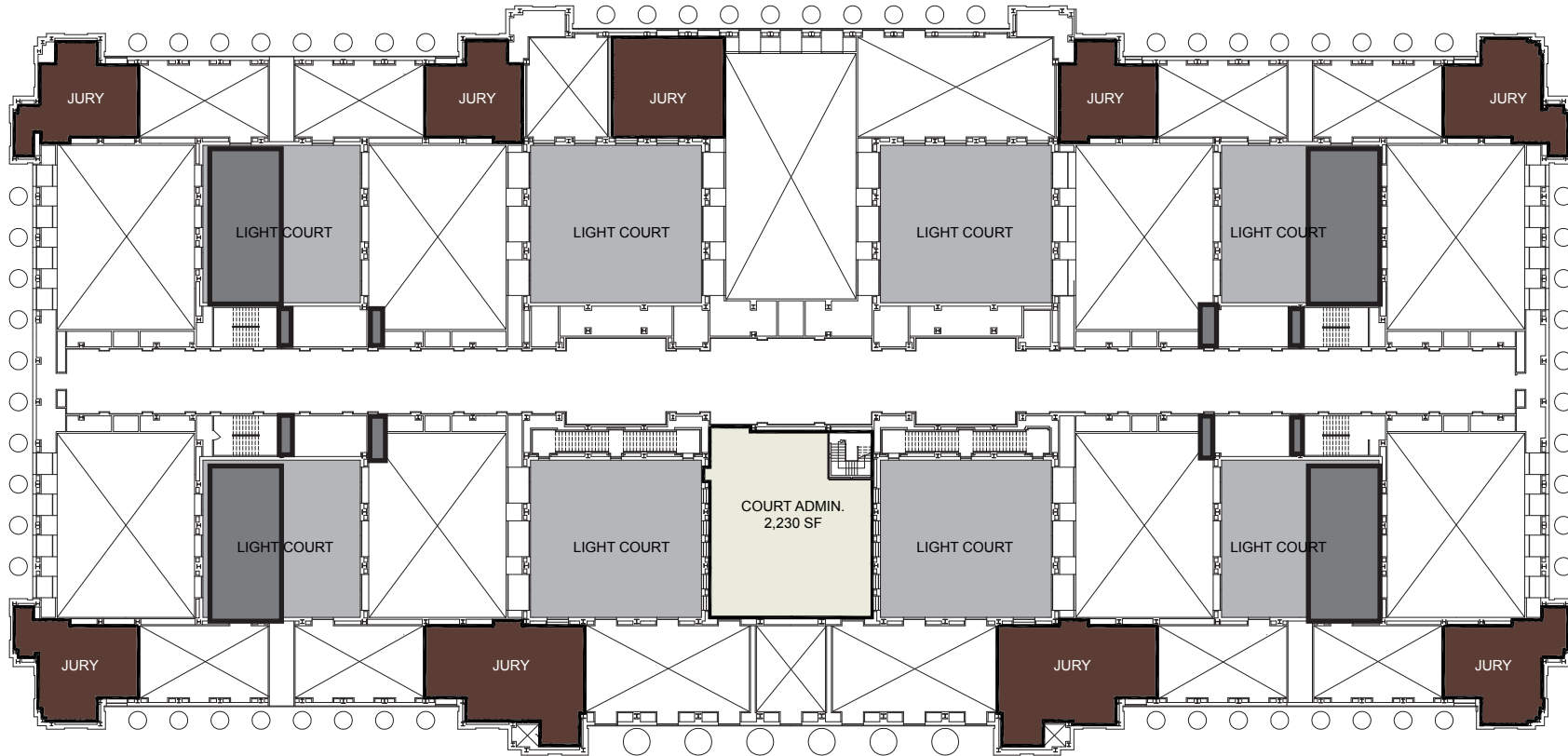


Figure B.35 - Fourth Floor Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



FOURTH FLOOR MEZZANINE

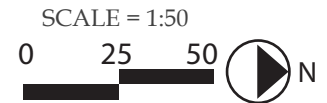
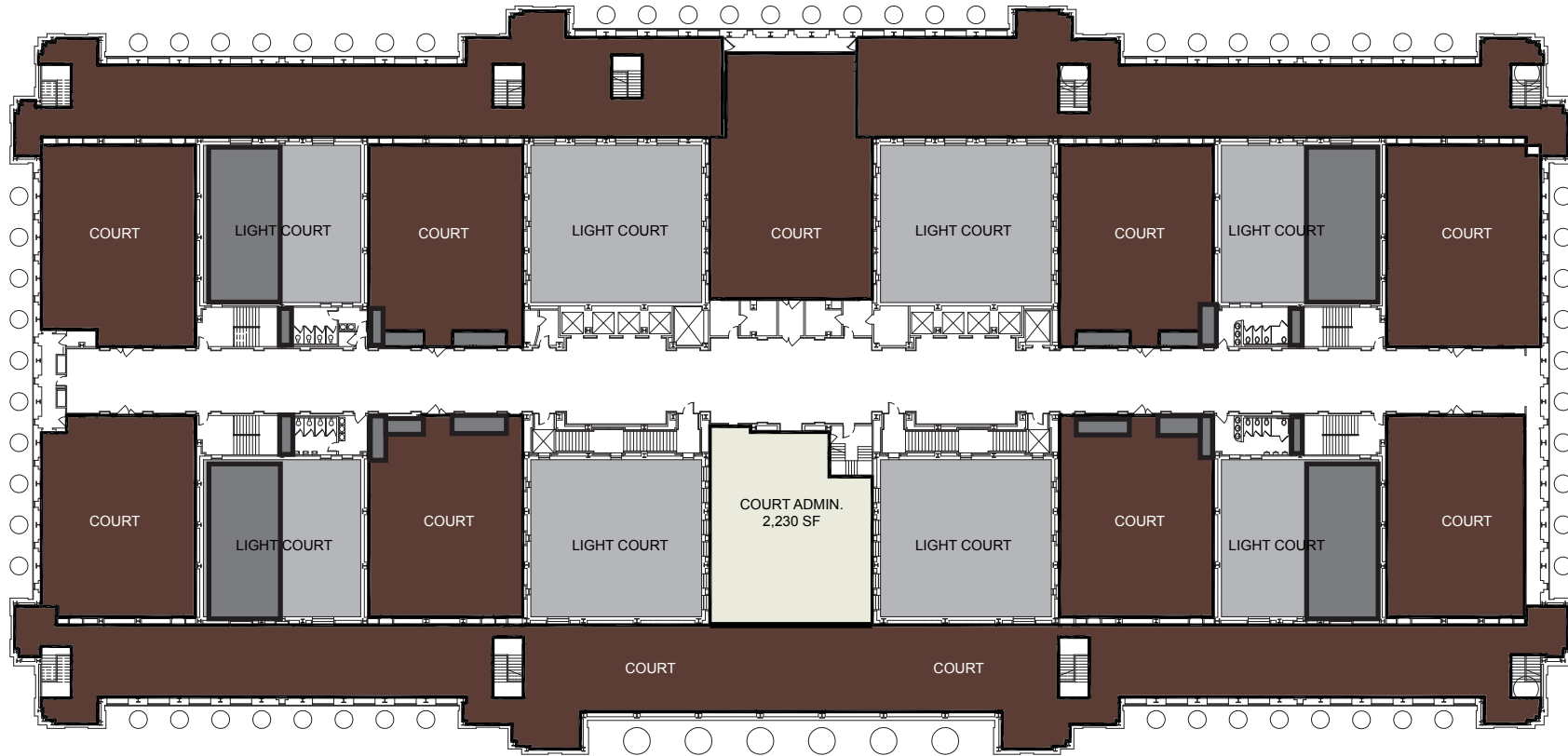


Figure B.36 - Fourth Floor Mezzanine Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



FIFTH FLOOR

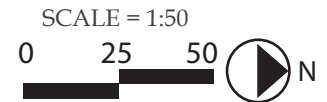
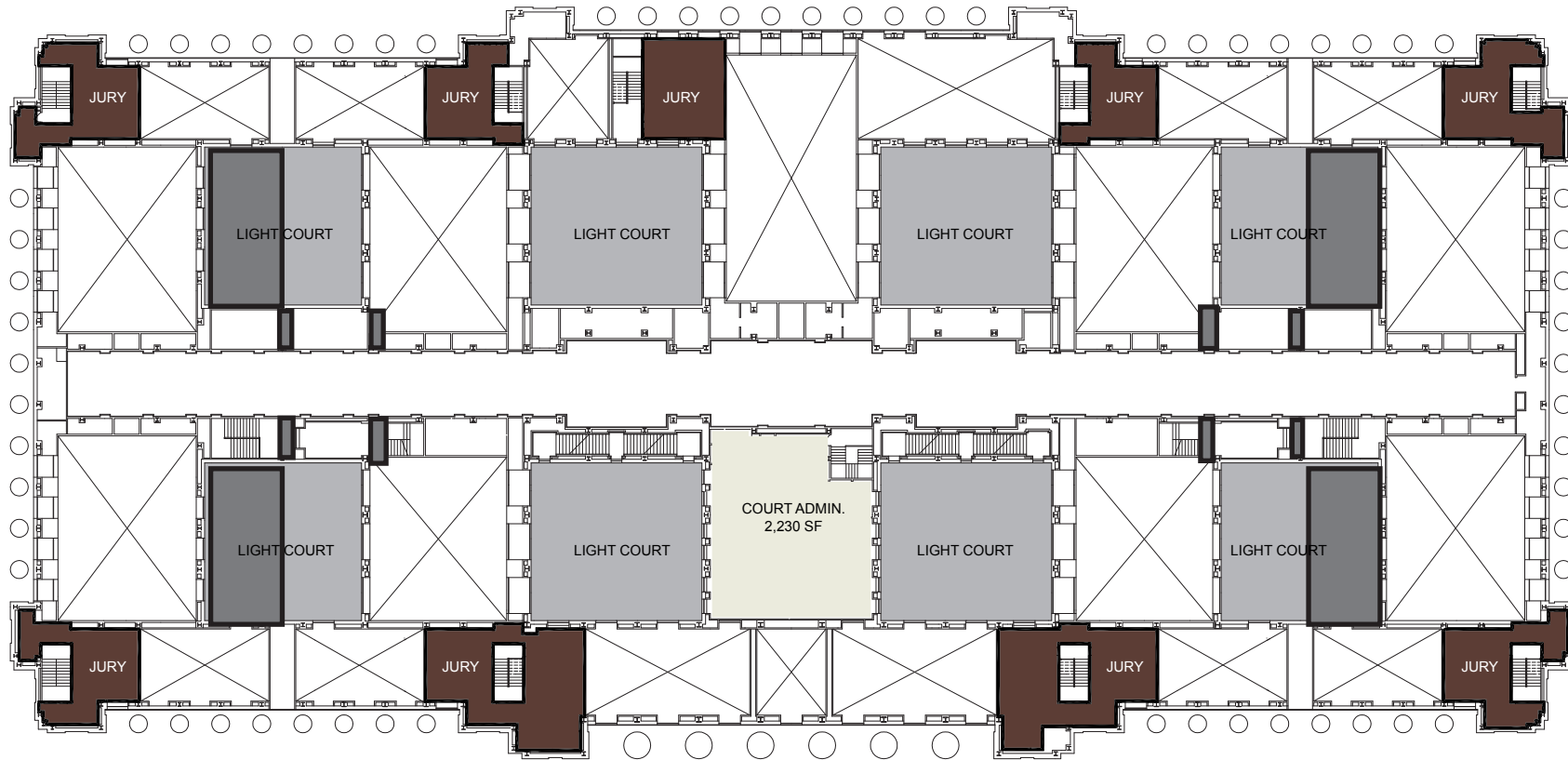


Figure B.37- Fifth Floor Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



FIFTH FLOOR MEZZANINE

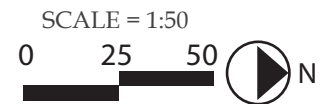
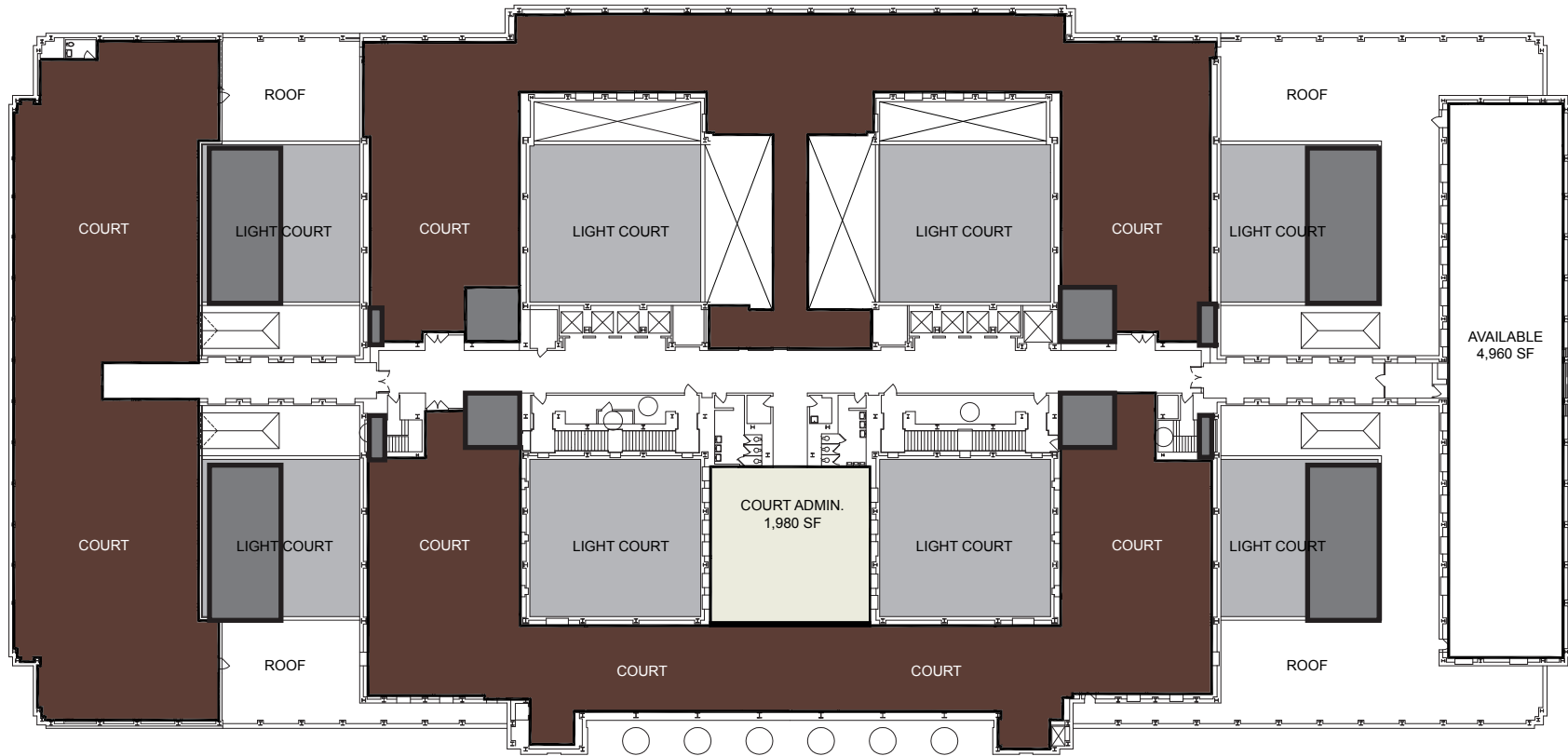


Figure B.38 - Fifth Floor Mezzanine Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



SIXTH FLOOR

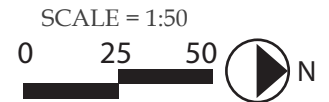
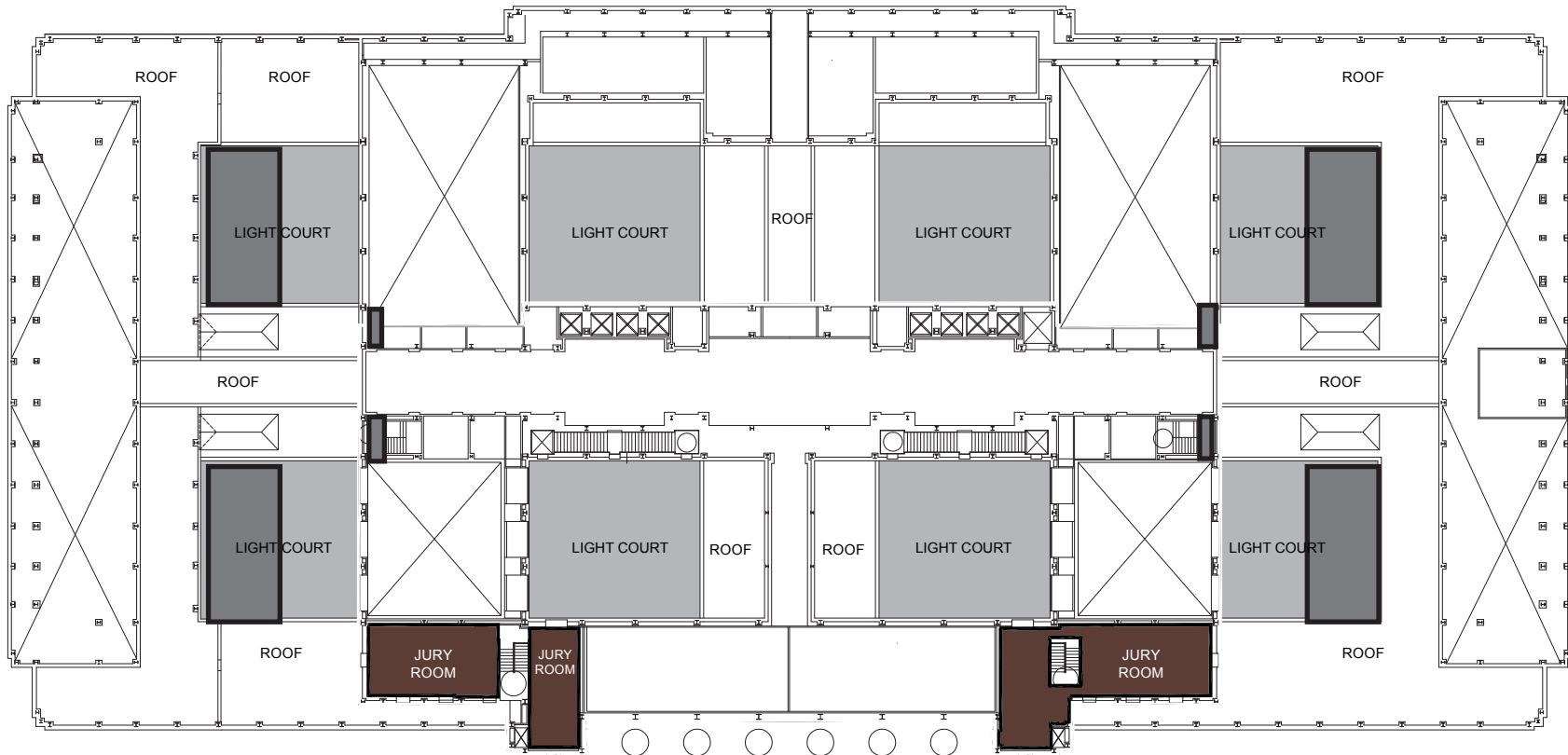


Figure B.39 - Sixth Floor Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



SIXTH FLOOR MEZZANINE

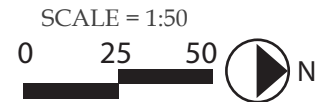
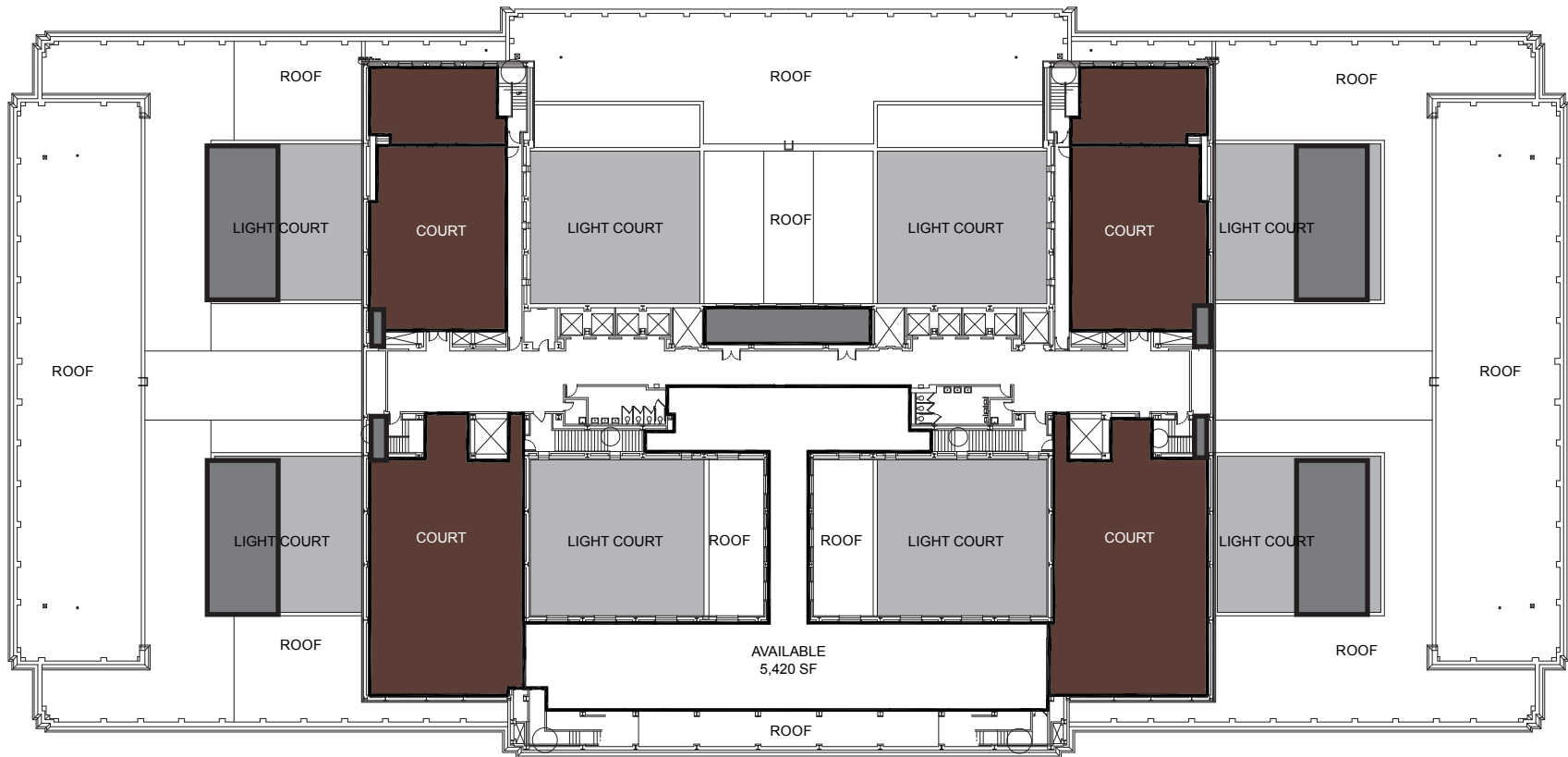


Figure B.40 - Sixth Floor Mezzanine Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



SEVENTH FLOOR

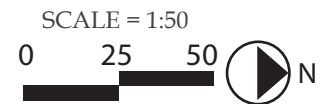
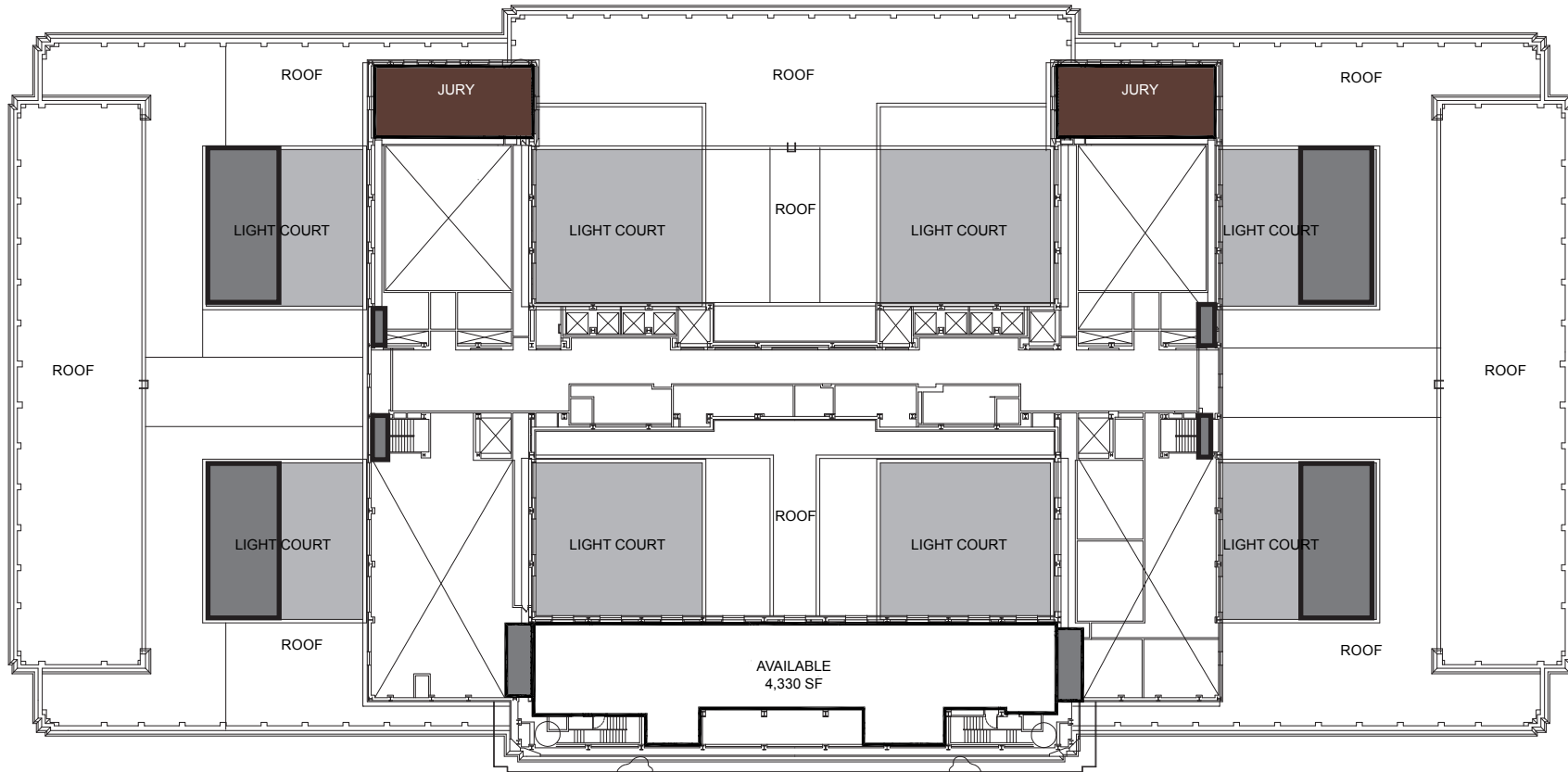


Figure B.41 - Seventh Floor Plan - Historic Courthouse - Scenario 3

SECTION B: BLOCKING & STACKING



SEVENTH FLOOR MEZZANINE

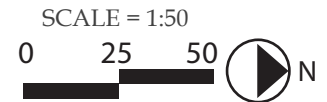


Figure B.42 - Seventh Floor Mezzanine Plan - Historic Courthouse - Scenario 3

SCENARIO 4

Historic Courthouse, Renovation:
Services for the Public, Family/Civil Courts
& Court support



339,950 ¹

Budget	2,150
Cafeteria	10,500
Child Support	21,340
Clerk of Courts ³	33,090
Comptroller	9,500
Corporation Counsel	4,100
County Board	8,600
County Clerk	3,200
County Executive	7,100
Court Admin ⁴	11,570
DAS – Director’s Office	350
District Attorney	40,000
Election Commission	3,240
Ethics	290
Facilities (office only)	1,720
Family/Civil Courts	160,000
IMSD	940
Persons w/ Disabilities	800
Register of Deeds	9,500
Risk Management	1,170
Shared Conference	9,090
Treasurer	1,700
Available	50,080

New building(s), leasable space:
County administration and Sheriff



82,420 ²

AE & ES	6,200
CBDP	1,170
CBO	1,370
DHR	9,570
Economic Development	1,560
IMSD	10,270
OEM (office only)	2,120
Planning & Development	1,650
Procurement	2,180
Shared Conference	3,000
Sheriff	43,330

New Criminal Courthouse:
Criminal Courts & all groups noted
per Phase I



360,500 ⁵

Clerk of Courts – Admin	5,355
Clerk of Courts – JIS	1,600
Clerk of Courts – Criminal Div	18,800
Court Support	10,665
Criminal Courts	141,293
DA – Victim Witness	8,400
DA – Trial Prep Workspace	5,000
District Court Admin	5,950
Facility Support	22,135
Justice Point	19,880
Public Defender Workspace	2,500
Sallyport, Holding & Security	9,200
WCS	4,950
Subtotal	255,728
M/E Factor (11%)	28,130
Subtotal	283,858
Bdg Gross Factor (27%)	76,642
TOTAL	360,500
Parking	16,000
Building size w/ Parking	376,500

Footnotes:

¹ Approximate usable space reflected in floor plans. Does not include new mechanical and electrical rooms, basement level, or available space.

² Department program only, reflective of new building circulation factor.

³ Clerk of Courts is inclusive of the following departments: Civil / Family Division, Milwaukee Justice Center, Law Library, Civil Records, Foreclosure Mediation, Register in Probate, Family Court Commissioner, Restraining Order Clinic.

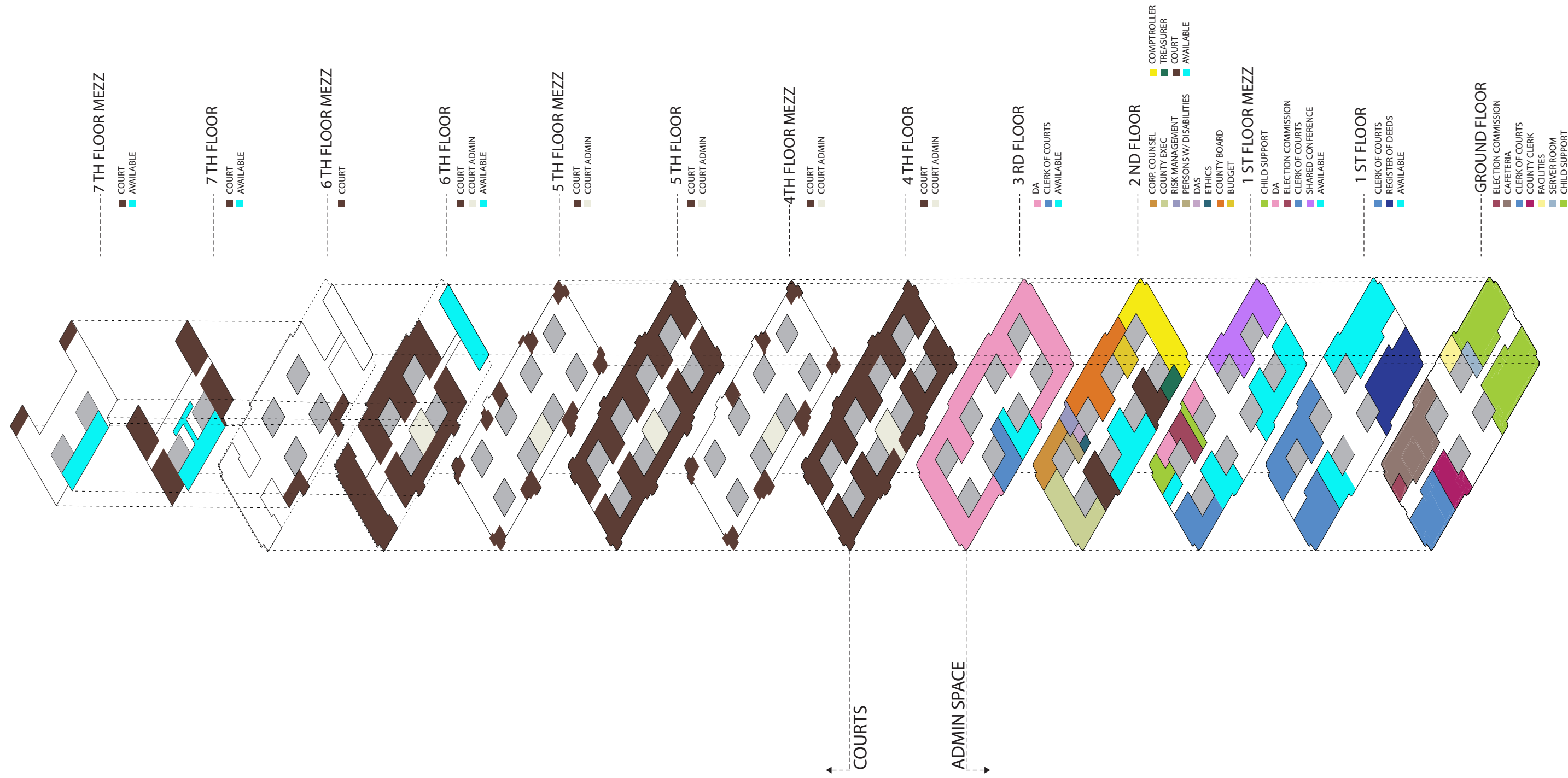
⁴ Court Admin is inclusive of the following departments, currently located in the Historic Courthouse: Court Reporting Services, Domestic Violence Interview / Waiting, Law Clerks and Court Reporters.

⁵ Space types and square footage amount per Phase 1 recommendation, page 181 of report, Scenario #2, targeting 2040.

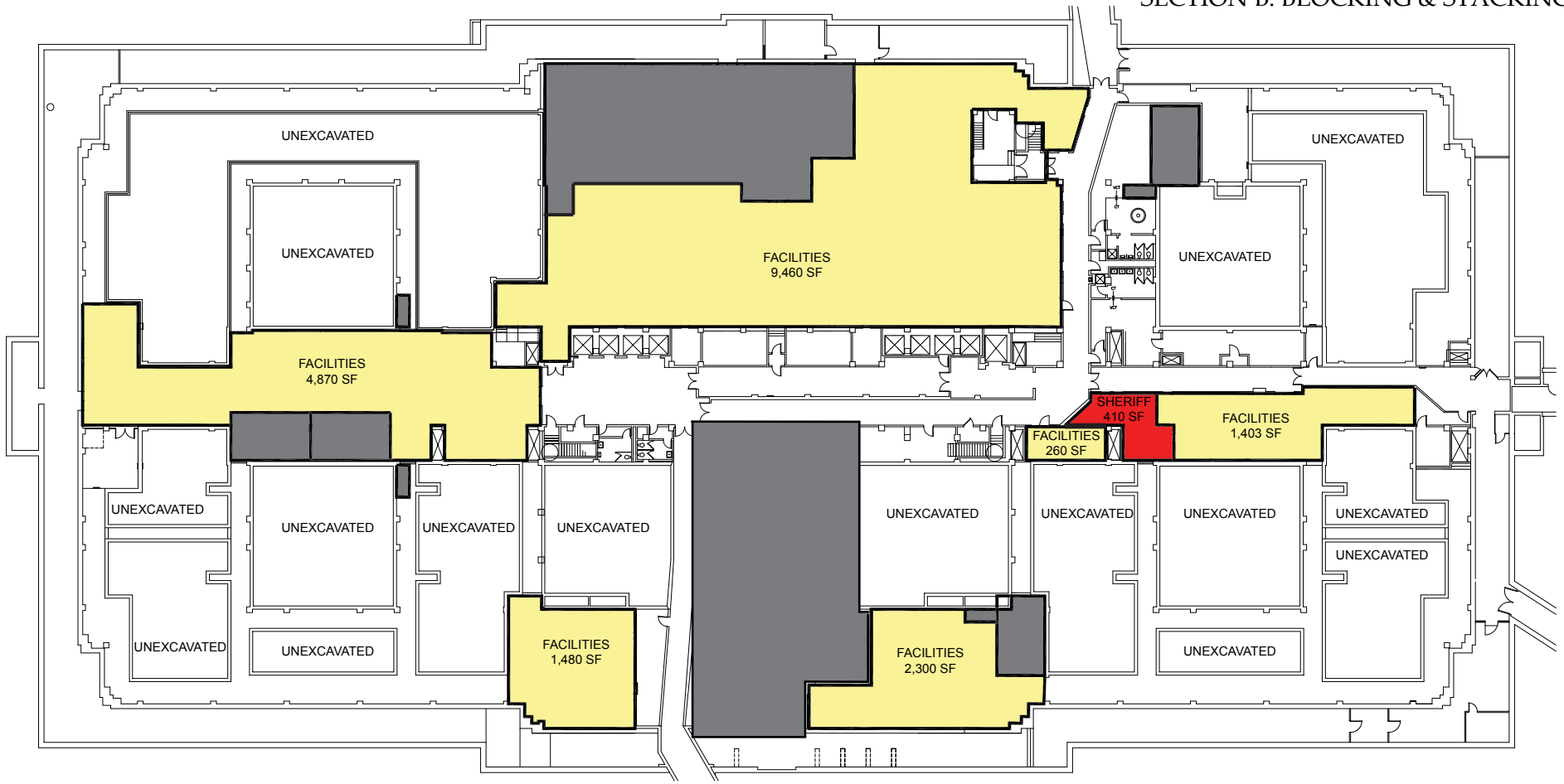
⁶ More than half of “available” space is located on the mezzanines.

Figure 2.5 - Scenario 4 Summary

SECTION B: BLOCKING & STACKING



SECTION B: BLOCKING & STACKING



BASEMENT

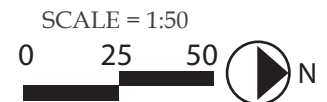


Figure B.43 - Basement Floor Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



GROUND FLOOR

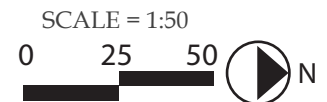


Figure B.44 - Ground Floor Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



FIRST FLOOR

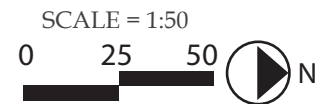
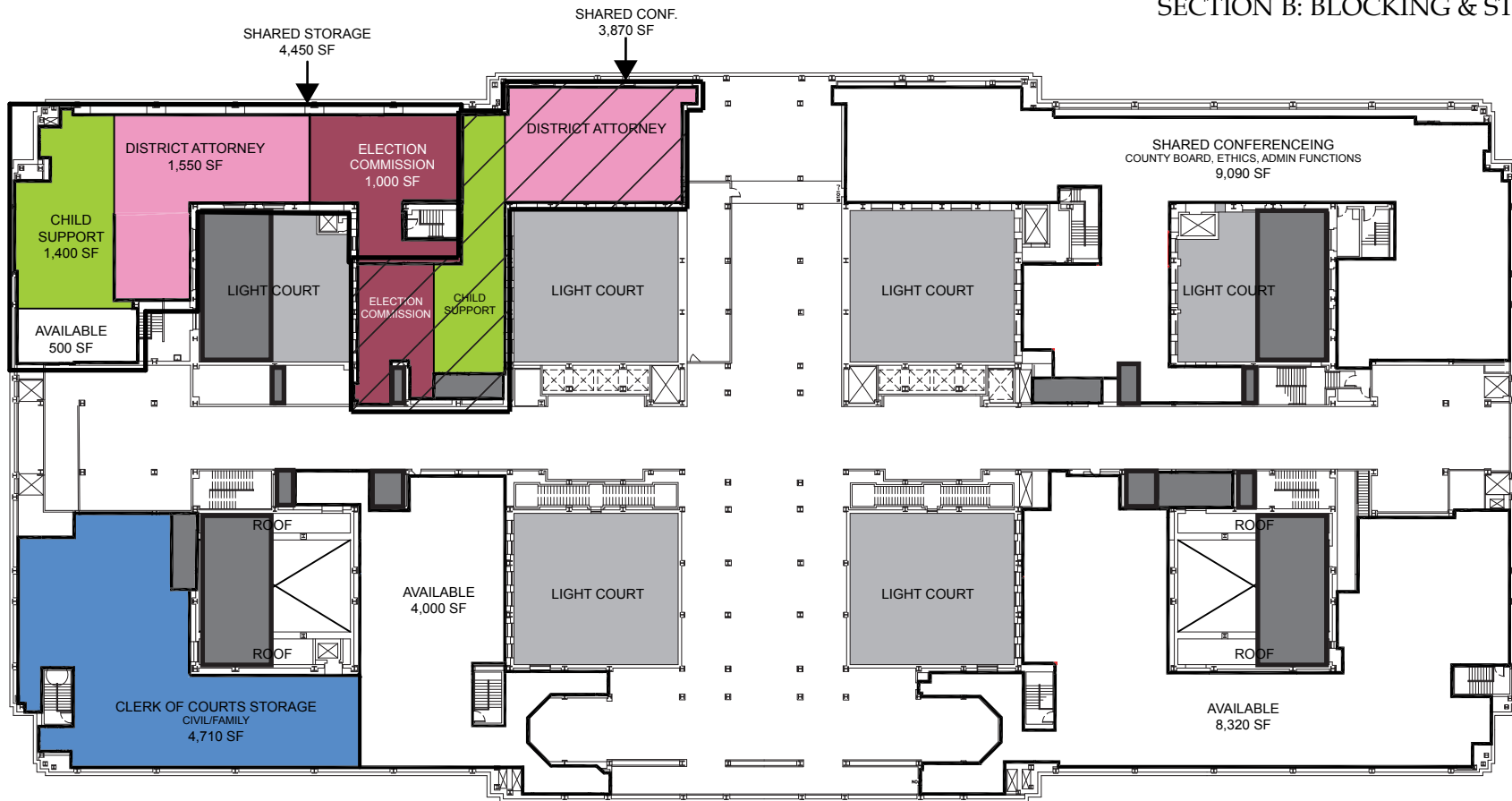


Figure B.45 - First Floor Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



FIRST FLOOR MEZZANINE

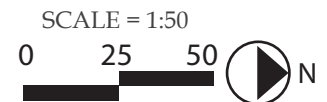


Figure B.46 - First Floor Mezzanine Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



SECOND FLOOR

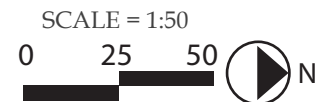
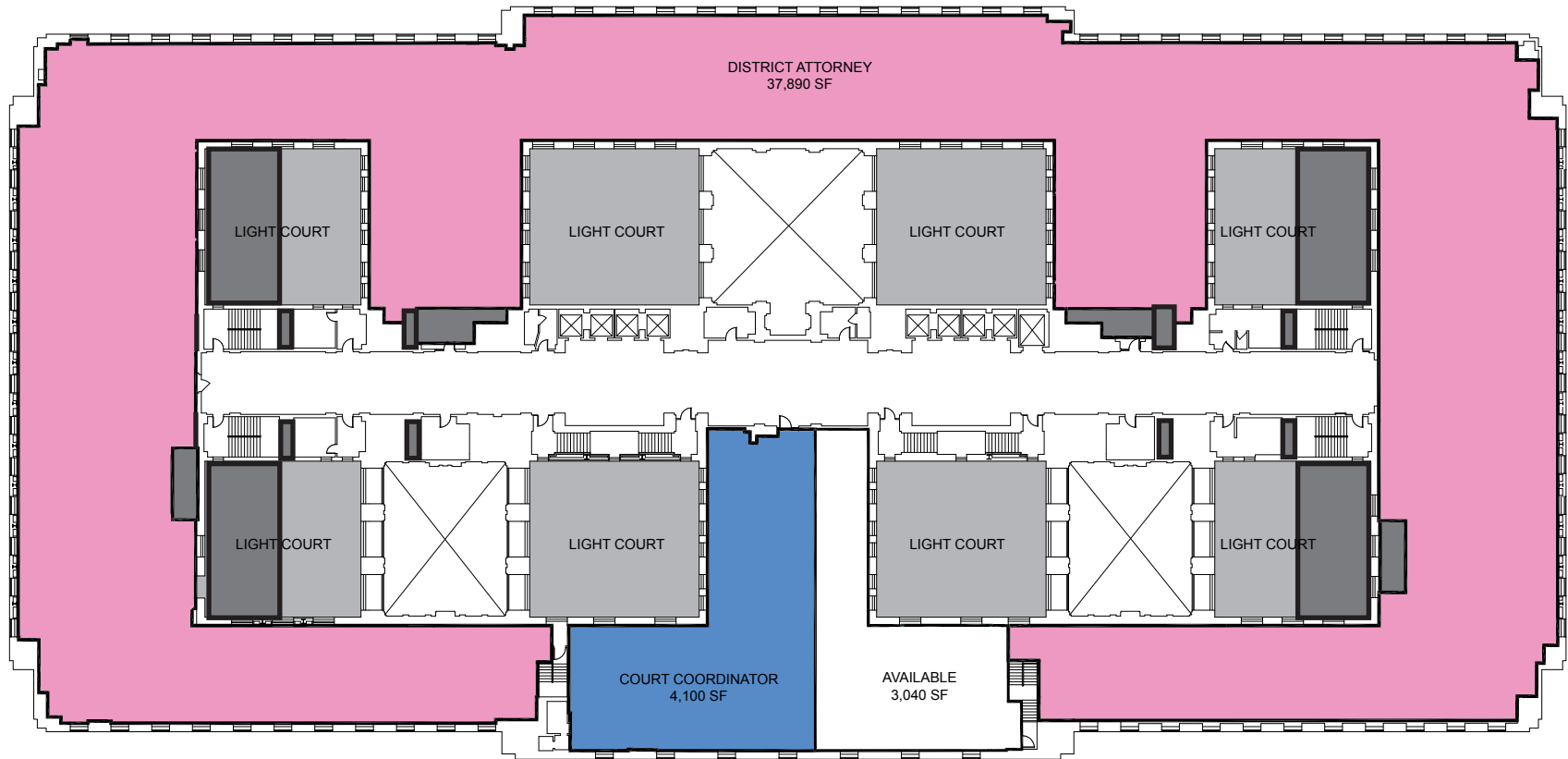


Figure B.47 - Second Floor Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



THIRD FLOOR

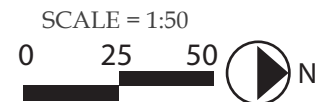
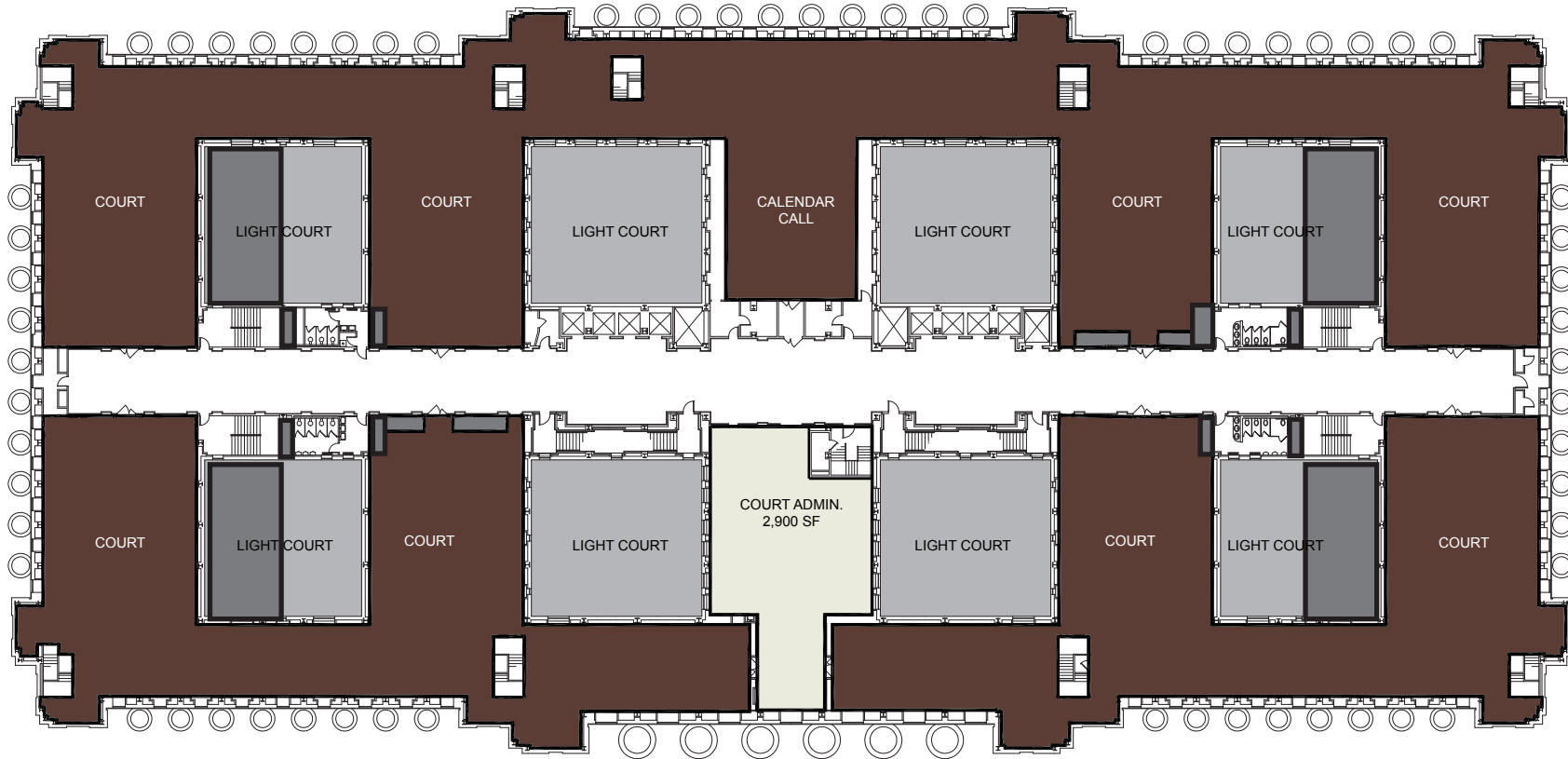


Figure B.48 - Third Floor Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



FOURTH FLOOR

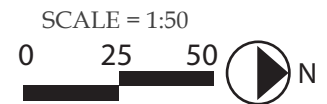
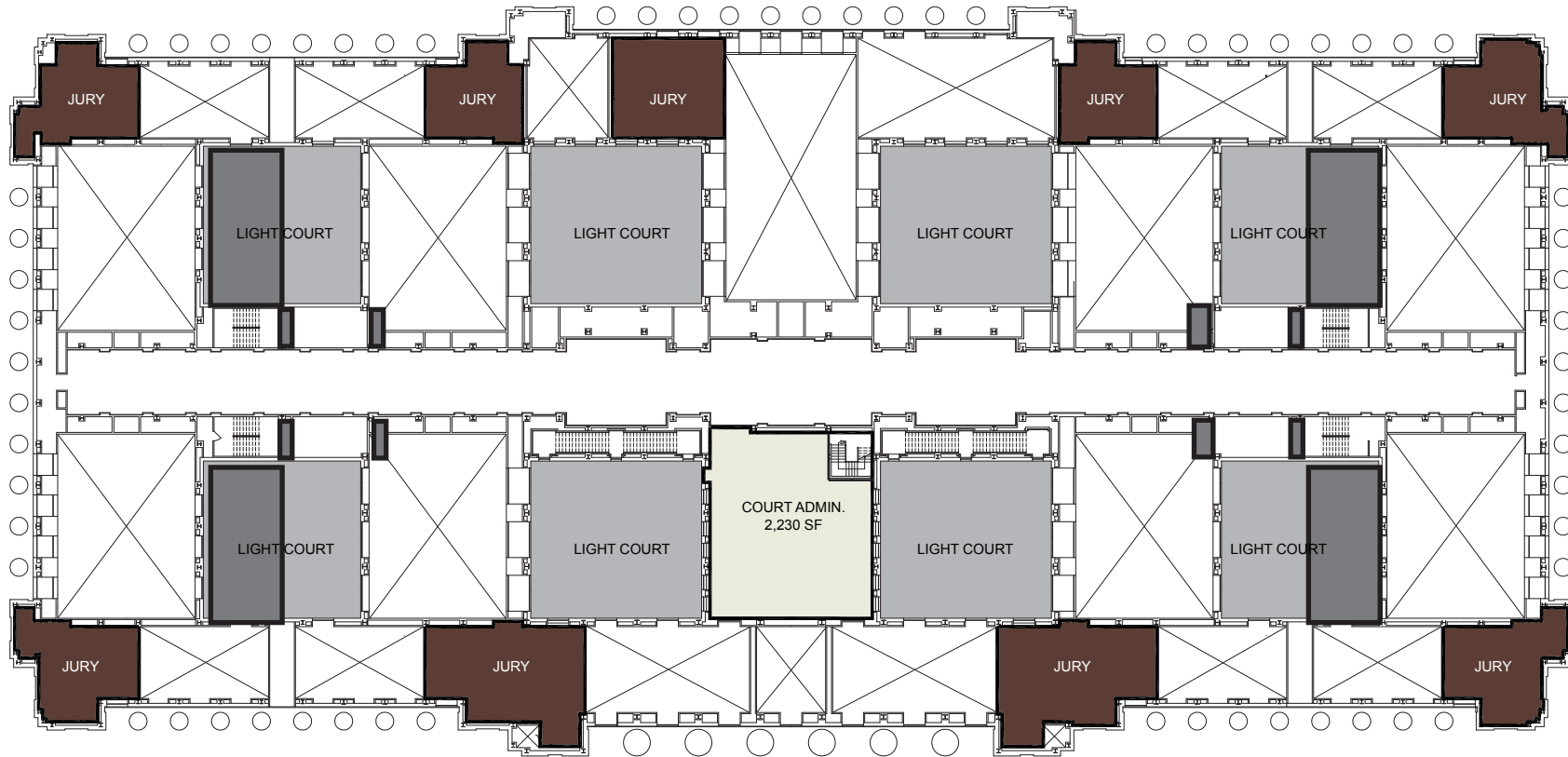


Figure B.49 - Fourth Floor Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



FOURTH FLOOR MEZZANINE

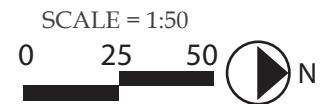
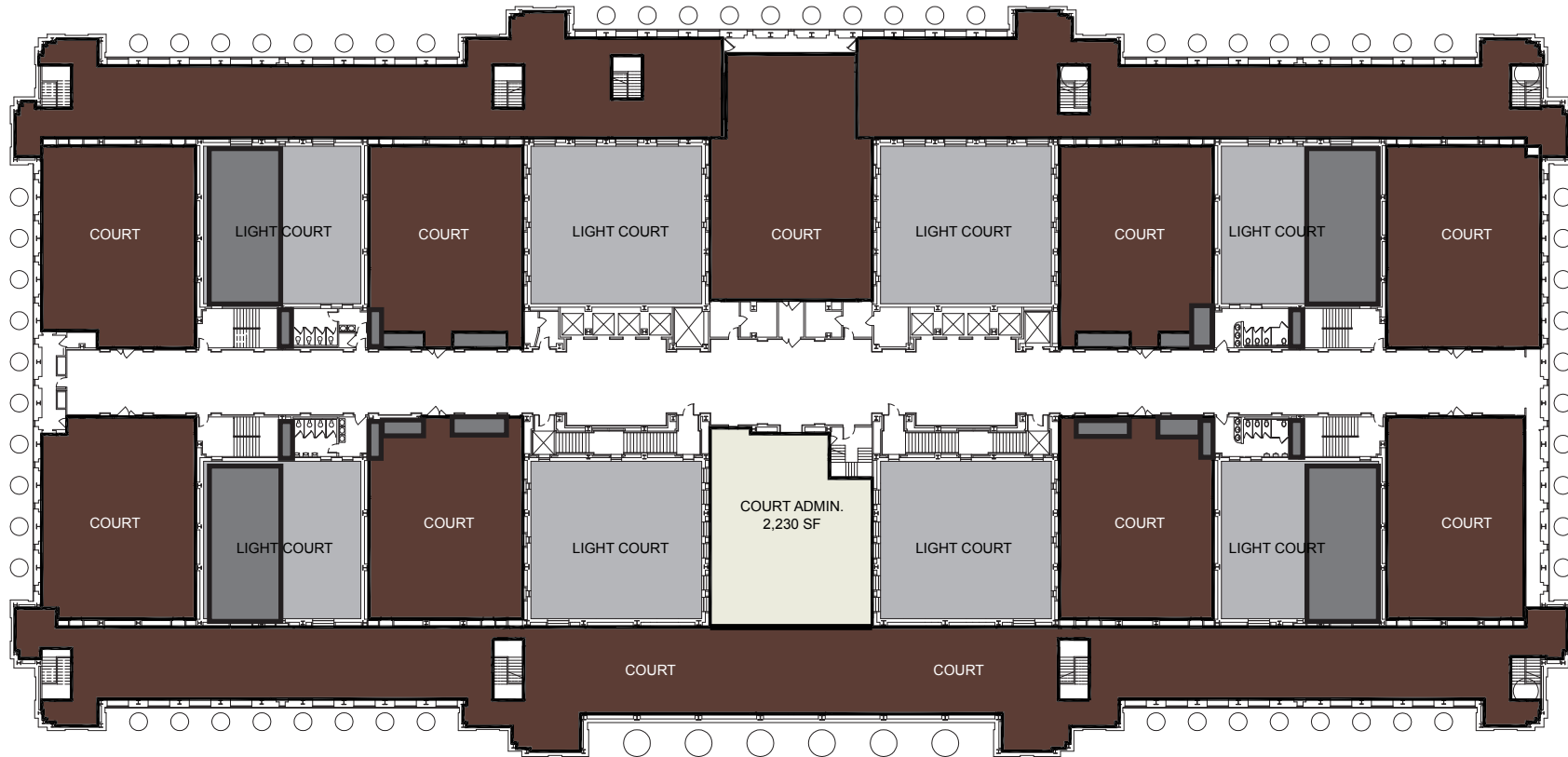


Figure B.50 - Fourth Floor Mezzanine Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



FIFTH FLOOR

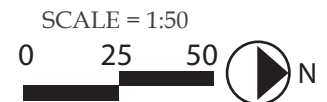
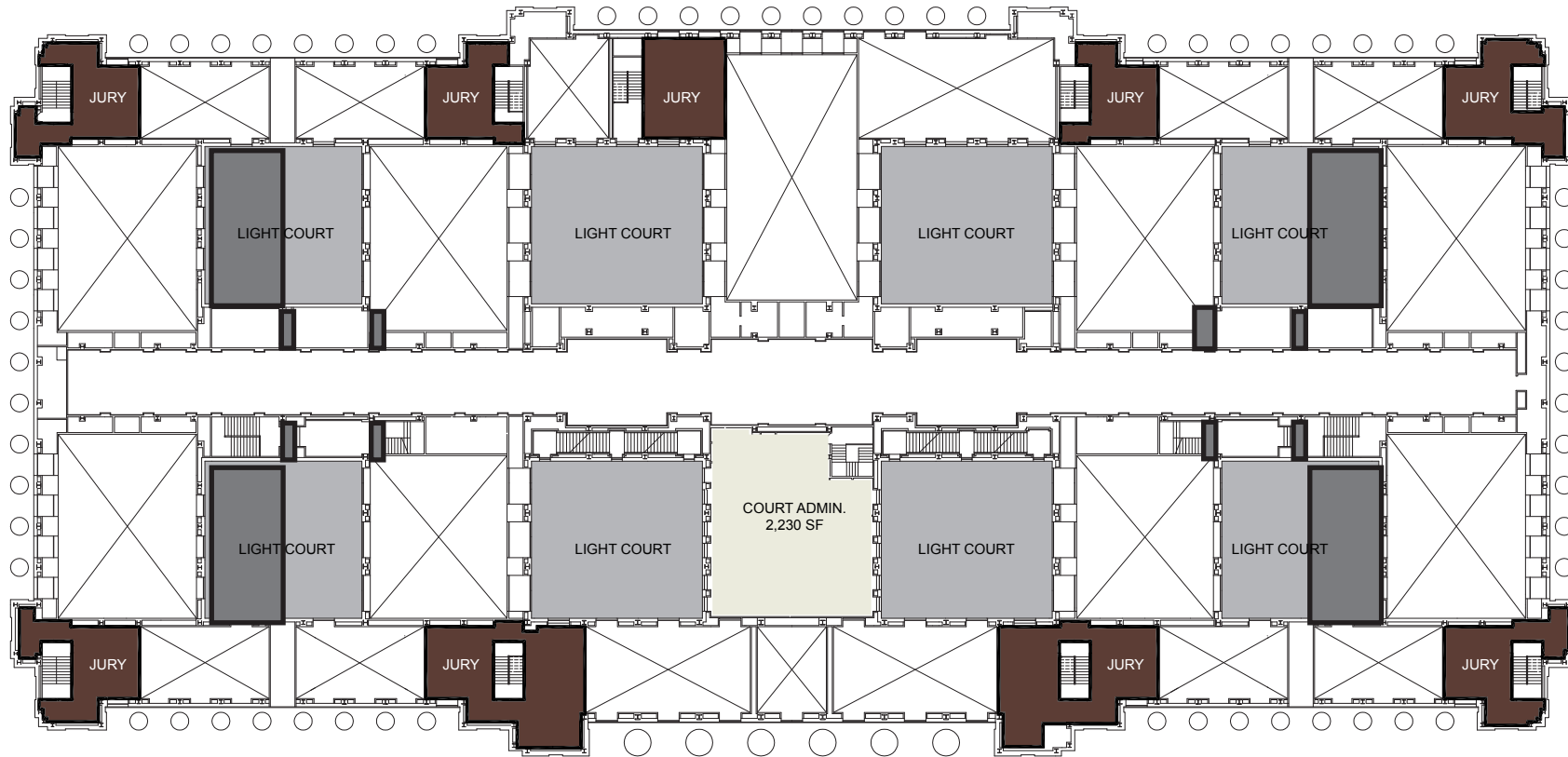


Figure B.51 - Fifth Floor Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



FIFTH FLOOR MEZZANINE

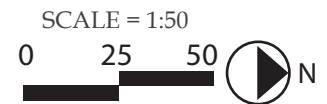
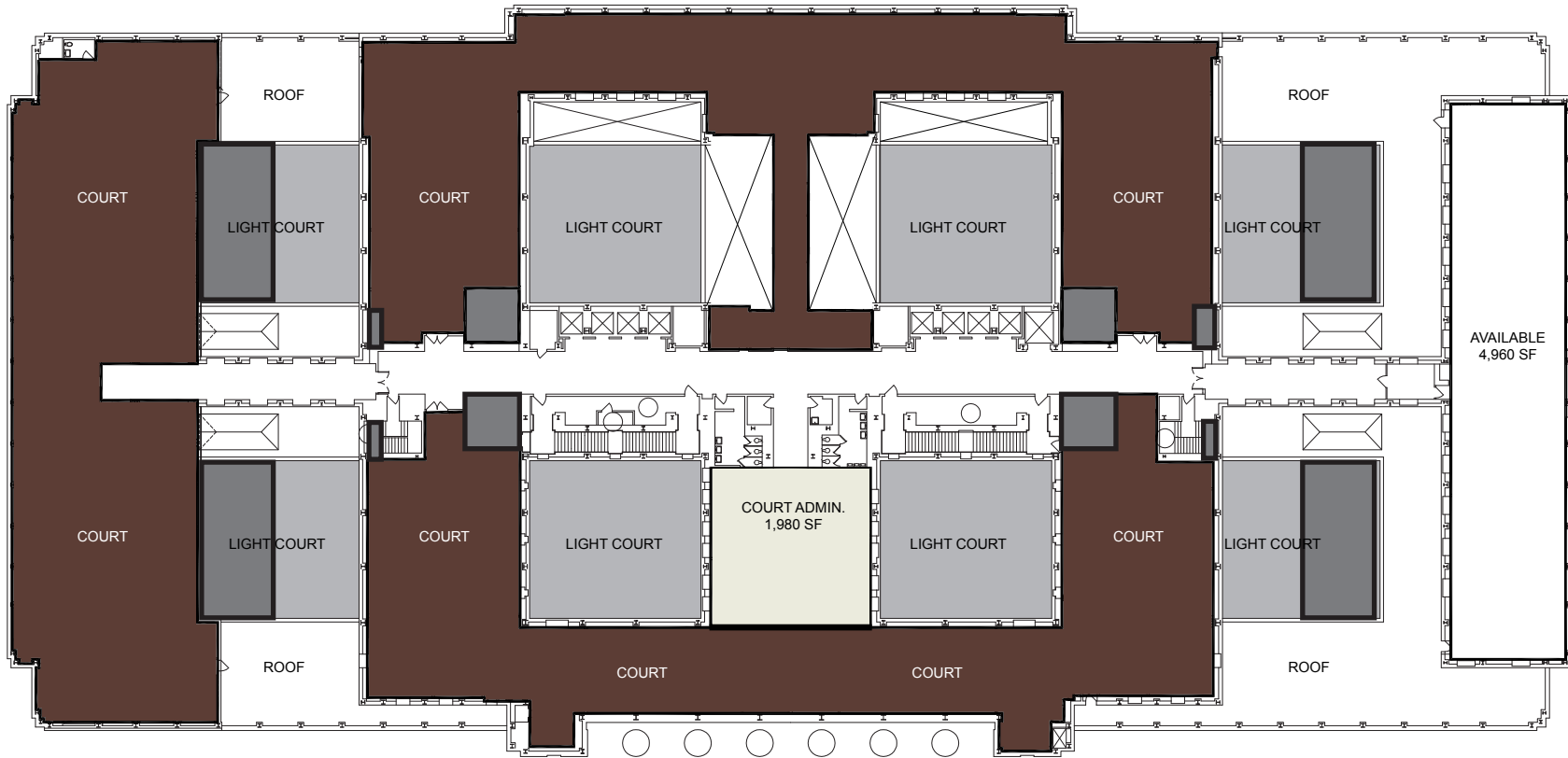


Figure B.52 - Fifth Floor Mezzanine Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



SIXTH FLOOR

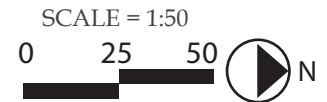
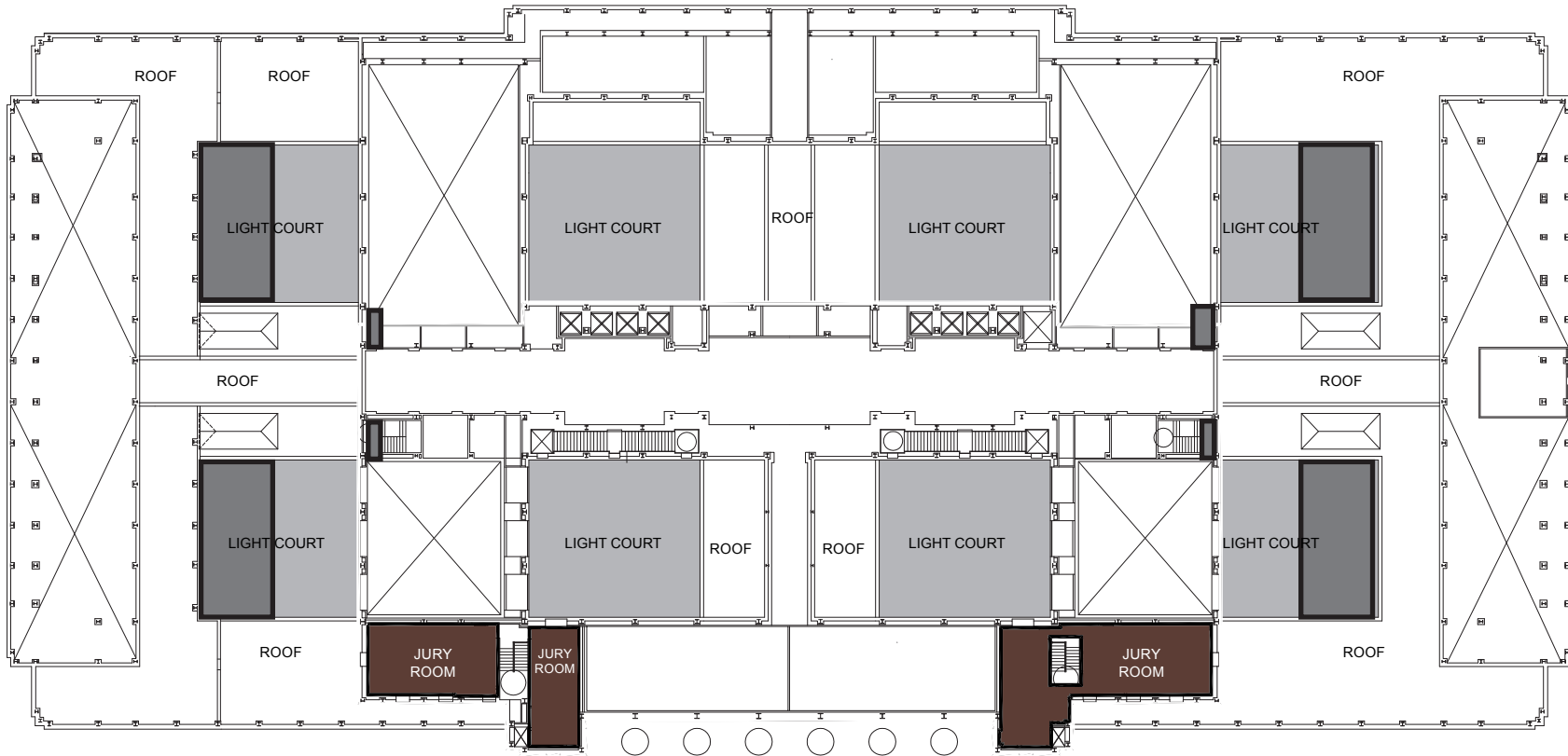


Figure B.53 - Sixth Floor Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



SIXTH FLOOR MEZZANINE

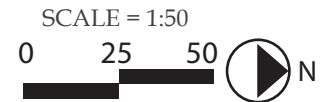
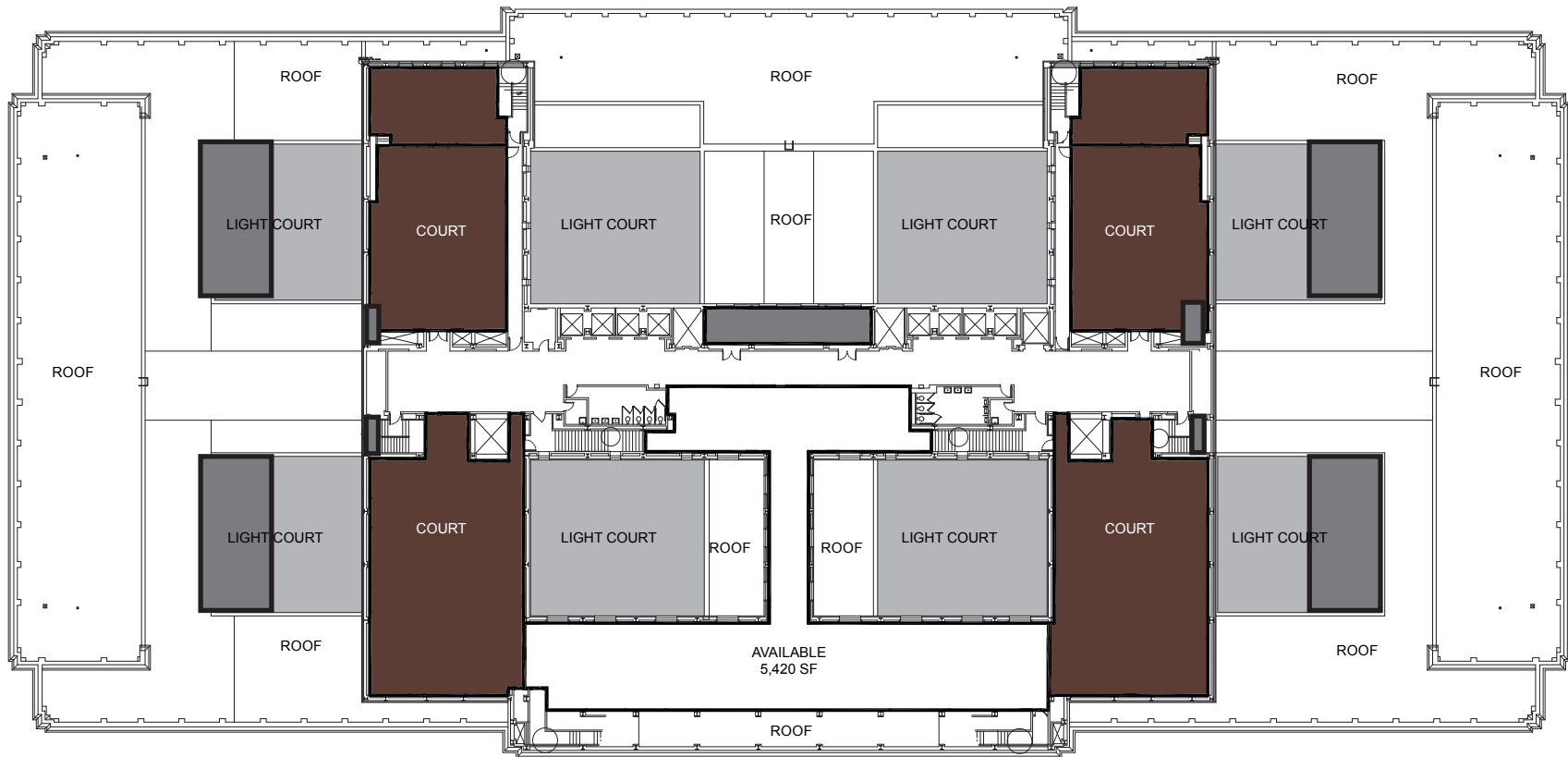


Figure B.54 - Sixth Floor Mezzanine Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



SEVENTH FLOOR

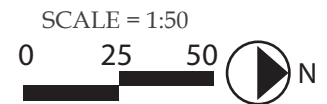
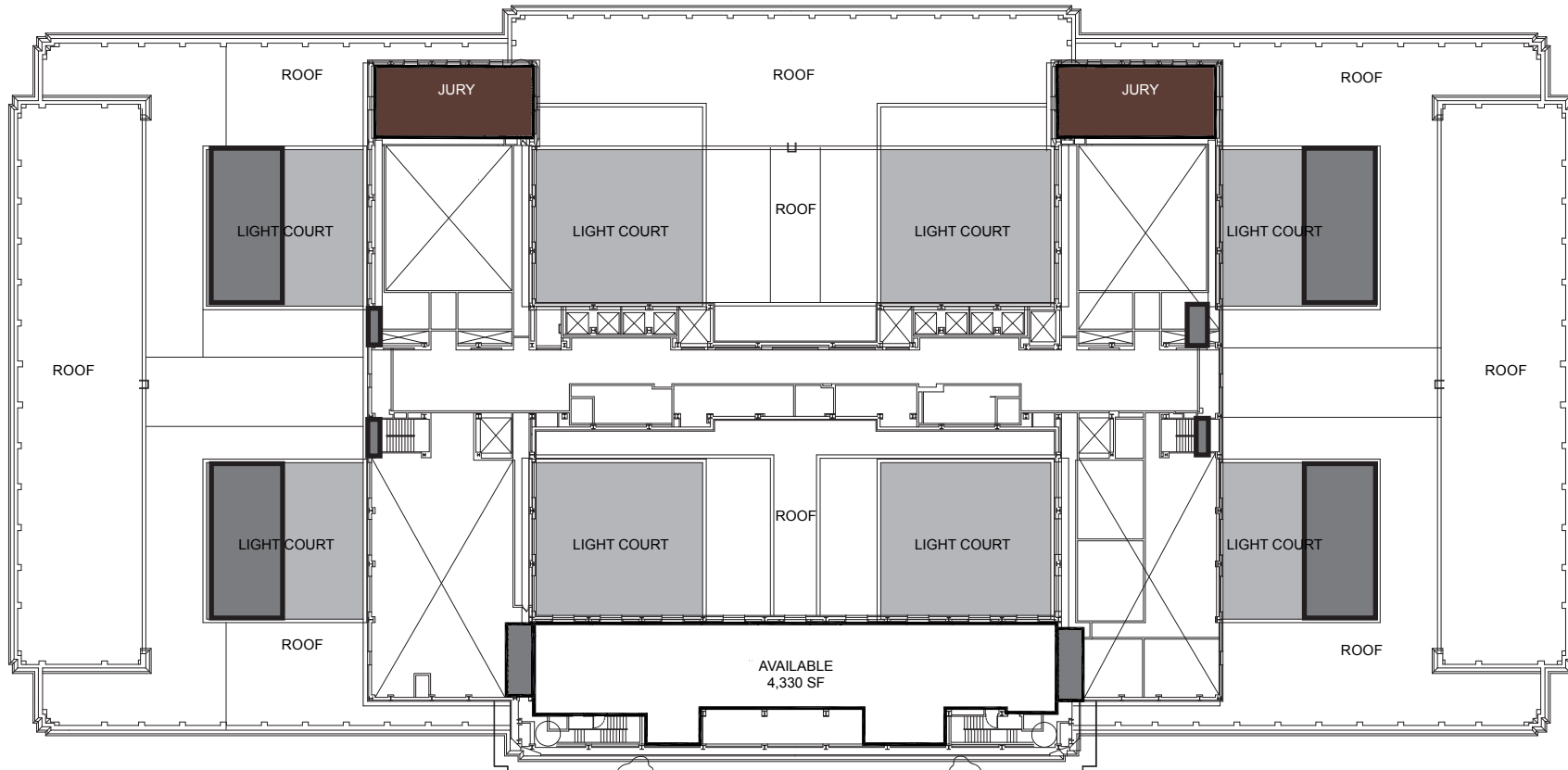


Figure B.55 - Seventh Floor Plan - Historic Courthouse - Scenario 4

SECTION B: BLOCKING & STACKING



SEVENTH FLOOR MEZZANINE

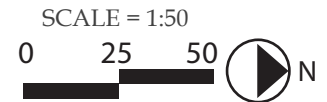


Figure B.56 - Seventh Floor Mezzanine Plan - Historic Courthouse - Scenario 4

SECTION C: SWING SPACE

SECTION C: SWING SPACE

PRECEDENT STUDIES

The primary focus of this research was to understand how other counties around the country had utilized swing space to successfully complete their courthouse renovation. Several projects offered different solutions dependent on the availability, type, and proximity of swing space. Examples of swing spaces utilized in other projects included an office park located near the project, using existing administrative office buildings owned by the municipality, and purchasing an existing building within proximity of the project.

Research of similar projects by other government agencies was done to compare both the process and solutions for swing space. The projects researched were found on government websites, in public government documents, on websites of other architectural firms involved in courthouse projects, and articles from local publications where the projects were located. Recommended projects from Milwaukee County and other team members were considered in the research, as well as other projects discovered during the research process.

Swing space is defined as a temporary work environment or occupancy for a business, usually during a renovation or new construction project.

The criteria for the research included:

- Size of the project: Comparable square footage and number of buildings
- Type of building: Historic courthouse or buildings versus new courthouse or buildings
- Type of renovation: Includes office and historic courthouse renovation versus only infrastructure or ADA upgrades
- Solutions for swing space: Comparable decisions made to accommodate phasing

PROJECTS STUDIED

The following represent examples of projects which are most related to the approach and scope of the Milwaukee County Courthouse project:

- Metro Nashville Davidson County Courthouse Renovation
Nashville, TN
- Birch Bayh Federal Building & U.S. Courthouse Renovation
Indianapolis, IN
- Polk County Courts
Des Moines, IA
- Willows Courthouse
Glenn County, CA
- Broward County Courthouse
Fort Lauderdale, FL
- Governor George Deukmejian Courthouse
Long Beach, CA

SECTION C: SWING SPACE

METRO NASHVILLE DAVIDSON COUNTY COURTHOUSE RENOVATION - Nashville, TN

- Restoration of exterior and lobbies to their original art deco luster.
- Complete reconstruction of the interior of the building, bringing it up to modern standards for security, fire protection, ADA accessibility, ventilation and energy management.
- Relocation of the Court System into 230,000 square feet of temporary transition space. For three years, the Courts operated effectively in an office park approximately three miles from the current site.
- Justice A.A. Birch Building - 260,000 sq. ft. (16 courtrooms); \$47 million; completed in 2006
- Historic Courthouse - 220,000 sq. ft. (13 courtrooms); \$35 million; completed in 2007
- Ben West Building - 34,000 sq. ft.; \$6 million; completed in 2007
- Metro Center Transition Space - 230,000 sq. ft. (20 courtrooms); \$13 million; completed in 2003

<http://www.justiceplanning.com/case-study-mashville.html>



Photo by Aaron Renn

BIRCH BAYH FEDERAL BUILDING & U.S. COURTHOUSE RENOVATION - Indianapolis, IN

- \$75 million renovation of the 475,000 s.f. national landmark structure
- “Everything but the structure and stone”; major roof work, fire alarm throughout the building, design and coordination for a new sprinkler system that respects the Historic character of the original vaulted ceramic tiled ceilings. Upgrading and re-routing of HVAC lines and equipment, as well as electrical circuits. All restrooms, public and private were upgraded which included, in some cases historic restoration work
- Construction occurred during off business ours; building occupied during construction.
- Phase 1 included the renovation of a judge’s chamber.
- Phase 2 consisted of a major renovation which included two Magistrate chambers, a courtroom, the judge’s bench and jury box, security upgrades, holding cells, jury rooms and interior design upgrades of furniture and finishes.

<http://www.archituracorp.com/birch-bayh-federal-building-u-s-courthouse-renovation/>



Photo by Nyttend

SECTION C: SWING SPACE

POLK COUNTY COURTS - Des Moines, IA

- 406,260 SF with project cost of \$81 Million
 - Multi-phased project including renovation to existing courthouse and other buildings.
 - Similar issues: Security, MEP infrastructure, accessibility, lack of secured circulation zone.
 - Departments will remain in existing locations until construction is complete of assigned buildings.
 - Project began in June 2016 with an estimated completion in 2018
 - Goal is to combine all court and court related departments into one complex while using existing County buildings:
 1. Phase I: Exterior renovation of existing historic courthouse
 2. Phase II: Renovation of JCPenney building into a Justice Center (Juvenile Court, Juvenile Court Services, Magistrate Court (Small claims and Traffic), Attorney's Office, and Clerk of Courts Storage
 3. Phase III: Renovation of existing Old Main Jail into Criminal Court Annex (Criminal Court)
 4. Phase IV: Renovation of Historic Courthouse (Probate, Civil and Family Courts)
- http://www.polkcountyiowa.gov/media/63311/13_05-20%20Marketing%20Booklet.pdf



Photo by Stephen Matthew Milligan

WILLOWS COURTHOUSE - Glenn County, CA

- 16,100 SF existing historic courthouse (main entrance and lobby, security screening, self-help center, mediation and settlement spaces, court administration, and one courtroom)
- 26,900 SF two story addition (clerk's offices and court operations, two courtrooms, the sheriff, and holding areas for in-custody defendants)
- \$41 million
- During construction, the court will vacate the main courthouse, operating at the Orland Branch and at the Willows Memorial Hall, which houses the Board of Supervisors. Staff will relocate to leased swing space in Willows until construction is complete

<http://www.courts.ca.gov/facilities-glenn.htm>

Photo by Alvis Hendley
CBRE/HGA/QA/IBC

SECTION C: SWING SPACE

BROWARD COUNTY COURTHOUSE - Fort Lauderdale, FL

- 714,000 SF
- \$245 million, new 20 story building is being constructed west of the existing courthouse on what was formerly the judicial parking garage and renovation of existing buildings.
- 70 courtrooms
- Renovation of East Wing of Broward County Judicial Complex (HVAC, restrooms and infrastructure updates)
- Renovation of Mid-Rise Building to accommodate Public Defender's Office, the State Attorney's Office, Broward Sheriff's Office, Pre-Trial Office, Probation, Offices and the Clerk of the Courts.

<http://www.broward.org/NewCourthouse/AboutThisProject/Pages/ProjectDescription.aspx>

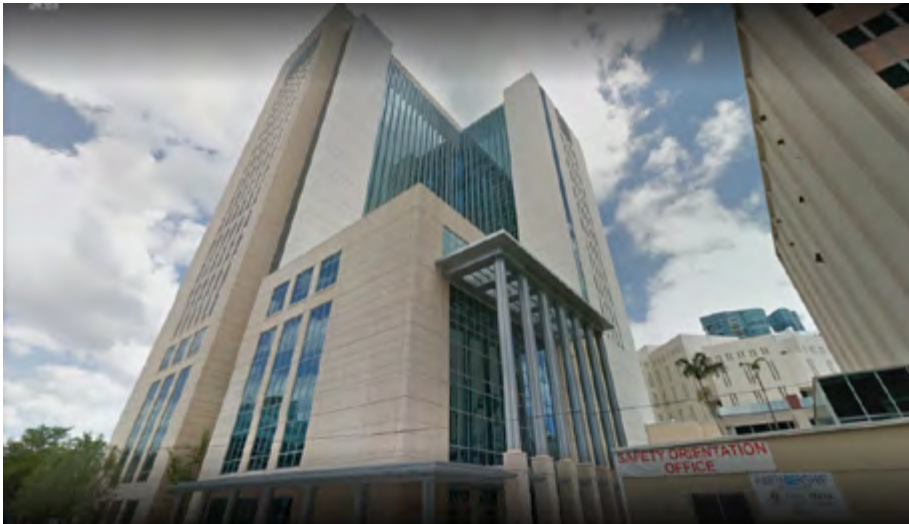


Photo by Google Earth

GOVERNOR GEORGE DEUKMEJIAN COURTHOUSE - Long Beach, CA

- 531,000 sf new building
- \$340 million
- 24 courtrooms
- Public-private partnership
- Security issues similar to Milwaukee County in the existing building. Old building demolished.

<http://www.courts.ca.gov/facilities-la-longbeach.htm#ad-image-0>



Photo by Google Earth

SECTION C: SWING SPACE

KEY FINDINGS**Not a Unique Situation**

It was found that many municipal and federal agencies faced similar challenges as Milwaukee County does in renovating an existing, historic courthouse while accommodating growth needs, modernizing courthouses, and updating ADA and infrastructure systems. While the projects researched did not always align exactly, they did validate the proposed renovation and construction process that Milwaukee County is planning to undertake.

A Need for Swing Space

Swing space calculations were estimated to determine the square footage required for sequencing both court and non-court functions. 159,000 square feet of office functions and courts will be displaced once the Public Safety Building is razed to accommodate the construction of a new criminal courthouse building. Based on research and discussion, leased space within a downtown office building or a new speculative office building could accommodate the office components being displaced from a demolition of the Public Safety Building and the renovation of the Courthouse. A vacant shopping mall or single story office building could potentially accommodate temporary courthouses because of the requirement for high ceiling heights and openness of space.

Phased Construction

The Historic Courthouse must continue to function and provide public services while the project is under construction. While the demolition will create an immediate need for 159,000 SF of swing space, the amount of space will vary during the construction of the new criminal courthouse and the renovation of the Historic Courthouse. To ensure

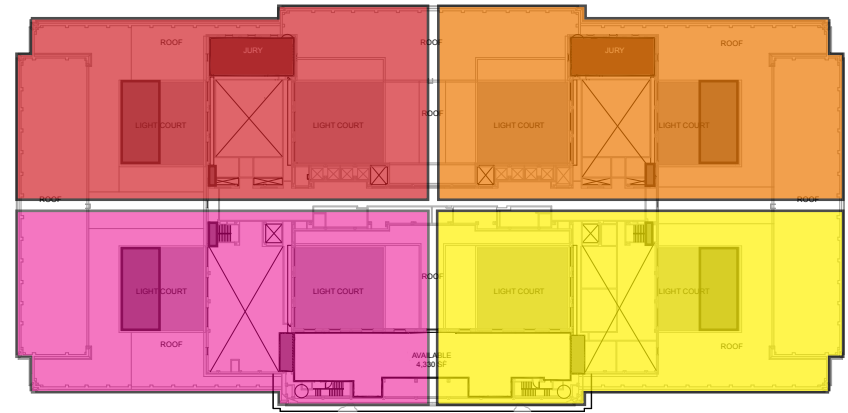


Figure 3.1 - Phasing diagram showing ideal quadrant divisions

that the Historic Courthouse remains functional during the renovation, a phased construction is envisioned for the project. It was suggested that the equivalent of a single floor, roughly 30,000 square feet, would be the ideal amount of space for each phase. By dividing the courthouse into quadrants, upgrades to the mechanical, electrical and plumbing systems can be achieved while limiting the displacement of departments during renovation of the Courthouse (Figure 3.1). The 30,000 SF could include multiple, vertical quadrants or one single floor depending on the approach determined during the pre-construction phase.

SECTION D: SAFETY BUILDING DUE DILIGENCE

SECTION D: SAFETY BUILDING DUE DILIGENCE

SAFETY BUILDING DUE DILIGENCE

Phase I determined the highest value of the existing Safety Building was its proximity to the Historic Courthouse and other County facilities and, as a result, recommended demolition of the structure. Phase I based this conclusion solely on the needs of the court functions. Phase II expanded this investigation to determine if the building would be suitable for non-court functions. Building tours were conducted to assess space allocation of non-court departments and their space utilization, as well as general building conditions. Additionally, a previous study was reviewed to see if any of the findings could be applied to meet the County's non-court space needs.

EXISTING CONDITIONS

The public safety building was built in 1929 and provided space for both the City and the County. The building consists of 6 floors plus a basement and sub-basement. Mezzanines are located on second, third, fourth and sixth floor. The sub-basement, basement, and first floor utilize the full footprint of the building. A large gym with basketball courts, fitness equipment, and a second level track that wraps the playing surface occupies the center portion of the building on the first floor. The remaining floors having a large light court in the middle of the floor plate (Figure 4.1). Today, the light court houses mechanical equipment and ducts. Generally, the exterior of the building is in need of repair and suffers from deferred maintenance.

PREVIOUS STUDY

A previous study conducted in July of 2014 looked at the potential reuse of the Safety Building non-court spaces. That report suggested more shared amenities, a central green space, a retail component and a portion of the Sheriff's office. However, this study predated the Milwaukee County Courthouse Project Phase I study and, as a result, does not address the deficiencies of Court Function or the adjacencies that

were identified in both Phases I and II. As a result, the study provides little support for reuse of the existing building to meet the needs of the County.

KEY FINDINGS**Inefficient For Non-Court Functions**

Overall, the Safety Building does not function well for non-court departments. Interior space is poorly utilized with most departments lacking adequate space to meet their current needs. Other areas such as the holding cells and gun range no longer serve the intended programmatic purpose and sit vacant with no tangible use. Existing floor to floor heights vary from 11'-6" to 15'-0", with variations sometimes occurring on the same floor (Figure 4.2). Additionally, portions of the tallest floors have mezzanines, which further limit the ceiling heights. Column spacing varies through the building and limits the flexibility for future use. Together, these conditions are less than optimal and are not reflective of modern office standards.

Highest and Best Use

Phase I determined the highest value of the existing Safety Building is its proximity to the Historic Courthouse and other County facilities. Due to functional deficiencies associated with courtrooms, it was recommended that the building should be demolished and a new criminal courthouse be built in its place. Phase II validated this conclusion by verifying the Safety Building provides no functional advantage for non-court programmatic elements of the Historic Courthouse and Safety Building. Therefore, the highest and best use of the Safety Building is to demolish it in favor of a vacant site for construction of a new Criminal Courthouse.

SECTION D: SAFETY BUILDING DUE DILIGENCE

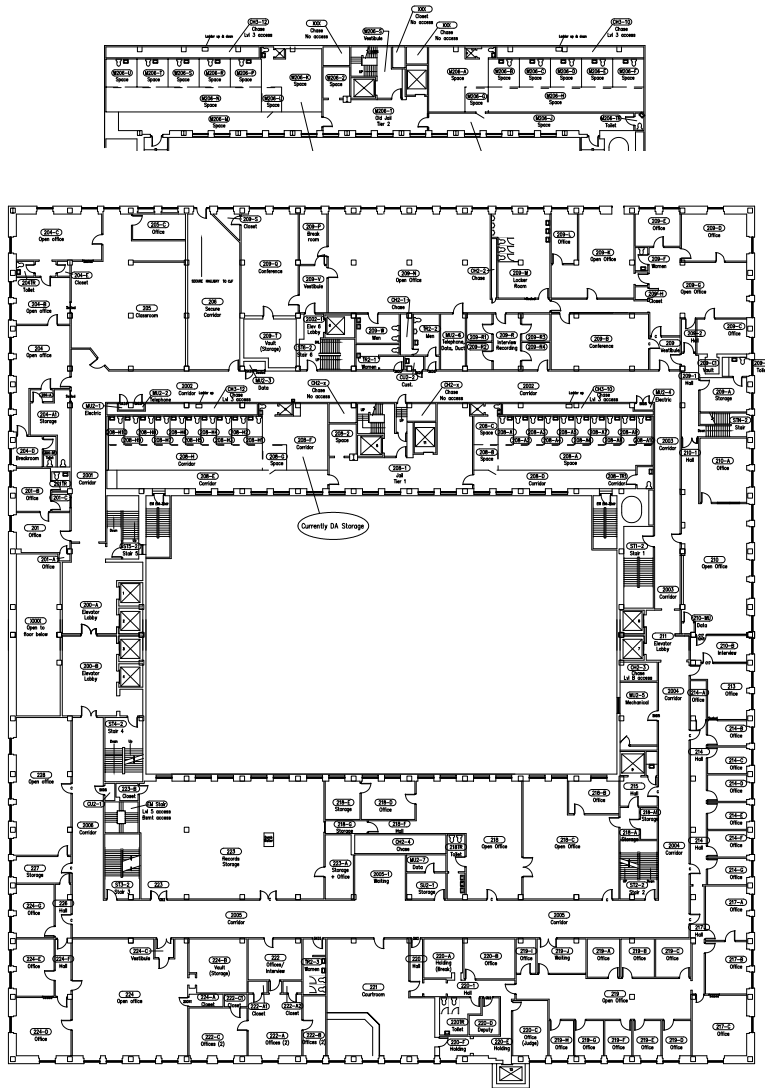


Figure 4.1 - Typical Safety Building Floor Plan and Mezzanine Plan

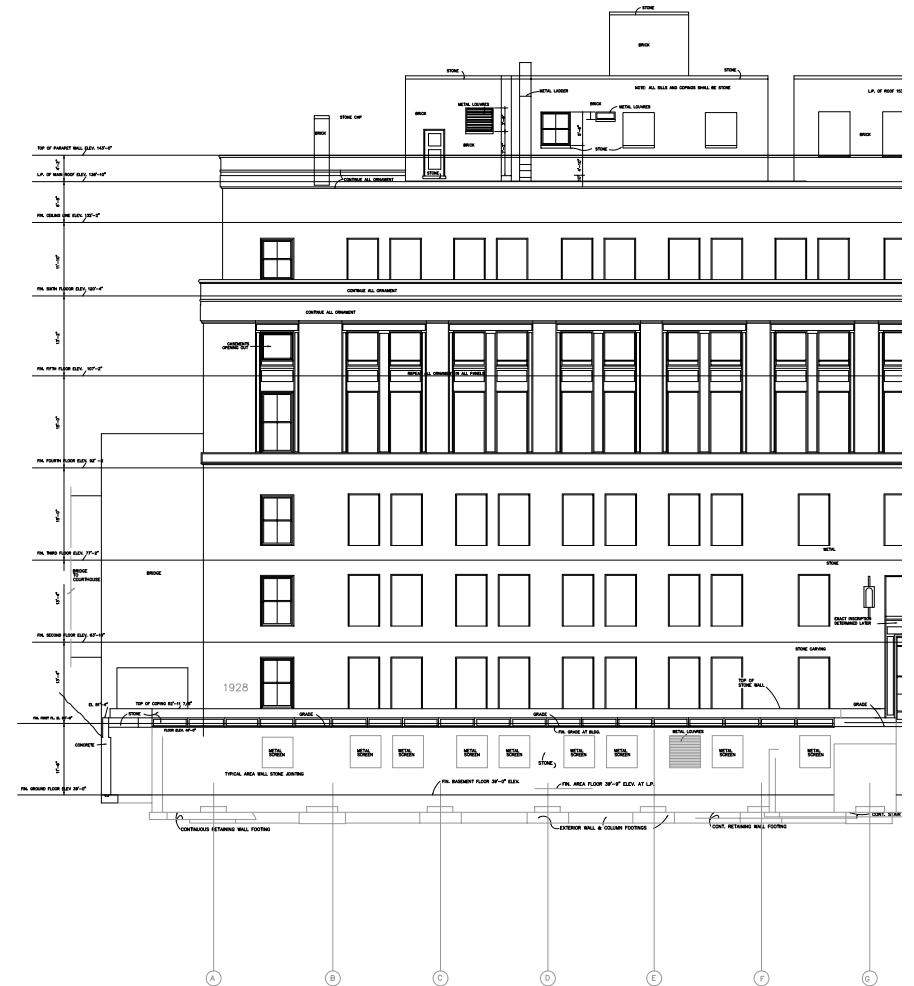


Figure 4.2 - Partial Safety Building Elevation showing floor to floor heights

SECTION E: VACANT SITE DUE DILIGENCE

SECTION E: VACANT SITE DUE DILIGENCE

VACANT SITE DUE DILIGENCE

As the County looks to the future with a full renovation of the Historic Courthouse and demolition and replacement of the Safety Building, a more complete understanding of alternate opportunities was sought. The consultant team was tasked to establish baseline costs for a stand-alone replacement of both facilities on a vacant site. Two scenarios were considered; 1. A stand-alone courthouse and administration building with structured parking, and 2. A stand-alone courthouse and administration building with surface parking. Both scenarios assume the replacement of all program associated with the court and non-court functions of the Historic Courthouse and Safety Building.

For the two studies, program assumptions were based on the need for 360,000 SF for all court functions per Phase I and 360,000 SF for non-court functions identified in Phase II. A parking ratio of 3 spaces per 1,000 square feet was used to determine a required amount of parking; a total of 1,200 spots. Options for both surface parking and structured parking were looked at to determine the amount of land required for a project of this scale. Parking stalls were assumed to be 9' x 18'. Drive aisles were assumed to be 24'.

New building costs were estimated to be roughly \$375/SF. The cost of land acquisition was assumed to be \$125,000/acre. \$1,500/space was used for surface parking while structured parking utilized \$30,000/space. A construction escalation (four years) of 16%, a construction contingency of 10% and non construction costs of 33% were all assumed.

Vacant Site Option 1

Option 1 (Table 5.1) has a total program of 720,000 SF split evenly between court and non-court functions. As a downtown site is preferred with proximity to other county functions, structured parking was assumed to reduce the required amount of land. An estimated project cost of \$459,906,00.00 was determined for Option 1.

Vacant Site Option 2

Option 2 (Table 5.2) also has a total program of 720,000 SF split evenly between court and non-court functions, but looked at a more suburban setting that would allow for surface parking. While the amount of land required increased, the cost per parking spot decreased. An estimated project cost of \$414,344,000.00 was determined for Option 2.

KEY FINDINGS**Land Requirement**

The amount of land needed for a new stand-alone facility varies considerably depending on program and type of parking supplied to support the facility. Surface parking requires far more land than structured parking, but the cost associated with it is considerably less. Depending on the use of surface or structured parking, a vacant site of 11 to 24 acres would be required. Due to this requirement, it is likely that a site with adequate space would not be located downtown and could result in additional long-term operational costs that were not considered in this study.

Vacant Assets

A new, stand-alone courthouse could leave the County with two vacant assets that would continue to need maintenance. Additionally, extensive renovations would be required to retrofit the buildings for potential tenants.

Highest and Best Use of the Historic Courthouse

While a vacant site may provide a cost-effective solution based strictly on construction costs, it is a solution that does not align with the County's needs. The highest and best use of the Historic Courthouse is renovation as recommended in the Phase I report with a combination of Civil Courts, Family Courts, and other non-court functions to ensure the safety of both county employees and the public.

VACANT SITE - STRUCTURED PARKING		LOCATION TBD	
Category	Unit	Calculations	Cost
A. SITE ACQUISITION			
1. Land Cost	\$125,000 per Acre	x 16 Acres	\$2,000,000
B. CONSTRUCTION COST			
1. Building Core and Shell	\$150 per Building Square Foot	x 720,000	\$108,000,000
2. Building Interior TI's - Court Functions	\$300 per Building Square Foot	x 360,000	\$108,000,000
Building Interior TI's - Non-Court Functions	\$150 per Building Square Foot	x 360,000	\$54,000,000
3. Secure Parking	\$30,000 per Space	x 40 Spaces	\$1,200,000
Structured Parking	\$30,000 per Space	x 1,200 Spaces	\$36,000,000
4. Sitework			
a. Asbestos Abatement of Safety Building	\$12.00 per Building Square Foot	x 0	\$0
b. Demolition of Safety Building / Bridges	\$8.000 per Building Square Foot	x 0	\$0
c. Site Development and Utilities	\$20.00 per Building Square Foot	x 720,000	\$14,400,000
5. Building Connectors			
a. Public / Staff Bridge	\$15,000 per Linear Foot	x 0	\$0
b. Detainee Tunnel	\$15,000 per Linear Foot	x 0	\$0
6. SUBTOTAL BUILDING CONSTRUCTION		Per Square Foot \$449.44	\$323,600,000
C. CONTINGENCY			
1. Design / Construction Contingency	10% of Building Construction	x \$323,600,000	\$32,360,000
D. ESCALATION			
1. Future Escalation	3.5% per year to 2021 (4 years)	x \$355,960,000	\$52,510,000
2. ESCALATED COST (2021 Dollars)		Per Square Foot \$72.93	\$408,470,000
E. OTHER PROJECT COSTS			
1. Design Fees, Permits, Testing	11% of Building Construction	x \$323,600,000	\$35,596,000
2. Security/Technology Allowance	\$12.00 per Building Square Foot	x 720,000	\$8,640,000
3. Furniture, Fixtures, and Equipment	\$10.00 per Building Square Foot	x 720,000	\$7,200,000
4. SUBTOTAL OTHER PROJECT COST		Per Square Foot \$10.00	\$51,436,000
F. TOTAL COST			
1. PROJECT COST (2021 Dollars)		Per Square Foot \$638.76	Total \$459,906,000

Note: Total costs may not calculate exactly based on square footages shown due to computer rounding of building gross areas.

Figure 5.1 - Vacant Site Study - Option 1 Structured Parking

VACANT SITE - SURFACE PARKING		LOCATION TBD	
Category	Unit	Calculations	Cost
A. SITE ACQUISITION			
1. Land Cost	\$125,000 per Acre	x 24 Acres	\$3,000,000
B. CONSTRUCTION COST			
1. Building Core and Shell	\$150 per Building Square Foot	x 720,000	\$108,000,000
2. Building Interior TI's - Court Functions	\$300 per Building Square Foot	x 360,000	\$108,000,000
Building Interior TI's - Non-Court Functions	\$150 per Building Square Foot	x 360,000	\$54,000,000
3. Secure Parking	\$30,000 per Space	x 40 Spaces	\$1,200,000
Surface Parking	\$1,500 per Space	x 1,200 Spaces	\$1,800,000
4. Sitework			
a. Asbestos Abatement of Safety Building	\$12.00 per Building Square Foot	x 0	\$0
b. Demolition of Safety Building / Bridges	\$8.000 per Building Square Foot	x 0	\$0
c. Site Development and Utilities	\$20.00 per Building Square Foot	x 720,000	\$14,400,000
5. Building Connectors			
a. Public / Staff Bridge	\$15,000 per Linear Foot	x 0	\$0
b. Detainee Tunnel	\$15,000 per Linear Foot	x 0	\$0
6. SUBTOTAL BUILDING CONSTRUCTION		Per Square Foot \$403.33	\$290,400,000
C. CONTINGENCY			
1. Design / Construction Contingency	10% of Building Construction	x \$290,400,000	\$29,040,000
D. ESCALATION			
1. Future Escalation	3.5% per year to 2021 (4 years)	x \$319,440,000	\$47,120,000
2. ESCALATED COST (2021 Dollars)		Per Square Foot \$65.44	\$366,560,000
E. OTHER PROJECT COSTS			
1. Design Fees, Permits, Testing	11% of Building Construction	x \$290,400,000	\$31,944,000
2. Security/Technology Allowance	\$12.00 per Building Square Foot	x 720,000	\$8,640,000
3. Furniture, Fixtures, and Equipment	\$10.00 per Building Square Foot	x 720,000	\$7,200,000
4. SUBTOTAL OTHER PROJECT COST		Per Square Foot \$10.00	\$47,784,000
F. TOTAL COST			
1. PROJECT COST (2021 Dollars)		Per Square Foot \$575.48	Total \$414,344,000

Note: Total costs may not calculate exactly based on square footages shown due to computer rounding of building gross areas.

Figure 5.2 - Vacant Site Study - Option 2 Surface Parking



APPENDICES

MKE County Courthouse Phase 2 - programming questionnaire

COUNTY CLERK - MARRIAGE LICENSE
KEY OF RECORDS - BIRTH CERT. TO GET MARITALIC LICENSE

4) Please indicate any current ancillary space that is under utilized or may not be required by the year 2021.
Room 103 - we have removed several cubicles as our number of employees has been reduced from 47 in 2003 to the current 29. Also in our microfilm/scanning/imaging area there is space not used. Our Vital Records section has some a couple of work stations for scanning that might not be needed by 2021. Also, we have tall, moveable, shelving units housing millions of paper death, marriage and birth certificates that someday might not be needed. Someday that paper might be able to be stored offsite as records are available from a state database or imaged in our dept. We have some back storage rooms full of stuff; much of it could be tossed. You really need to see all this on a walk through to understand it.
Room G-6 - Several empty cubicles. A counter location no longer housing books. If all of our microfilm becomes digitized then that probably could be moved offsite or at least into a backroom. Again, you really need to see all this on a walk through to understand it.
Mezzanine - a lot of old records and books stored up there. I'd need staff to comment on whether it could be moved offsite.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.
Yes, we've been doing this for years. Responses above allude to this. It is possible that much occupied storage space would not be needed by 2021. Difficult to say exactly how much. For Vital Records it depends upon how many years and to what extent the State Registrar makes it all available on their database. As for Real Estate, for instance, we have original plat maps in plastic sleeves that are also digitized and available on computer. However, sometimes the public wants to view the original larger plat map. Etc.

6) Do you (or will you) require more storage than you currently occupy? NO.
If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces): NONE - FOX PUBLIC - COUNTY CLERK, WORK CARS

Secondary (occasional interaction with group / spaces): The public would probably appreciate it if we continued to be in the vicinity of the Clerk of Courts and County Clerk. We also have some interaction with the County Treasurer. Being near these entities is not an absolute requirement.

8) Please list departments or spaces (if any) you prefer NO adjacency to. NO.
Not sure I understand this question. We certainly don't want to be located real close to jail inmates!

- VITAL RECORDS ROOM MAY BE ELECTRONIC AT SOME POINT
- ALL ELECTRONIC NOW - BIRTH, DEATH, MARRIAGE

REGISTER OF DEEDS											
Courthouse: Ground, First Floor, First Floor Mezz											
			CURRENT					FUTURE?			
TITLE	SPACE	SIZE	SF	QTY	SF	SIZE	SF	QTY	SF		
JHU	Office 103-H	21 x 14	294	1	294	12 x 15	180	1	180		
CREW EX-HOOD	Office 103-G	16 x 14	224	1	224	12 x 15	180	1	180		
2 STATIONS IN MIDDLE - GO AWAY (SCREENING)	Workstations 103-D, J	x				6 x 8	48	0	0		
	File Areas			1	1,368						
	Work/Copy 103-A	24 x 10	240	1	240	0 x 0	0	0	0		
MAY NOT NEED -	Storage 103-P	7 x 10	70	1	70	0 x 0	0	0	0		
MAY NOT NEED -	Storage 103-t	15 x 8	120	1	120	0 x 0	0	0	0		
	Storage 103-l	27 x 9	198	1	198	0 x 0	0	0	0		
	Storage 103-F	23 x 10	230	1	230	0 x 0	0	0	0		
NOT NEEDED ->	Storage 103-C	23 x 13	299	1	299	0 x 0	0	0	0		
NOT NEEDED ->	Storage 103-B	27 x 12	324	1	324	0 x 0	0	0	0		
	Register of Deeds Totals			2	4,367						
	Circulation										
- GIS, TAX LISTING PLAT MAPS - SKIPPED	TOTAL (PLAN CALC) SF	ground floor			3,292						
	TOTAL (PLAN CALC) SF	first floor			9,767						
DO NOT NEED TO KEEP ORIGINAL	TOTAL (PLAN CALC) SF	first floor mezz			1,330						
	TOTAL SF				13,059						
*First floor includes Vital Stats, Admin, Real Estate	-	Yes.									
*First floor mezz SF space split with County Board											
	Adjacencies										

COUNTY STAFF SEATINGS - PRINT AREA
 MICROFILM - 3-4 MACHINES USED.
 PRINT AREA NOT USED MUCH. 3-4 PEOPLE MAX. FOR SKIPPED ACTION.
 GENEALOGY - ACCESSIBLE DEED VOLUMES.
 - MORTGAGES CAN GO OFFSITE -> 75% REDUCTION IN SIZE.

97- TITLE ROOM
 96-B



MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: CRY WAZZAK

Department: FAULTS MNGMT

8TH FLR - STAIRS - OLD ANTIQUE FLR.
We will begin the session with discussion of current space exants, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

(WILL SEND)

- ___ CURRENT Total staff _____ FUTURE Total staff
- ___ CURRENT Full time staff _____ FUTURE Full time staff
- 0 CURRENT Part time staff _____ FUTURE Part time staff
- ___ CURRENT Seasonal (interns) _____ FUTURE Seasonal (interns)
- ___ CURRENT Remote (mobile) staff _____ FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- ___ Elected Official
- ___ Division (Department) Head
- ___ Deputy or Executive Director
- ___ Managers
- ___ Supervisors
- ___ Professional (Attorney / HR / EAP / A&P)
- ___ Architect / Engineer
- ___ Clerical / Fiscal / Accnt / Admin
- ___ Other - please indicate _____

3) Please indicate the number of desired **FUTURE** ancillary space needs, above and beyond what you have today:

10 PERSON. conference rooms - LIKES, CONF W/NO OFFICE.
#6

Storage rooms

Kitchens/kettles - SAME TYPE OF TRUNK HALL SPACE.
(50 MAX.)

Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021. OPEN W/OUT ACCESS - DEPENDS ON BUDGET FOR YEAR.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces projecting to the year 2021.
- INCLUDES HOURS ACCESS FOR STAFF - PAYROLL, ETC.
MINIMAL STOR.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?
NO.

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

- KEEPS PRESSURE W/NO BUILDING.
- STERILE - BDR SECURITY & OPS
- COURTS - FUNCTION OF ...
- PHYSICAL BUILDING.

Secondary (occasional interaction with group / spaces):

- EVENTED OFFICES

8) Please list departments or spaces (if any) you prefer NO adjacency to.

o DON'T WANT TO BE ISOLATED

PUBLIC TRAFFIC

3RD FLR - VERY QUIET

1ST FLR - TOO BUSY

- MAY NEED TO WANTING VISUAL PRESENCE IN CAPTIVE BDR.

- ISSUES KEYS/PK/MS



MKE County Courthouse - Phase 2 – Programming Questionnaire

Name: Dr. Deborah Collins
 Department: Wisconsin Forensic Unit

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

- 1) Please indicate the following current & future (projecting to year 2021) staff numbers:
- | | |
|--|---------------------------------------|
| <u>12</u> CURRENT Total staff | <u>14</u> FUTURE Total staff |
| <u>10</u> CURRENT Full time staff | <u>10</u> FUTURE Full time staff |
| <u>1</u> CURRENT Part time staff | <u>2</u> FUTURE Part time staff |
| <u>0</u> CURRENT Seasonal (interns) | <u>1</u> FUTURE Seasonal (interns) |
| <u>1</u> CURRENT Remote (mobile) staff | <u>1</u> FUTURE Remote (mobile) staff |

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- N/A Elected Official
- 1 Division (Department) Head
- 1 Deputy or Executive Director
- 1 Managers
- 1 Supervisors
- 40 ~~Doctors~~ Professional (Attorney / IIR / LEAP / AAP)
- 0 Architect / Engineer
- 4 Clerical / Fiscal / Accnt / Admin
- 2 Other – please indicate Turn / post doc.

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

Conference rooms

1 Storage rooms

1 Kitchensettes

1 Other (please indicate):

Testing/Intern Room/2br

4) Please indicate any current ancillary space that is under utilized or may not be required by the year 2021.

none

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

yes 10%

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

presently storage is in hallway, need room

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

Courts; jail, attorneys, defendants
Justice Pointe, WCS

Secondary (occasional interaction with group / spaces):

8) Please list departments or spaces (if any) you prefer NO adjacency to.



MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: DEBORAH COLLINS
 Department: FORENSICS

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data. Visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 12 CURRENT Total staff 14 FUTURE Total staff +2
- _____ CURRENT Full time staff _____ FUTURE Full time staff
- _____ CURRENT Part time staff _____ FUTURE Part time staff
- _____ CURRENT Seasonal (interns) _____ FUTURE Seasonal (interns)
- _____ CURRENT Remote (mobile) staff _____ FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- _____ Elected Official WANTS 1 MORE OFFICE SPACE BEYOND EX.
- _____ Division (Department) Head
- _____ Deputy or Executive Director
- _____ Managers
- _____ Supervisors
- _____ Professional (Attorney / HR / LEAP / AAP) (5 DOCTORS) - PROF. (OFFICE) (4 - REMOTE)
- _____ Architect / Engineer
- 4 _____ Clerical / Fiscal / Acct / Admin
- 2 _____ Other - please indicate WANTS (POST DOC) - WREST

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

Conference rooms

WAITING SPACE - FIVE OUT IN HALL

1 Storage rooms - COMP USE MORE

Kitchenettes

Other (please indicate): RESTING / INTERM ROOM - SMALL SPACE USE FOR MULTI-FUNCTION W/ DESK.

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021. OFFSITE STORAGE - 7 YEARS

DO MAKE ANTICIPATED SPACES ADDS.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

- CRIMINAL COURTS - 95%
- ATTORNEYS
- DEFENDANTS
- COURTS JUSTICE POINT, WCS

Secondary (occasional interaction with group / spaces):

8) Please list departments or spaces (if any) you prefer NO adjacency to.

- JURY - (PUBLIC).

Jennifer Herr

From: Trimboli, Catherine <Catherine.Trimboli@milwaukeecountywi.gov>
Sent: Monday, August 01, 2016 5:14 PM
To: Jennifer Herr; natalie@quorumarchitects.com
CC: Andrew Lasca
Subject: FW: Programming meeting - follow up - Staffing #s
Attachments: MKE Courthouse PH 2 questionnaire.docx

*- Internal Affairs
 - HR, Fiscal, Seco, Comm. Liaison?*

Jennifer,

Please see attached current and projected #s. Please contact me if you have any questions.

Division	Current	Future
Administration		
Sheriff (Elected)	1	1
Department Head (Inspector)	2	2
Executive Director / Asst.	1	2
Managers (Media Director/Captain)	3	4
Deputy / Correctional Officer	2	7
Clerical	4	6
Courts		
Managers (Captain)	2	2
Supervisor (Sergeant)	2	5
Deputy	70	90 X's
Clerical	2	4
Civil Process		
Supervisor (Sergeant)	1	2
Manager (Admin Asst.)	1	1
Deputies	13	25
Clerical	5	8
CID		
Department Head (Deputy Inspector)	1	1
Managers (Captain)	2	2
Sergeant/Lieutenant	2	4
Detective/Deputy/CO	28	40
Clerical	1	3
Part Time Employees		
Background Investigators	10	15

Catherine Trimboli, Captain
 Milwaukee County Sheriff's Office
 Administration
 Open Records Custodian

Room 107 – Safety Building
414.278.4875
414.659.3913
www.mksheriff.org
www.shopwithacopforkids.com

From: Jennifer Herr [mailto:Herr@hga.com]
Sent: Friday, July 22, 2016 1:58 PM
To: Trimboli, Catherine <Catherine.Timboli@milwaukeecountywi.gov>
Cc: Natalie Strohm (natalie@quorumarchitects.com) <natalie@quorumarchitects.com>; Andrew Lasca <ALasca@hga.com>
Subject: Programming meeting - follow up

Hi Catherine-
Thanks again for taking the time to meet with Natalie and I last week. Do you have any questions regarding the Sheriff departmental breakdown we requested? We would certainly be happy to meet again to help gather the info if you would find that helpful. I've attached the questionnaire for your convenience. Simply answering questions 1 & 2 for each of the groups is really all we need.

Thank you very much

Jennifer Herr NCIDQ, LEED AP
Senior Associate

HGA Architects and Engineers
333 East Erie Street, Milwaukee, WI 53202
Direct 414.278.3489 | Fax 414.270.7433
jherr@hga.com | hga.com

This message is intended for the sole use of the individual and entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete the message.

Jennifer Herr

From: Trimboli, Catherine <Catherine.Trimboli@milwaukeecountywi.gov>
Sent: Monday, August 08, 2016 11:33 AM
To: Jennifer Herr; natalie@quorumarchitects.com
Cc: Andrew Lasca
Subject: RE: Programming meeting - follow up - Staffing '16

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer,

I inadvertently omitted the following: (My apologies)

Division	Current	Future
HR - (Clerical)	3	5
Fiscal		
Fiscal Administrators	3	5
Fiscal Support Staff	7	9
Internal Affairs		
Bureau Commander -	1	1
Deputy Inspector		
Lieutenant	2	4
Admin Assistant	1	1
Clerical Support	1	1

I counted the Community Liaisons with the Admin group in the previous email.

Courts - We would need a roll call room large enough to accommodate the 90, however they would be assigned as Bailiffs to the courts and other assignments throughout the day within the Courthouse Complex. The ones that would need office space would be:

- Captains
- SGTs
- One shared office for 3 deputies (Traffic Liaisons)
- One shared office for 2 deputies (Courthouse Security Liaisons)

I hope that helps.

Catherine Trimboli, Captain
 Milwaukee County Sheriff's Office
 Administration
 Open Records Custodian
 Room 107 - Safety Building
 414.278.4875
 414.659.3913
www.mksheriff.org
www.shopwithacopforkids.com

3) Please indicate the number of desired **FUTURE** ancillary space needs, above and beyond what you have today:

_____ Conference rooms

_____ Storage rooms

_____ Kitchensettes

_____ Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021. **ACCESS TO JAIL RECORDS - (ONLINE ONLY)**

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

Secondary (occasional interaction with group / spaces):

8) Please list departments or spaces (if any) you prefer NO adjacency to.

SHERIFF		Safety Building Ground, First, Second, Third & Fourth Floors											
TITLE	SPACE	CURRENT						FUTURE					
		NO	SI	QTY	RUCM	SI	NO	SI	QTY	SI			
	X Contraband Storage #19	17	14	238	1	0	238	X		0		0	
	NO Kitchen #18	73	16	336	1	0	336	0	X	0	0	0	
	? Radio & Electronics #17	25	16	416	1	0	416	X		0		0	
	Office #12-B	24	17	408	1	0	408	X		0		0	
79 AX. COATS	X Assemble #12 "Red Cell" X	53	44	2,332	1	0	2,332	X		0		0	
	Storage #12-A	24	9	216	1	0	216	X		0		0	
	Office #12-A	6	12	72	1	0	72	X		0		0	
	X Wait Area #13	29	26	1,092	1	0	1,092	X		0		0	
	Storage #12-C	25	16	400	1	0	400	X		0		0	
	X Storage #14	24	21	504	1	0	504	X		0		0	
FOR G.O.S. DE	X Meta Shower/Locker	48	13	624	1	0	624	X		0		0	
" " "	X Women's Shower/Locker	48	16	768	1	0	768	X		0		0	
	X Gymnasium	144	83	11,952	1	0	11,952	X		0		0	
		Sheriff Ground Fl Totals		11	0	39,568							
		Circulation											
		Plan Lot of Area											

CONVENIENCE OF LOCATION - ONLY AN HOUR FROM UNCH.

107-G - WORKOUT FOR ADMIN GROUP ONLY.

209- CID

	Detectives	Office 209-A, 209-B	20	15	300	2	2	600	x	0	0
		Office 209-C	15	11	165	1	1	165	x	0	0
		Office 209-D	14	10	140	1	1	140	x	0	0
		Office 209-E	16	5	125	1	1	125	x	0	0
	CID/LEAD	*** Open Office 210 (M&M on 3rd floor)			658	1	5	658	x	0	0
		*** Open Office 209-B			164	1	2	364	x	0	0
	HR	*** Open Office 209-E			323	1	4	323	x	0	0
		*** Open Office 209-B			1,612	1	18	1,612	x	0	0
	BIGGER	Interview 209-B	17	8	136	1	0	136	x	0	0
	MAKE BIGGER	Interview Recording 209-B	17	8	136	1	0	136	x	0	0
	MAKE BIGGER	Interview 209-B1, B2, B3, B4	8	5	64	4	0	256	x	0	0
		Conference 209-B (suite 1A)	10	18	540	1	0	540	x	0	0
		Conference 209-B (suite 1B)	12	18	576	1	0	576	x	0	0
		Break Room 209-F	16	8	128	1	0	128	x	0	0
		Vault Storage 209-F	16	36	224	1	0	224	x	0	0
		Storage 209-A	13	10	130	1	0	130	x	0	0
	22A	Locker Room 209-M	27	16	432	1	0	432	x	0	0
	FISCAL	Office 222-A CID	19	17	323	1	2	623	x	0	0
		Office 222-B CID	17	7	111	1	2	231	x	0	0
	REPAIRS	Office 222-C CID	18	15	270	1	4	270	x	0	0
	WIFE	Office 224-B	15	17	305	1	1	321	x	0	0
		Office 224-E	18	12	216	1	1	225	x	0	0
		Office 224-G	17	14	238	1	1	254	x	0	0
	SHERIFF SHER	*** Open Office 225 (suite 1)			1,330	1	6	2,332	x	0	0
		Open Office 225 (suite 2)			752	1	7	784	x	0	0
		Vault Storage 224-B	16	17	306	1	0	325	x	0	0
		Offices / Interview	17	12	204	1	0	204	x	0	0
		Storage 227	17	8	96	2	0	96	x	0	0
	Sheriff Region /	Office 218-B	16	10	160	1	1	161	x	0	0
	CAMMUNITY	Office 218-D	17	17	254	1	0	254	x	0	0
	WASON	Open Office 218-E (training & wait)	30	30	900	1	1	900	x	0	0
		Open Office 212 (wait)	7	23	851	1	1	851	x	0	0
	MY AREA	Storage 218-A, A1	10	6	60	2	0	120	x	0	0
		Storage 218-B	11	11	132	1	0	132	x	0	0
		Storage 218-C	13	4	52	1	0	52	x	0	0
		Sheriff Region Totals	40	61	11,128						
		Calculation									
		*** Floor Cal. of total area									

CALL CONF w/ to PAGE 10 AM.

+ 230
→ * 3x GROWTH

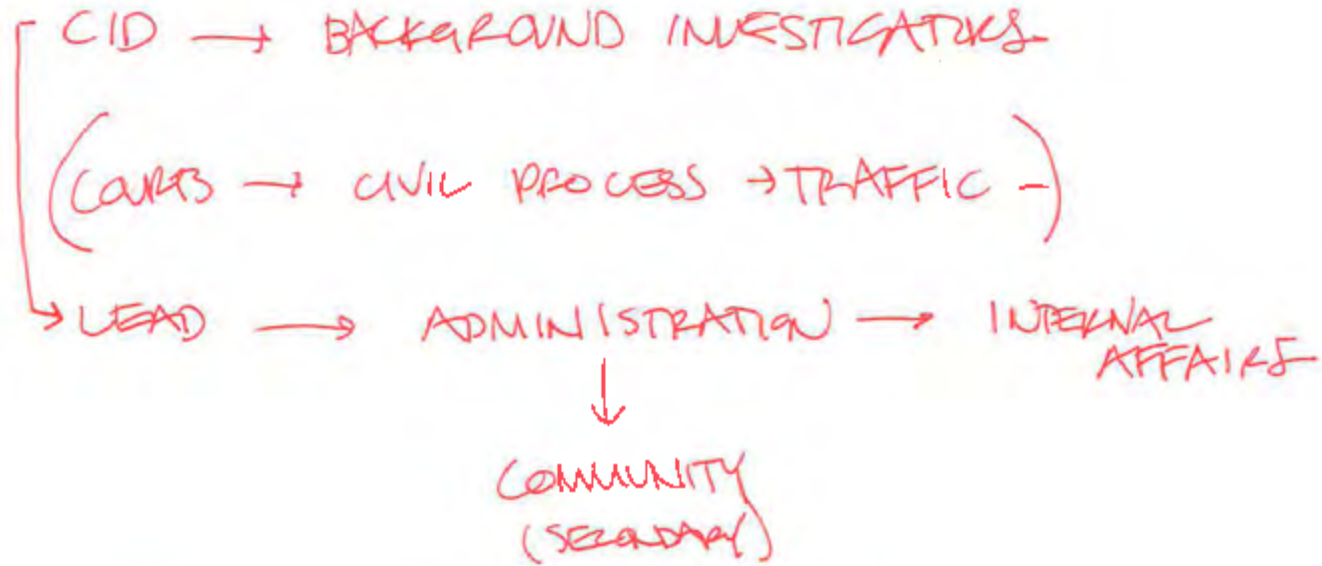
MILWAUKEE COUNTY COURTHOUSE PHASE 1 PRELIMINARY DRAWING

MIXE Deputy Sheriffs	Open office Sheriff Union 408.1	24	20	480	1	4	480	x	0	0
	Storage 408.2, 408.3	9	5	54	2	0	108	x	0	0
	Sheriff Fourth Flr Totals				3	4	588			
	Circulation									
	Plan Calc of total area									
Others	Sheriff Security Courthouse B-201	20	10	200	1	1	200	x	0	0
	"TSA"									
	Sheriff TOTALS				131	57,422				

NOT SURE IF UNDER SHERIFF OR NOT.

4-9

MOVE TO COURTS GROUP



• FISCAL - CAN BE ON THEIR OWN

INTERNAL ADJ

COURTS/TRAFFIC → CIVIL PROCESS
 CID/LEAD/BACKGROUND
 ADMIN → LEAD → IA → COMMUNITY
 FISCAL

OTHER ADJ

- CONNECT TO JAIL
- COURTS
- DA'S



MKE County Courthouse - Phase 2 – Programming Questionnaire

Name: Rick Ceschin, Director HR Operations

Department: Human Resources

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- ___57___ CURRENT Total staff **61** **60** FUTURE Total staff
- ___57___ CURRENT Full time staff **60** FUTURE Full time staff
- ___ CURRENT Part time staff FUTURE Part time staff
- ___ CURRENT Seasonal (interns) FUTURE Seasonal (interns)

3 / **35** CURRENT Remote (mobile) staff **33** FUTURE Remote (mobile) staff
INCLUDES (3) IN SEPARATE OFFICE **10**

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- ___ Filled Official
- ___1___ Department Head
- ___6___ Deputy or Executive Division Director
- 3** / **4** Managers **WILL GET BACK TO US.**
- ___ Supervisors **←**
- 33** / **31** Professional (Attorney / HR / EAP / AAP)
- ___ Architect / Engineer
- 8** / **12** Clerical / Fiscal / Accrnt / Admin
- ___ Other – please indicate _____

3) Please indicate the number of desired FTL (FTR): ancillary space needs, above and beyond what you have today:

- ___ 1 ___ Conference rooms (quality training/NEC space) • 10-25 MAX. - **WASSMAN + BERRY OUT**
- ___ Storage rooms • **ALSO NEED 50 MAX.**
- ___ Kitchens
- ___ Other (please indicate): **- AUDITORIUM SETTING - 10-50 MAX. - NEW TRAINING - 8-3:30 AM - PRAKUM IS AN ISSUE.**

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

The Machine is currently underutilized for a variety of reasons. - (CAF VA PRIVACY - WAITING + RECEIVING TOO BIG.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

Yes. Scanning active employee records and developing a plan for archiving other records. By 2021, could have a reduction of 75-90% of onsite records.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site? *No additional storage space will be required.*

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

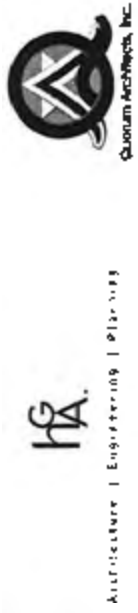
- Primary (frequent interaction with group / spaces):**
- Administrative services (Budget, IT, CBO, Risk, etc.)*
- Facilities*
- Comptroller (payroll)*
- Space for training, listing, and new employee orientations*
- + CENTRAL HUB**

Secondary (occasional interaction with group / spaces):

Departments supported by field HR staff (All departments)

8) Please list departments or spaces (if any) you prefer NO adjacency to:

COURTS



KENT LAVENE
DAVID BUDE
405 - SAFETY

MKE County Courthouse - Phase 2 -- Programming Questionnaire

Name: KENT LAVENE, DAVID BUDE

FOLLOW UP:
8.1

Department: DA

MANUS

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- ___ CURRENT Total staff 174 ___ FUTURE Total staff 185
- ___ CURRENT Full time staff ___ FUTURE Full time staff
- ___ CURRENT Part time staff ___ FUTURE Part time staff
- ___ CURRENT Seasonal (interns) ___ FUTURE Seasonal (interns)
- ___ CURRENT Remote (mobile) staff ___ FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- ___ Elected Official
- ___ Division (Department) Head
- ___ Deputy or Executive Director
- ___ Managers
- ___ Supervisors
- ___ Professional (Attorney / HR / EAP / AAP)
- ___ Architect / Engineer
- ___ Clerical / Fiscal / Account / Admin
- ___ Other - please indicate _____

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

- ___ Conference rooms - **NEED INTERPRETATION ROOMS -**
- ___ Storage rooms
- X** ___ Kitchens
- ___ Other (please indicate):

- **TOWN HALL**
- **10-12 CONF ROOMS.**
- **TRAINING - 10-12**

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

INVESTIGATIONS - NEED EVIDENCE ROOM
421 + 404

5) Are you actively participating in a storage reduction initiative (i.e. scanning or off-site archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

DESN'T HAVE TO SCAN.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

FILES - NEAR ATTORNEYS
INVESTIGATORS -> DA
DOMESTIC VIOLENCE -> WITNESSES

Secondary (occasional interaction with group / spaces):

MAIN DA - WORK OF COURTS - CRIMINATIC DIVISION
COURTS
- CJF



8) Please list departments or spaces (if any) you prefer NO adjacency to.

-> TRANSPORTING FILES TO ISSUE
• MAIN DA - NEEDS PUBLIC ACCESS
DOMESTIC VIOLENCE ->

JUSTICE POINT.

	Office 405-2	25	x	11	275	1	1	240	x	0	0
	Office 405-3 (Server)	25	x	10	250	1	0	210	x	0	0
	Office 405-X	23	x	13	299	1	1	250	x	0	0
	Office 405-W	23	x	10	230	1	1	240	x	0	0
	Office 405-M	24	x	10	240	1	1	210	x	0	0
	Office 405-N	24	x	12	288	1	2	276	x	0	0
	Office 405-D, P	24	x	10	240	2	1	460	x	0	0
	Office 405-O (Chief End)	24	x	12	288	1	0	276	x	0	0
	Office 405-H	23	x	10	230	1	1	230	x	0	0
	Office 405-S	23	x	10	230	1	1	240	x	0	0
	Office 405-T	23	x	12	276	1	1	276	x	0	0
	Door Office 405-L	20	x	10	200	1	4	250	x	0	0
	Office 405-V	12	x	12	144	1	1	144	x	0	0
	Office 405-W	20	x	10	200	1	1	200	x	0	0
	*** Open Office 405-B				152	1	4	552	x	0	0
	Reception 405	20	x	10	200	1	0	200	x	0	0
	File Storage 405-F	17	x	9	153	1	0	153	x	0	0
	File Storage 405-Y	18	x	12	216	1	0	206	x	0	0
	File Storage 405-X	19	x	9	171	1	0	171	x	0	0
	Work Room (vault) 405-S	31	x	10	310	1	0	540	x	0	0
	Chiswick Fourth Fl Totals				49	17	1006				
	Exhaustion / toilets / mechanical										
	*** Plan Calc of area										
	Homicide Detectives										
	Office 402-A	12	x	11	132	1	0	258	x	0	0
	Office 402-B	10	x	12	120	1	1	140	x	0	0
	Office 402-C	10	x	11	110	1	1	120	x	0	0
	Office 402-D	14	x	13	182	1	1	182	x	0	0
	*** Door Office 402				467	1	0	482	x	0	0
	Door Office 402-F	15	x	21	315	1	1	345	x	0	0
	Office 402-G	23	x	21	483	1	4	575	x	0	0
	Homicide Detectives Fourth Flr Totals				7	14	2,130				
	Exhaustion / toilets / mechanical										
	*** Plan Calc of area										
	SPECIAL INVESTIGATORS										
	Reception 421-1	10	x	13	130	1	1	120	x	0	0
	Waiting 421-A	12	x	13	156	1	0	162	x	0	0
	Child 421-B	11	x	8	88	1	1	88	x	0	0

WITNESS PROTECTION
CHILD SUPPORT

SPECIAL INVESTIGATORS
VICTIM WITNESS WAITING - DA

MILWAUKEE COUNTY COURT HOUSE PROJECT - PROGRAMME 10.00.00



FORWARD UP EMAIL 7.20

FORWARD UP 8.1

MKE County Courthouse - Phase 2 -- Programming Questionnaire

Name: JIM SULLIVAN, ANNES, JANET
Department: _____

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data, visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 145 CURRENT Total staff 152 FUTURE Total staff
- _____ CURRENT Full time staff _____ FUTURE Full time staff
- _____ CURRENT Part time staff _____ FUTURE Part time staff
- _____ CURRENT Seasonal (interns) _____ FUTURE Seasonal (interns)
- _____ CURRENT Remote (mobile) staff _____ FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- _____ Filtered Official • LEAN
- _____ Division (Department) Head • PROGRAMMING - CURRENT
- _____ Deputy or Executive Director • ENFORCEMENT
- _____ Managers • ESTABLISHMENT
- _____ Supervisors • FINANCIAL
- _____ Professional (Attorney / HR / EAP / AAP) • OPS
- _____ Architect / Engineer • GENETIC TESTING
- _____ Clerical / Fiscal / Account / Admin
- _____ Other - please indicate _____

CHILDREN'S SPACE

- DOUBLE WAITING ROOM SPACE - ADD KIOSK?
- INTERVIEW ROOMS - FOR PRIORITY PROOF (7-10)
- 40-50 FAX. TOWN HALL
- TRAINING - 10-15 - ASSEMBLY
- OPEN COUNTR. SPACE
- TELECONF - IMPROVEMENT (TWICE A WEEK)

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

- Conference rooms
- Storage rooms
- Kitchenettes
- Other (please indicate):

ZIPS - DIFF. DISCIPLINES TOGETHER
RECEPTION - HANDLES CASES

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

- PUBLIC IS IMPORTANT
- CLERKS
- TREASURER
- JAIL - GENETIC TESTING
- DA'S -

Secondary (occasional interaction with group / spaces):

- SHERIFF'S OFFICE - BAIL FOLKS OUT.

8) Please list departments or spaces (if any) you prefer NO adjacency to.

- LAW ENFORCEMENT (STAFF)



MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: Michelle Nate, Deputy Comptroller for Scott Manske, Comptroller
 Department: County Comptroller AUDIT @ 633

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 61 61 CURRENT Total staff 61 FUTURE Total staff (3)
- 61 CURRENT Full time staff 61 FUTURE Full time staff
- _____ CURRENT Part time staff _____ FUTURE Part time staff
- _____ CURRENT Seasonal (interns) _____ FUTURE Seasonal (interns)
- _____ CURRENT Remote (mobile) staff _____ FUTURE Remote (mobile) staff

(+5-6) Additions - Contractors
 (3) Exp Staff - Contractors
 → WORKS WITH COMP & HR

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- 1 Elected Official
- 2 Division (Department) Head
- 2 Deputy or Executive Director
- 7 Managers
- 9 Supervisors
- 18 Professional (Attorney / HR / EAP / AAP)
- _____ Architect / Engineer
- 22 Clerical / Fiscal / Account / Admin
- _____ Other - please indicate _____

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

- ____ Conference rooms USES COUNTY EXEC - 15-20 MAX. CONF ROOM.
- ____ Storage rooms HAS 8 PERSON WORK.
- ____ Kitchensettes TRAINING - 4-5 PERMANENT RESERVE MONITOR /
- ____ Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

WILL REDUCE - 7 YR
HAS PILES - WILL NEED - REFER FOR PLAN SIDES.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site? Unlikely to reduce needs in near term. Depends on implementation of ERP (in spec development), would anticipate more electronic document storage post implementation.

ZPAWS

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively. Good to be near Budget. Need to be at least as close if not closer to Payroll. Payroll works daily with Human Resources. Research Department needs to be near Board and County Exec.

COMP
PAYROLL

8) Primary (frequent interaction with group / spaces): DAS, Human Resources, Board, HR Executive's Office.

@ CORPORATION COUNSEL
ERP (IT FOR HR + FIN PHYSICAL)

Secondary (occasional interaction with group / spaces): Payroll, payables and central accounting provide service to the entire county.

9) Please list departments or spaces (if any) you prefer NO adjacency to.

- COURTS
- PUBLIC

Jennifer Herr

From: Amy Wochos <Amy.Wochos@wicourts.gov>
Sent: Tuesday, August 02, 2016 10:31 AM
To: Andrew Lasca; Jennifer Herr; Natalie Strohm (natalie@quorumarchitects.com)
Cc: James Smith
Subject: RE: Programming Questionnaires - Clerk of Courts

Follow Up Flag: Follow up
Flag Status: Flagged

To answer your questions –

- 1) In addition to the staff that you mentioned, Civil also has 3 staff people in Room 411 of the Courthouse.
- 2) No, we did not include any of the staff in Safety Building 308 (or, for that matter, Courthouse 609) in any of our staff counts.

Also, we realized that we included deputy court clerks who are assigned to a particular court room (and who do not have additional work space outside the courtroom suite) in our counts. In case that matters, civil/family has 26 clerks assigned to specific courtrooms and Criminal has 26 clerks assigned to specific courtrooms. They would not need non-court space.

If you have any further questions, please do not hesitate to contact me.

Amy E. Wochos
Legal Counsel-Courts
Senior Administrator
MILWAUKEE COUNTY CLERK OF CIRCUIT COURT
901 N. 9th St. Room 104
Milwaukee, WI 53233
Ph: (414) 278-4912
Fx: (414) 223-1260
amy.wochos@wicourts.gov

>>> Jennifer Herr <JHerr@hga.com> 8/1/2016 2:50 PM >>>

Additionally Amy, given the statement below, we will assume the number reflected for the Criminal Division (86) DOES NOT account for staff in the Safety Building rooms designated 308?

I attached a clip of the 3rd floor plan with the area in question highlighted

Thanks again for your help!

Jennifer Herr NCIDQ, LEED AP
Senior Associate

HGA Architects and Engineers
333 East Erie Street, Milwaukee, WI 53202
Direct 414 278 3489 | Fax 414 270 7433

jherr@hga.com | hga.com

From: Amy Wochos [mailto:Amy.Wochos@wicourts.gov]
Sent: Friday, July 22, 2016 4:36 PM
To: Andrew Lasca; Jennifer Herr; en@quorumarchitects.com
Cc: James Smith; John Barrett
Subject: Programming Questionnaires - Clerk of Courts

Jennifer,

As we discussed, I have attached separate questionnaires for each of our divisions and the partner organizations contained therein. Per our discussion, I did not enter the current staff portion, as the numbers drawn up by JPA are essentially the same as today. Also, I did not prepare questionnaires for program areas controlled directly by the Chief Judge and District Court Administrator (essentially, the staff in 609 of the courthouse and 308 of the safety building), the pretrial services partners (JusticePoint and WCS), the court reporters or court officials (judges and commissioners). Holly Szablewski, the district court administrator, is the best contact for those groups.

Please let me know if you need anything else from us.

A

Amy E. Wochos
Legal Counsel-Courts
Senior Administrator
MILWAUKEE COUNTY CLERK OF CIRCUIT COURT
901 N. 9th St. Room 104
Milwaukee, WI 53233
Ph: (414) 278-4912
Fx: (414) 223-1260
amy.wochos@wicourts.gov






7-? • FCC - FAMILY COURT COMMISSION → 7, 5, 7
 ADMIN/IT: PROBATE DEPARTMENT

MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: DAN BARKETT
 Department: CLERK OF COURT
 • LAW LIB. JUSTICE CLR
 • CIVIL RECORDS
 • ALL CLERICAL WORK
 • 511-EMPTY
 • FORENSIC MEDIATION → MEZ

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.
 • 308 - WCS - OWI
 • PRETRIAL → JUSTICE POINT SERVICES
 • -609? HOW? (STATE)
 • 7-COURTSE - RESTRAINING ORDER CONC
 • -CRIMINAL DIVISION - STAFF BUDG.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

<u>225</u>	<u>222</u>	CURRENT Total staff	_____	FUTURE Total staff	_____
<u>308</u>		CURRENT Full time staff	_____	FUTURE Full time staff	_____
<u>15 IN TOTAL</u>		CURRENT Part time staff	_____	FUTURE Part time staff	_____
		CURRENT Seasonal (interns)	_____	FUTURE Seasonal (interns)	_____
		CURRENT Remote (mobile) staff	_____	FUTURE Remote (mobile) staff	_____

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

<u>1</u>	Elected Official - <u>DAN</u>	_____	<u>CA LINKS</u>
<u>14</u>	Division (Department) Head	_____	- HEAD
<u>8</u>	Deputy or Executive Director	+1	- DEPUTY
<u>8</u>	Managers	+1	
<u>5</u>	Supervisors		
<u>15</u>	Professional (Attorney / HR / EAP / AAP)	<u>10 + 2</u>	
	Architect / Engineer		
<u>18</u>	Clerical / Fiscal / Acct / Admin	+6	
	Other please indicate _____		

• COUNTY PAID EMPLOYEES?
 CHIEF JUDGE

PLEASANT
 7/22

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

2 Conference rooms - MEDIATIONS

Storage rooms

2 Kitchens + (1) JIM'S group.

Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

S11 - MAY NOT BE USED.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

IN PROGRESS - 50% of SPACES SIZE

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

NO.

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

APPEARANCES

Primary (frequent interaction with group / spaces):

FAMILY RESTRAINING, FCC

JUSTICE CENTER + CHLD SUPPORT
PROBATE -> REGISTER OF DEEDS

Secondary (occasional interaction with group / spaces):

CRIMINAL DIVISION -> SHERIFF
DA

8) Please list departments or spaces (if any) you prefer NO adjacency to.

MIGHT BE NICE TO HAVE CRIMINAL,
PROBATE, ADMIN TOGETHER -
WOULD BE NICE - APPEARANCES



ARCHITECTURE | ENGINEERING | PLANNING



Quorum Architect, Inc.



MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: Rajisa Kothur
 Department: Co. Exec Office

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

<u>10</u> CURRENT Total staff	<u>20</u> FUTURE Total staff
<u>10</u> CURRENT Full time staff	<u>20</u> FUTURE Full time staff
<u>0</u> CURRENT Part time staff	<u>0</u> FUTURE Part time staff
<u>3</u> CURRENT Seasonal (interns)	<u>5</u> FUTURE Seasonal (interns)
<u>0</u> CURRENT Remote (mobile) staff	<u>0</u> FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

<u>1</u> Elected Official	
<u>1</u> Division (Department) Head	
<u>1</u> Deputy or Executive Director	
<u>3</u> Managers	
<u>1</u> Supervisors	
<u>1</u> Professional (Attorney / IIR / LEAP / AAP)	
<u>1</u> Architect / Engineer	
<u>3</u> Clerical / Fiscal / Admin + <u>5</u> Seasonal interns	
<u> </u> Other - please indicate _____	

*(paperwork) - special forces 2 **

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

117
 _____ Conference rooms
 _____ Storage rooms
 _____ Kitchensettes
 _____ (Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021. No

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. (Can this storage be contained off site?)

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

Secondary (occasional interaction with group / spaces):

8) Please list departments or spaces (if any) you prefer NOT adjacency to.



MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: ~~_____~~ LINDA WALSH
 Department: COUNTY EXECUTIVE

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 10 CURRENT Total staff 20 FUTURE Total staff
- 10 CURRENT Full time staff 20 FUTURE Full time staff
- 0 CURRENT Part time staff 0 FUTURE Part time staff
- 3 CURRENT Seasonal (interns) 5 FUTURE Seasonal (interns)
SUMMER FALL -
- 0 CURRENT Remote (mobile) staff 0 FUTURE Remote (mobile) staff
AT A TIME

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- 1 Elected Official
 - 1 Division (Department) Head
 - 1 Deputy or Executive Director
 - 3 Managers
 - Supervisors
 - 11 Professional (Attorney / HR / EAP / AAP)
 - Architect / Engineer
 - 3 Clerical / Fiscal / Accnt / Admin + 5
 - Other - please indicate _____
- Handwritten notes:*
 + OFFICE OF AFRICAN AFFAIRS M.
 NOT SURE WHERE? → 3 PEOPLE DIRECTOR GRANTS WORK

- 3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today: **BY ROOM**
- Conference rooms - **CABINET MTR - 30 MAX. - STAFFED.**
 - Storage rooms - **BUNKER - 10-15 CHAIRS - OK.**
 - Kitchenettes -
 - Other (please indicate): - **LARGE OPEN TABLE - LUNCH, OPEN COUNTS.**

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021. **(HAS STR. RMS) 0**

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

- Primary (frequent interaction with group / spaces):
- **PAS - TREN.**
 - **DHHS, COMP COUNSEL, COMPTROLLER**

Secondary (occasional interaction with group / spaces):

OPEN TO PUBLIC BUT NOT IN MAIN BRANCH.

8) Please list departments or spaces (if any) you prefer NO adjacency to.

- **COURTS; STENOGRAPH**



SUM-C:	BY:	PAGE:
DATE: 1/15/13		

<ul style="list-style-type: none"> • PREVENT WORK IS A CONCEPT 12-15 - CONTRACTORS. 				
AS PRE'S 15 STAFF				
• MONTH - 3.5 PEOPLE PER YEAR - ?				
• USE 633 PLANS AS WELL				
• STATE CONTROLS COURT TECHNOLOGY (COURT OF CARBS)				
• DO NOT SUPPORT PA.				
• (2) COVERAGE - W/ CHILD SUPPORT				
(1) COVERSE - NEXT TO OEM				
(1) - SITS AT 911 DISPATCH				
CONTRACTORS - "STAFF AUGMENTATION"				
"PROJECT BASE"				
• NEEDS MORE EQUIP STORAGE - DOUBLE 633 STORAGE				
ADD - CLOSE TO COVERAGE OTHERWISE NOT NECESSARY FOR ANYONE.				
LIKES OPEN COURT SPACE - WOULD WANT MORE				

ENR014 4/25/11 P. 02... 4/25/11



MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: STEVEN
 Department: BUDGET

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 8 CURRENT Total staff 108 FUTURE Total staff
- _____ CURRENT Full time staff 8 FUTURE Full time staff
- _____ CURRENT Part time staff _____ FUTURE Part time staff
- _____ CURRENT Seasonal (interns) 2 FUTURE Seasonal (interns)
- _____ CURRENT Remote (mobile) staff _____ FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- _____ Elected Official
- 1 Division (Department) Head - STEVEN K.
- _____ Deputy or Executive Director
- _____ Managers
- _____ Supervisors
- 7 Professional (Attorney / HR / EAP / AAP) - ANALYSTS
- _____ Architect / Engineer
- _____ Clerical / Fiscal / Accnt / Admin
- 2 Other - please indicate INTERNS

3) Please indicate the number of desired (FUTURE) ancillary space needs, above and beyond what you have today:

- 1 Conference rooms *12-14 - AT TRNG - USES DEM CONF MAY NEED LARGER - ON OCCASION*
- Storage rooms
- Kitchensettes
- Other (please indicate): *--- STAFFED WORK AREA - COLLABORATION FOR INTERNS*

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

WAST SPACE MIGHT HAVE SOME

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021. *GOOD ABOUT SCANNING*

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):
JUNE - NOV - 1/2 TIME W/ COUNTY EXEC - COUNTY BOARD

Secondary (occasional interaction with group / spaces):

- COMPUTER - DAS

8) Please list departments or spaces (if any) you prefer NO adjacency to.

CONFIDENTIAL - SHARPER - EMPLOYEES

CAND EXIST W/ COMPUTER



MKE County Courthouse - Phase 2 – Programming Questionnaire

Name: Kelly Bahireh, Chief of Staff _____

Department: County Board of Supervisors, Org. 1000 _____

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:
Form references: Elected Officials in Question #2, but omitted from this inquiry

- ___ 15_ CURRENT Total staff **34** **FUTURE Total staff**
- (** ___ 12_ CURRENT Full time staff **_____** **FUTURE Full time staff**
-)** ___ 3_ CURRENT Part time staff **_____** **FUTURE Part time staff**
- 5 CURRENT Seasonal (interns) **_____** **FUTURE Seasonal (interns)**
- NA_ CURRENT Remote (mobile) staff **_____** **FUTURE Remote (mobile) staff**

18 Elected Officials, Supervisors
Future years subject to Annual County Budget

2) Please indicate the following **FUTURE** (projecting to year 2021) staff numbers, by job title:
Based on current model

A ___ 18_ Elected Official, Supervisors, includes Board Chairman, 1st and 2nd Vice Chair

___ 1_ Division (Department) Head, Board Chairman

--- **1_ Deputy or Executive Director, 1 Chief of Staff**

--- **Managers**

--- **Supervisors**

NA_ Professional (Attorney / HR / EAP / AAP)

___ NA_ Architect / Engineer

--- **1_ Clerical / Fiscal / Acct / Admin. Executive Secretary** **+ 3 Clerks**

10_ Other please indicate [Redacted] Public Information Manager, and Legislative Assistants, shared constituent services provided to Supervisor Office

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

_____ Conference rooms

_____ Storage rooms

_____ Kitchens

_____ Other (please indicate):

Maintenance of current space needed for public meetings and legislative proceedings.

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

NA

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

Yes, the Board lost a significant amount of office and storage space in 2014, and has been actively working toward storage reduction as a result of that recent space loss.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off-site?

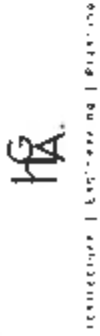
As a public entity, Milwaukee County is subject to public records laws, and each Supervisor is the custodian of his or her own records. Decisions on retention of records is guided by the advice of Corporation Counsel.

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

Secondary (occasional interaction with group / spaces):

8) Please list departments or spaces (if any) you prefer NOT adjacency to.



MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: _____

Department: ~~Public~~ COUNTY BOARD

"PEOPLE'S HOUSE"

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 15 CURRENT Total staff _____ FUTURE Total staff _____
- 12 CURRENT Full time staff _____ FUTURE Full time staff _____
- 3 CURRENT Part time staff _____ FUTURE Part time staff _____
- 5 CURRENT Seasonal (interns) _____ FUTURE Seasonal (interns) _____
- _____ CURRENT Remote (mobile) staff _____ FUTURE Remote (mobile) staff _____

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- _____ Elected Official
- _____ Division (Department) Head
- _____ Deputy or Executive Director
- _____ Managers
- _____ Supervisors
- _____ Professional (Attorney / FIR / LEAP / AAP)
- _____ Architect / Engineer
- _____ Clerical / Fiscal / Account / Admin
- _____ Other - please indicate _____

MPAS - ACCESS TO AFTER 5 PM
BY ISSUES - OFF MPAS CHAIRS

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

_____ Conference rooms

_____ Storage rooms

_____ Kitchensettes

_____ Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

NEEDS STORAGE ON 3RD FLOOR.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

* PUBLIC ACCESSIBILITY FOR MTRS - BY LAW.
COMPTROLLER - REPRESENTERS
COURT COUNSEL

Secondary (occasional interaction with group / spaces):

COMMITTEE COORDINATORS } COUNTY CLERK
1ST FLOOR - POSTINGS AND 1ST FLOOR
MUST BE PHYSICAL POST, NOT VIRTUAL.

8) Please list departments or spaces (if any) you prefer NOT adjacent to:





*- REAL ESTATE OFFICE
- MANAGES LEASES/LEASE
COUSER
ETC.*

MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: JM TRANTINO

Department: ECONOMIC DEVELOPMENT - 5 + INTERN
GIS / LAB INFO. OFFICE -> 410 - 3 + 0.2 INFAS

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 8 CURRENT Total staff 10 FUTURE Total staff - *415 ~~400~~ IS A VARIABLE*
- _____ CURRENT Full time staff _____ FUTURE Full time staff
- _____ CURRENT Part time staff _____ FUTURE Part time staff
- _____ CURRENT Seasonal (interns) _____ FUTURE Seasonal (interns)
- _____ CURRENT Remote (mobile) staff _____ FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- _____ Elected Official
- _____ Division (Department) Head
- 1 Deputy or Executive Director
- 2 Managers
- _____ Supervisors
- 2 Professional (Attorney / HR / EAP / AAP)
- _____ Architect / Engineer
- _____ Clerical / Fiscal / Accnt / Admin
- _____ Other - please indicate _____

3) Please indicate the number of desired **IT/ITRI**: ancillary space needs, above and beyond what you have today:

- ___ Conference rooms - 12 ~~more~~ - (2) rooms as is - ok
- ___ Storage rooms
- ___ Kitchensettes
- ___ Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

COURTNEY - PER. TO RETURN FOR 7 YEARS

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

DAS, ACCOUNTING (LOTT PAR OF 635)

COURTHOUSE - DAILY

Secondary (occasional interaction with group / spaces):

8) Please list departments or spaces (if any) you prefer **NO** adjacency to.

- PARKING AT 633 DERN'T WORK

- FOR VOLUNTEERS

- COURTS

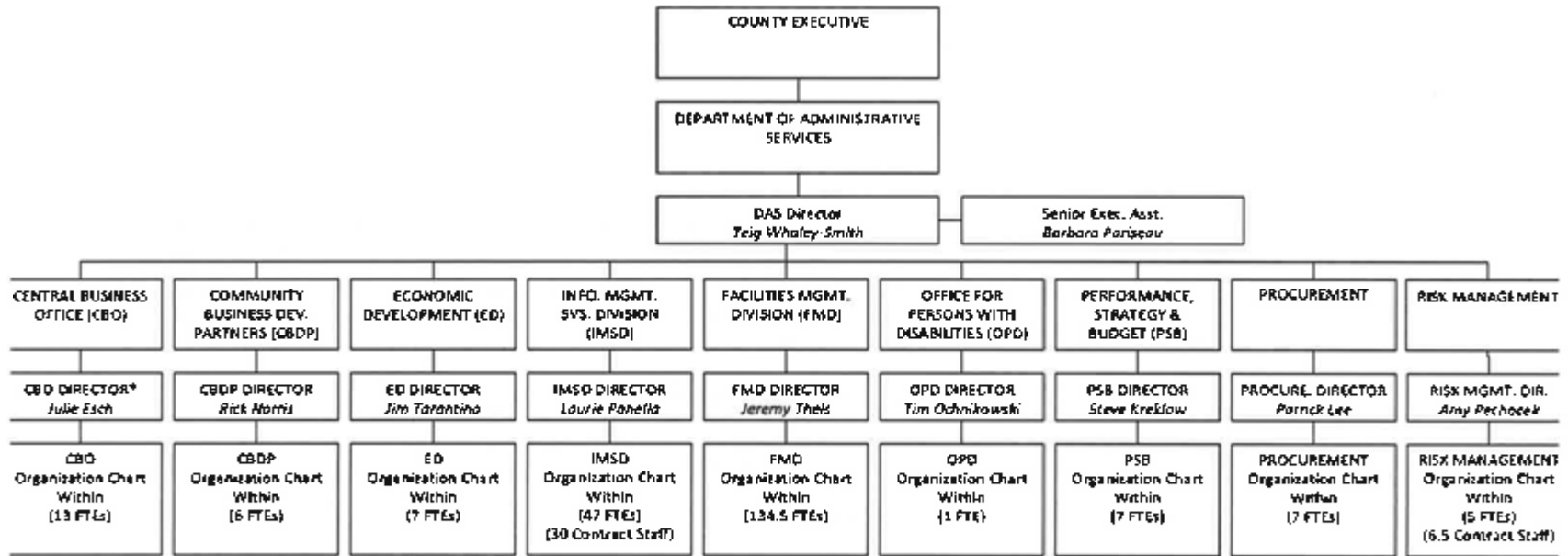
- COUNTY BOARD, HEAVY PUBLIC, SECURITY

JULIA APPOINTING
NEED SPACE SIZES & CONFIGURATIONS ON CURRENT & FUTURE FLOOR PLANS

Economic Development Division/Land Information Office

- Space Verifications (Office and Ancillary Spaces) - 10 MAX W/ INTERNS ?
 - 4 offices housing 6 employees (2 single occupancy, 2 shared spaces)
 - 2 permanent cubicles housing 2 employees
 - 2 hotel spaces for interns and limited term employees
 - Minimal ancillary space needs other than a large format printer used for printing maps, use of shared conference rooms, some filing cabinets
- Current Departmental Headquarters/Organizational Chart
 - Economic Development - 5 FTE, 1 intern, 1 shared administrative assistant employed by the Central Business Office
 - Land Information Office - 3 FTE, 2 interns 12 W/ INTERNS ?
 - Org chart for all of the Dept. of Administrative Services is attached, we are on page 4
- Projected Growth
 - Potential growth for the Land Information Office, up to 5 new employees. This is to be determined by discussions with other departments related to the consolidation of Geographic Information Systems (GIS) technicians, analysts, and programmers. 5 TO GO?
- ~~Crucial~~ Departmental and Non-Departmental Adjacencies
 - ~~Dept. of Administrative Services Director~~
 - Central Business Office
 - Community Business Development Partners
 - Facilities Management - ~~James Jones~~
 - Facilities - Architecture and Engineering
 - Potentially IMSD depending on discussion of GIS consolidation
 - In general, Courthouse adjacency is important for meeting with elected officials, most frequently the County Executive, Board Supervisors, Comptroller, Treasurer, and Clerk

DEPARTMENT OF ADMINISTRATIVE SERVICES
2016 ORGANIZATION CHART

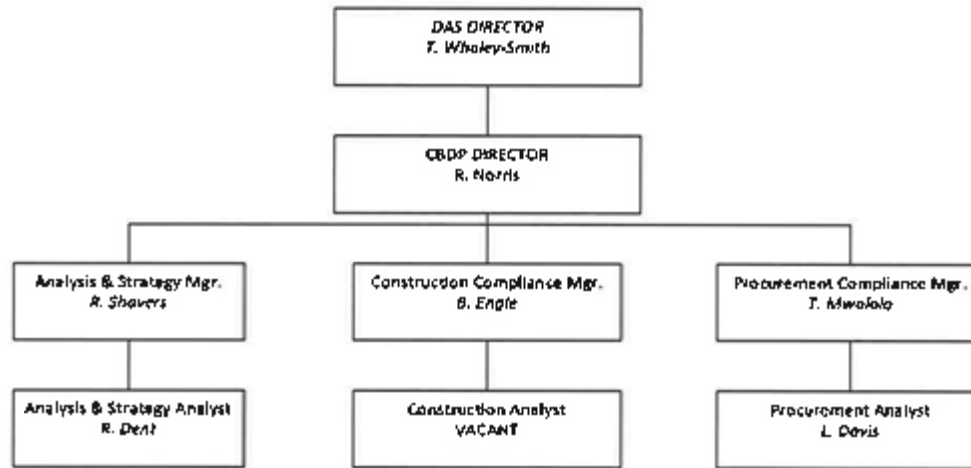


Total DAS Staff
(208.5 FTEs)
(36.5 Contracted Staff)

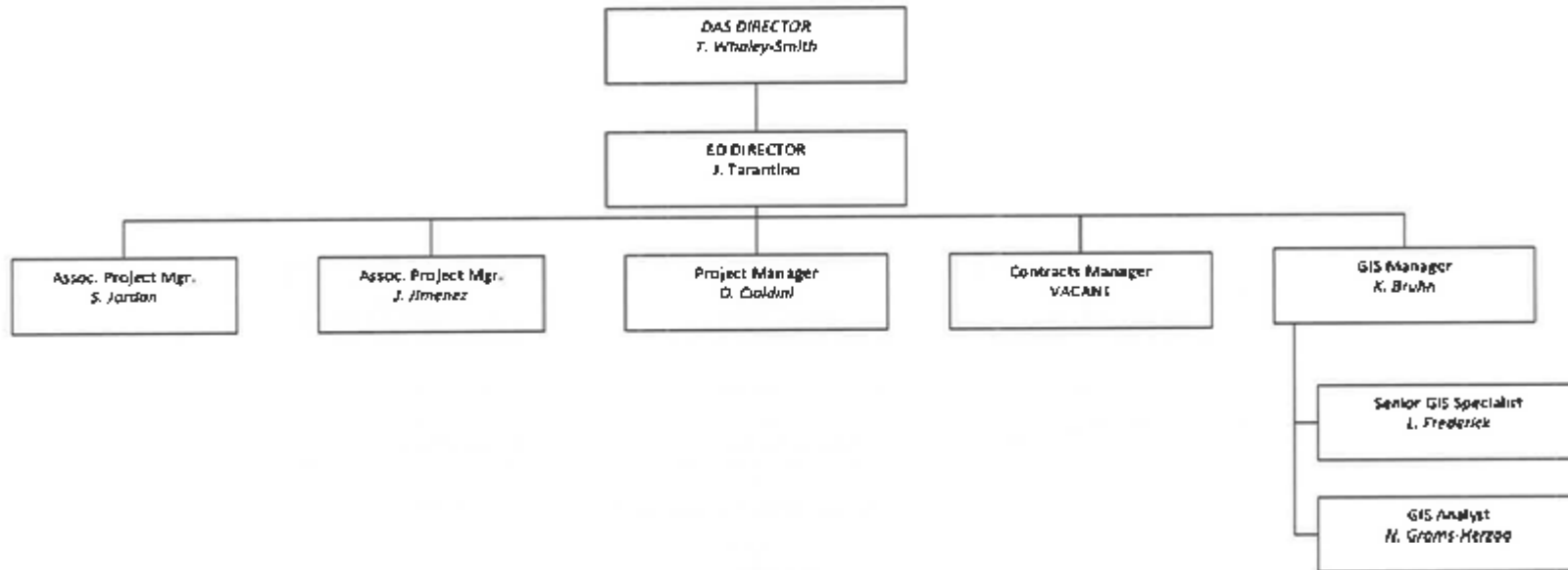
* Deputy DAS Director

DATE: 09/20/16 TIME: 4:00 PM PG. 1 OF 18

DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
COMMUNITY BUSINESS DEVELOPMENT PARTNERS (CBDP)
2016 ORGANIZATION CHART

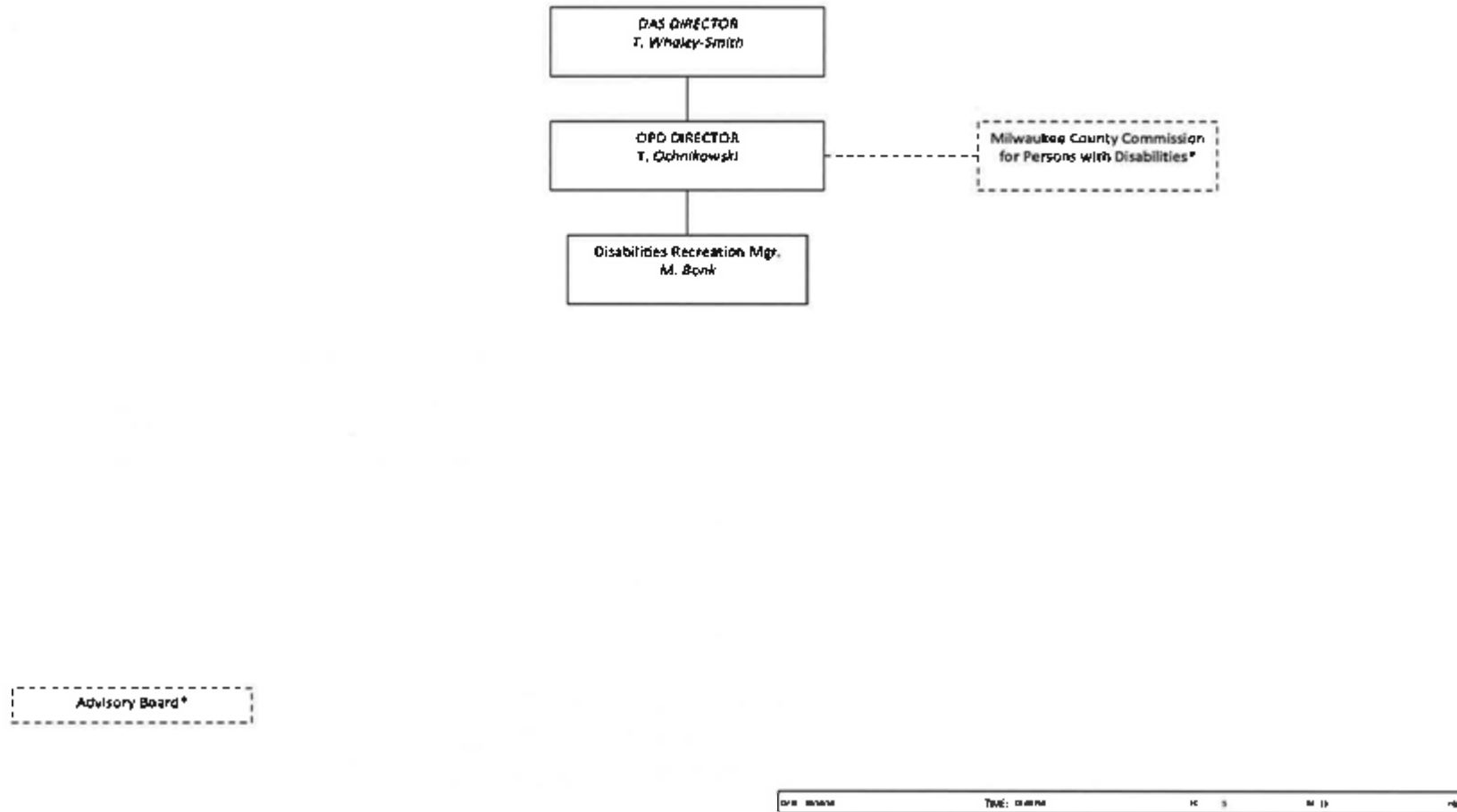


DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
Economic Development (ED)
2016 ORGANIZATION CHART

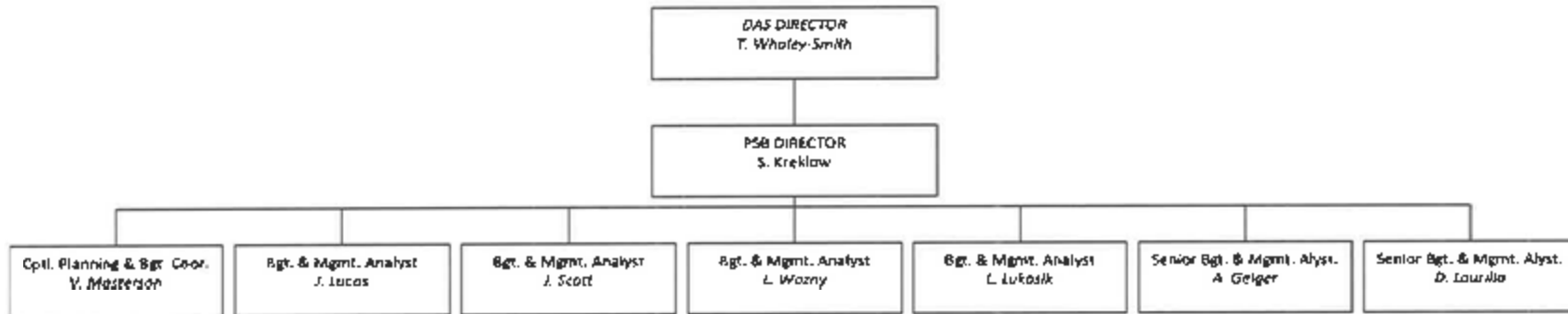


DATE: 10/20/16 TIME: 09:50 AM PAGE: 4 OF 16 FILE

DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
Office for Persons with Disabilities (OPD)
2016 ORGANIZATION CHART

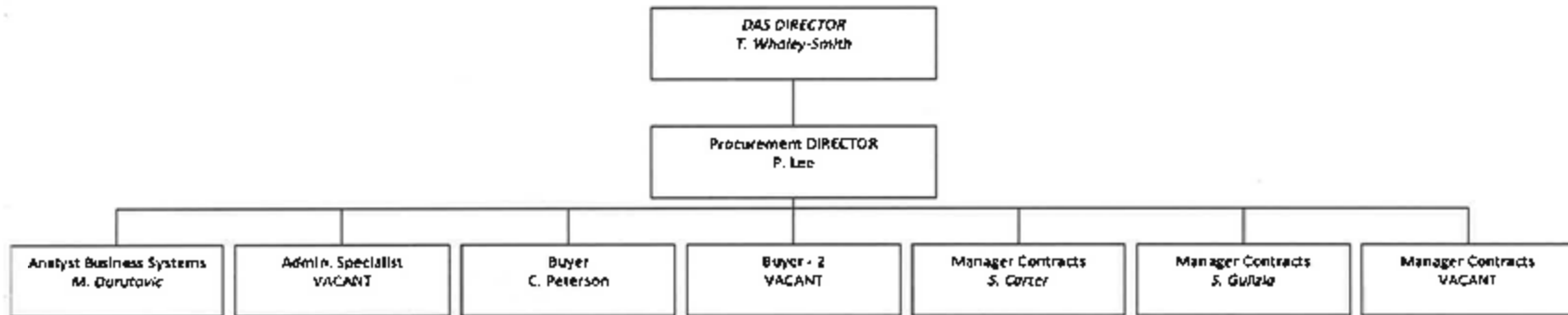


DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
Performance, Strategy & Budget (PSB)
2016 ORGANIZATION CHART



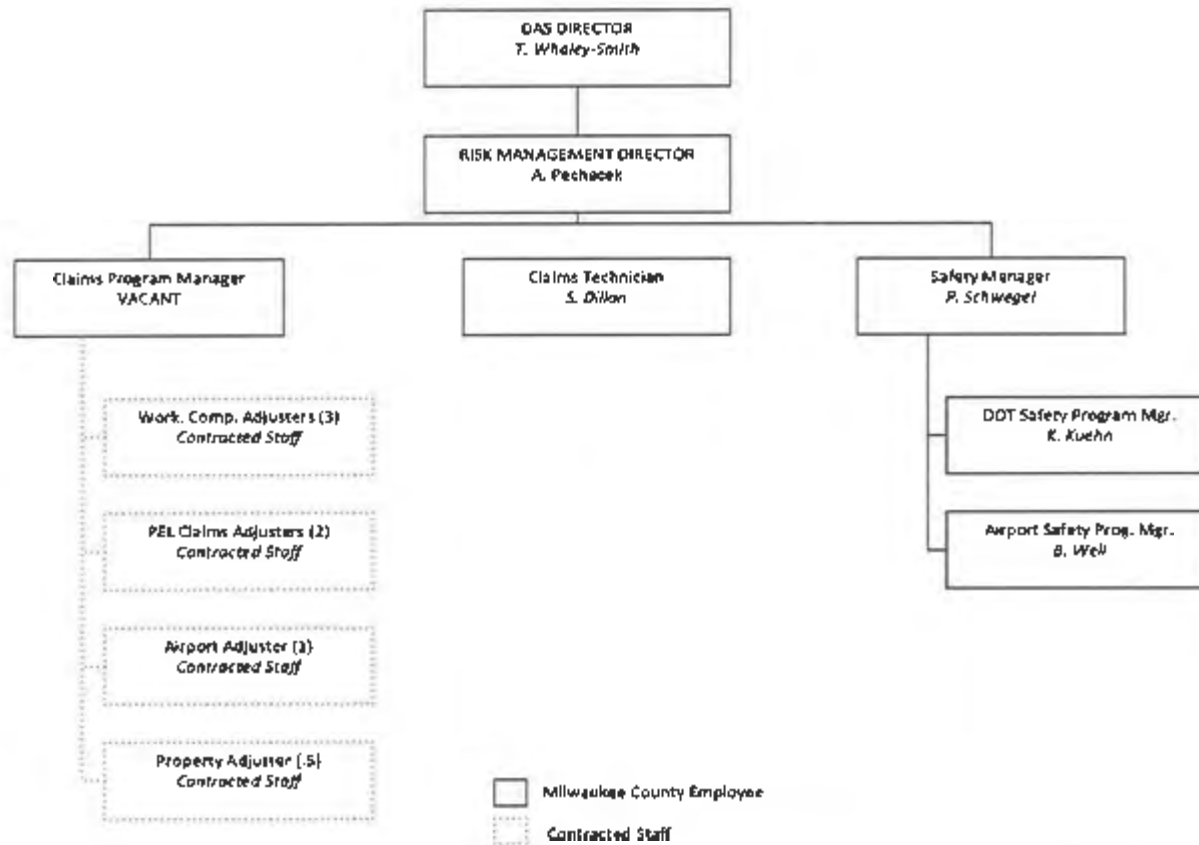
DATE: 10/20/16 TIME: 10:00 AM PAGE: 6 OF 11 NO.

DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
Procurement
2016 ORGANIZATION CHART



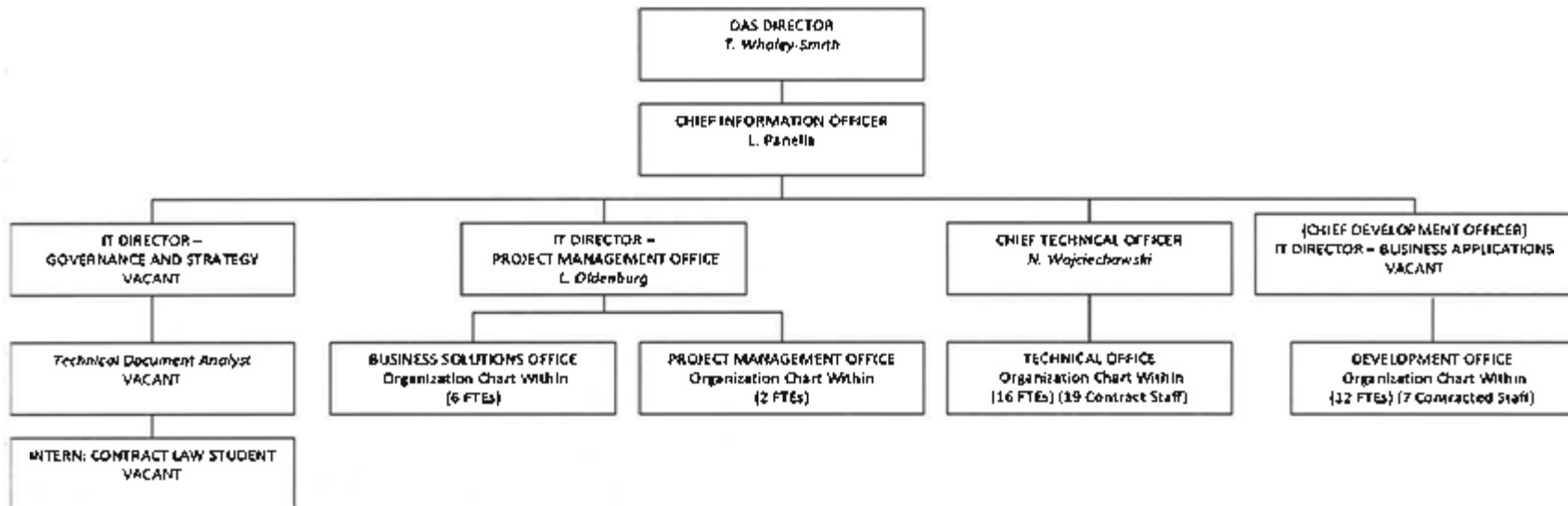
06/14/16 10:00 AM 10/14/16 10:00 AM

DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
Risk Management
2016 ORGANIZATION CHART



DATE: 02/26/16 PAGE: 02/26/16 PD: 0 OF 10 PLS

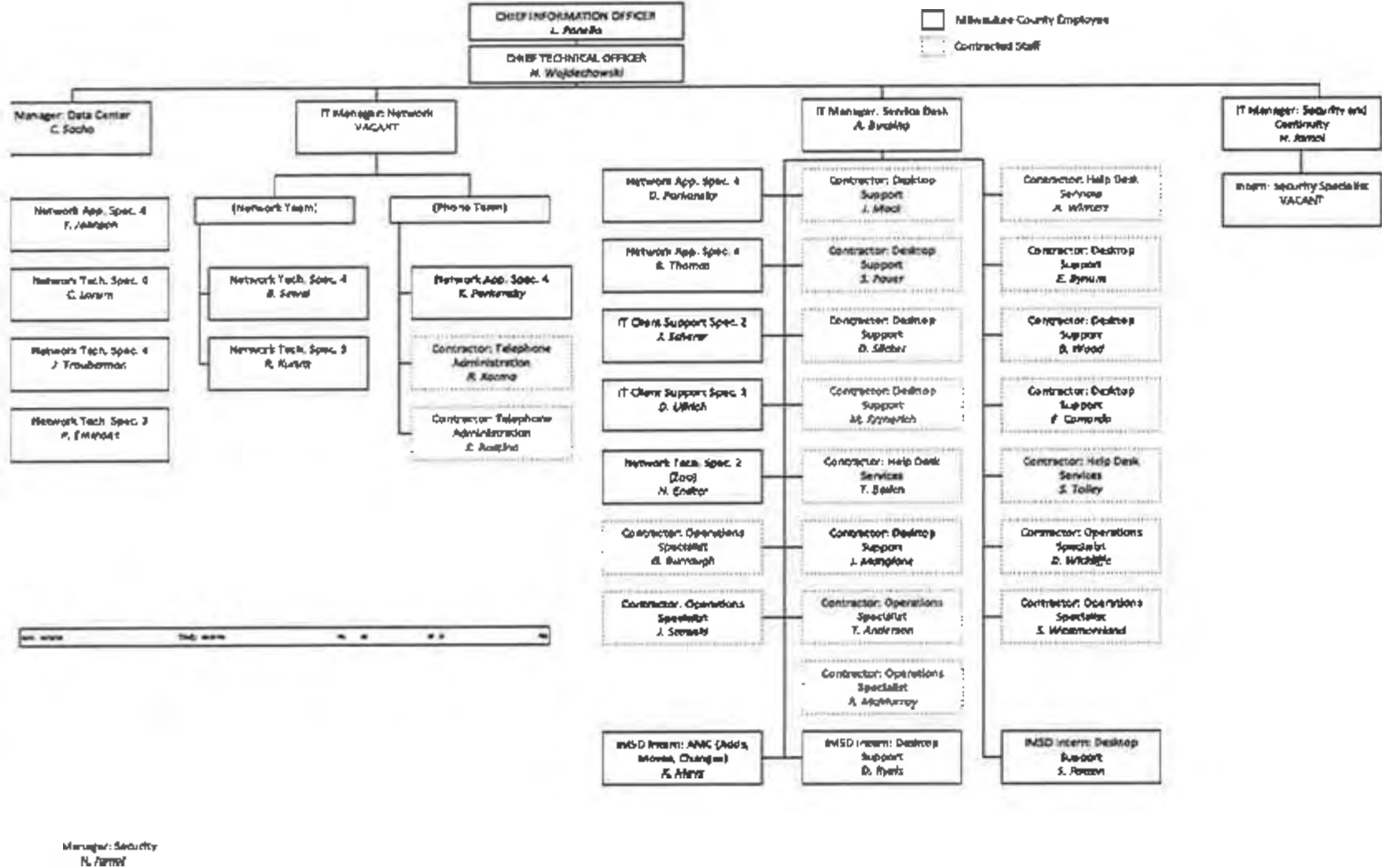
DEPARTMENT OF ADMINISTRATIVE SERVICES
 INFORMATION MANAGEMENT SERVICES DIVISION (IMSD)
 PROPOSED 2017 ORGANIZATION CHART



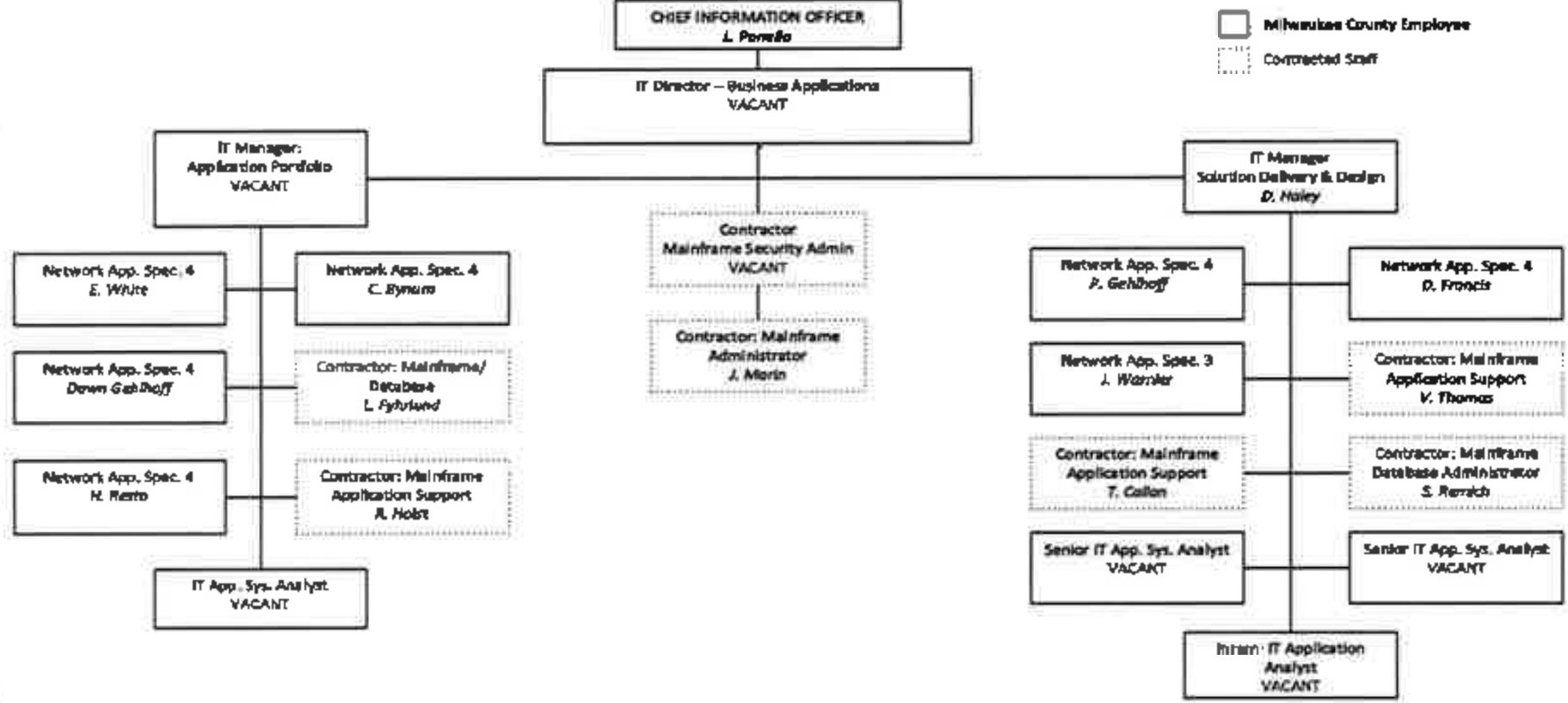
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DATE: 10/15/16	TIME: 10:00 AM	PAGE: 1	OF: 1	FILE: 101
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DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
 IMSD: Technical Office
 2016 ORGANIZATION CHART



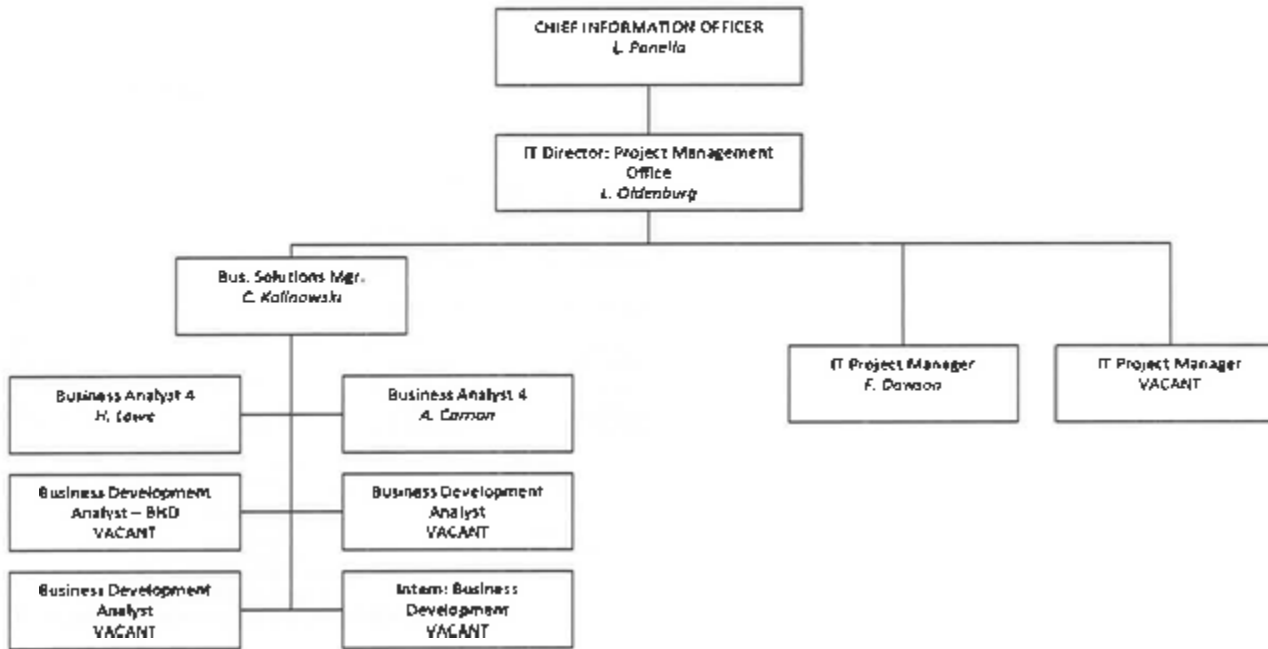
**DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
IMSD: Development Office
2016 ORGANIZATION CHART**



Milwaukee County Employee
 Contracted Staff

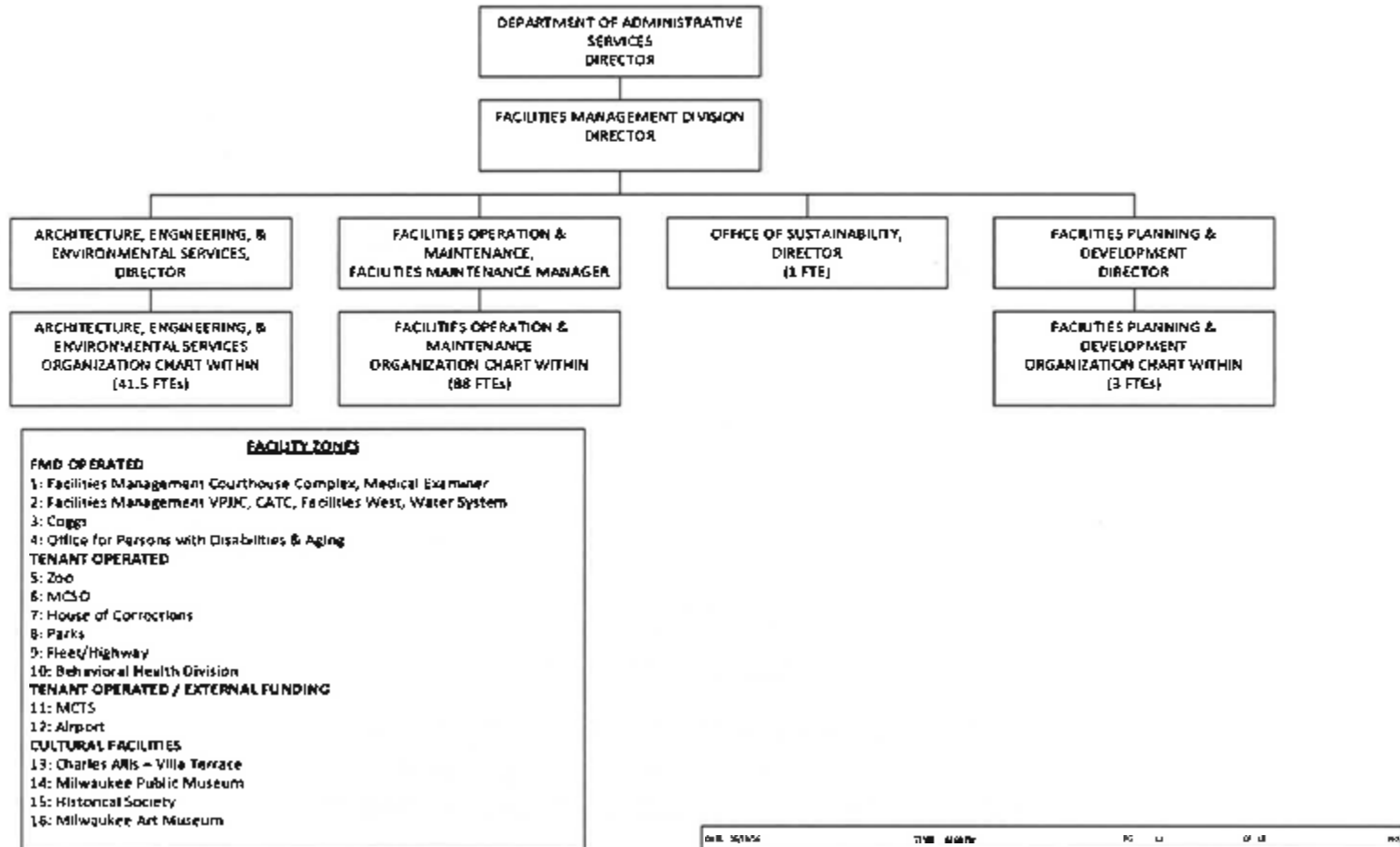
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DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
 IMSD: Project Management Office
 2016 ORGANIZATION CHART

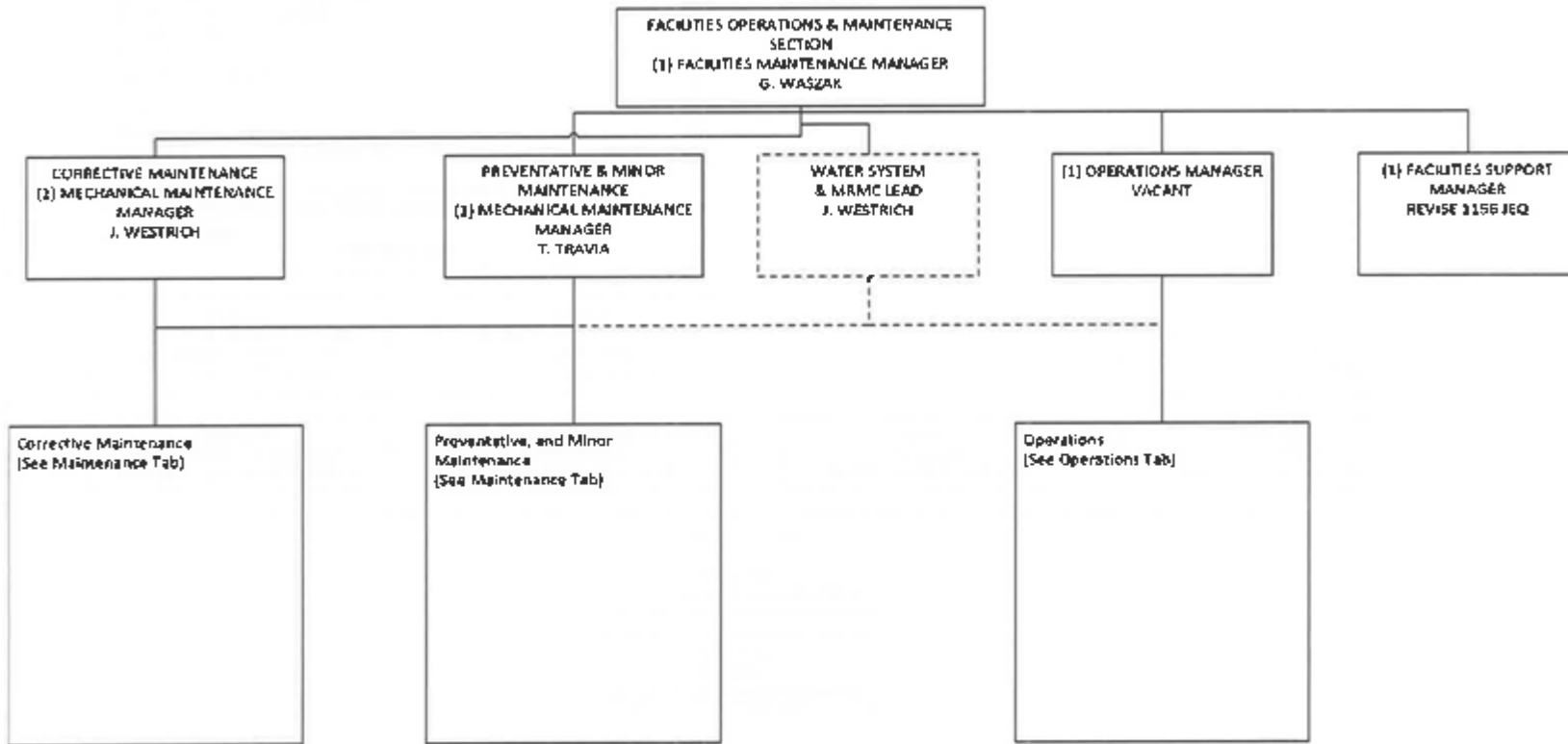


DATE: 11/18/15 BY: JMM/PLJ NO. 13 OF 18 P. 08

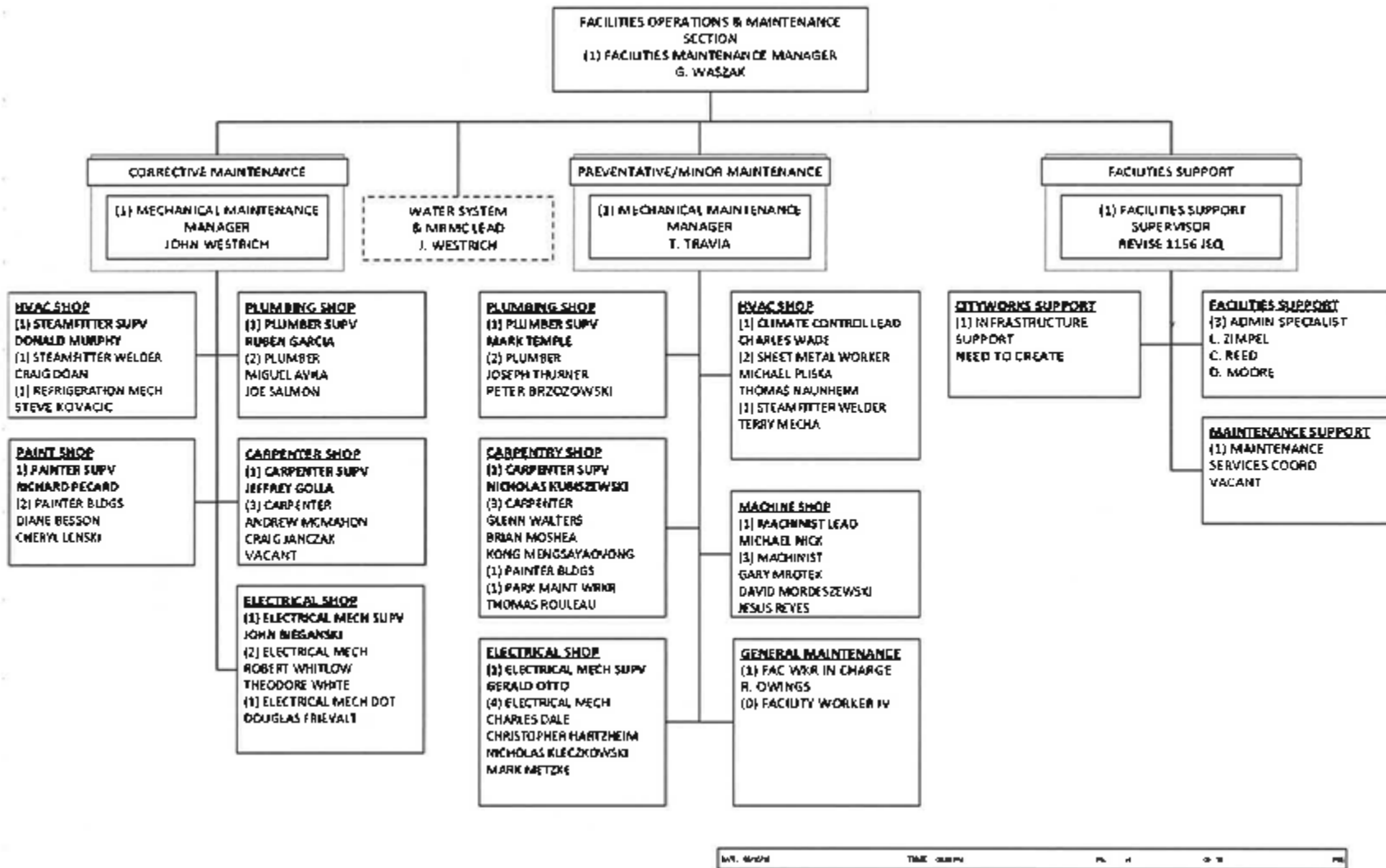
DEPARTMENT OF ADMINISTRATIVE SERVICES
FACILITIES MANAGEMENT DIVISION

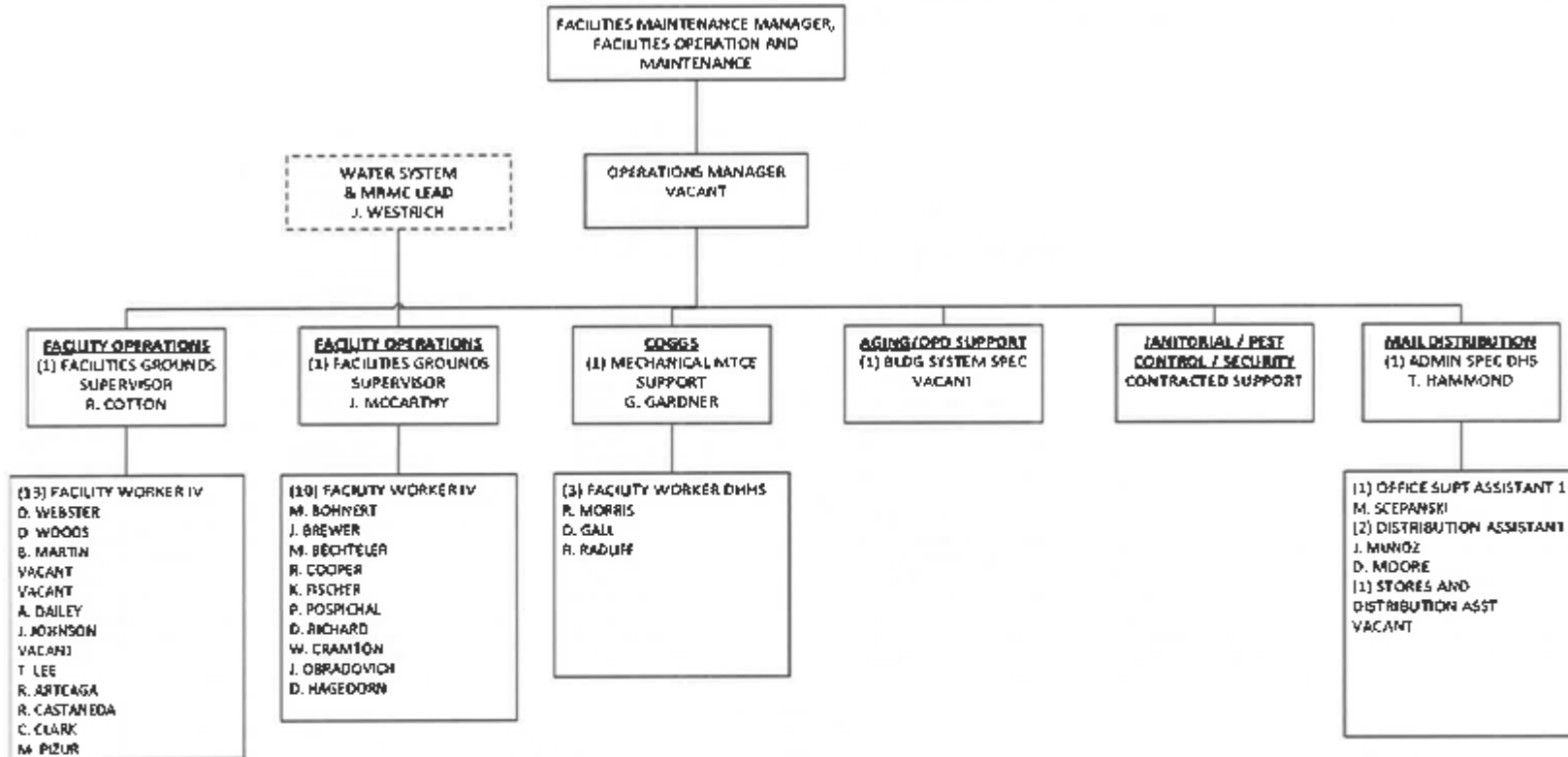


DEPARTMENT OF ADMINISTRATIVE SERVICES
 FACILITIES MANAGEMENT DIVISION
 FACILITIES OPERATION & MAINTENANCE



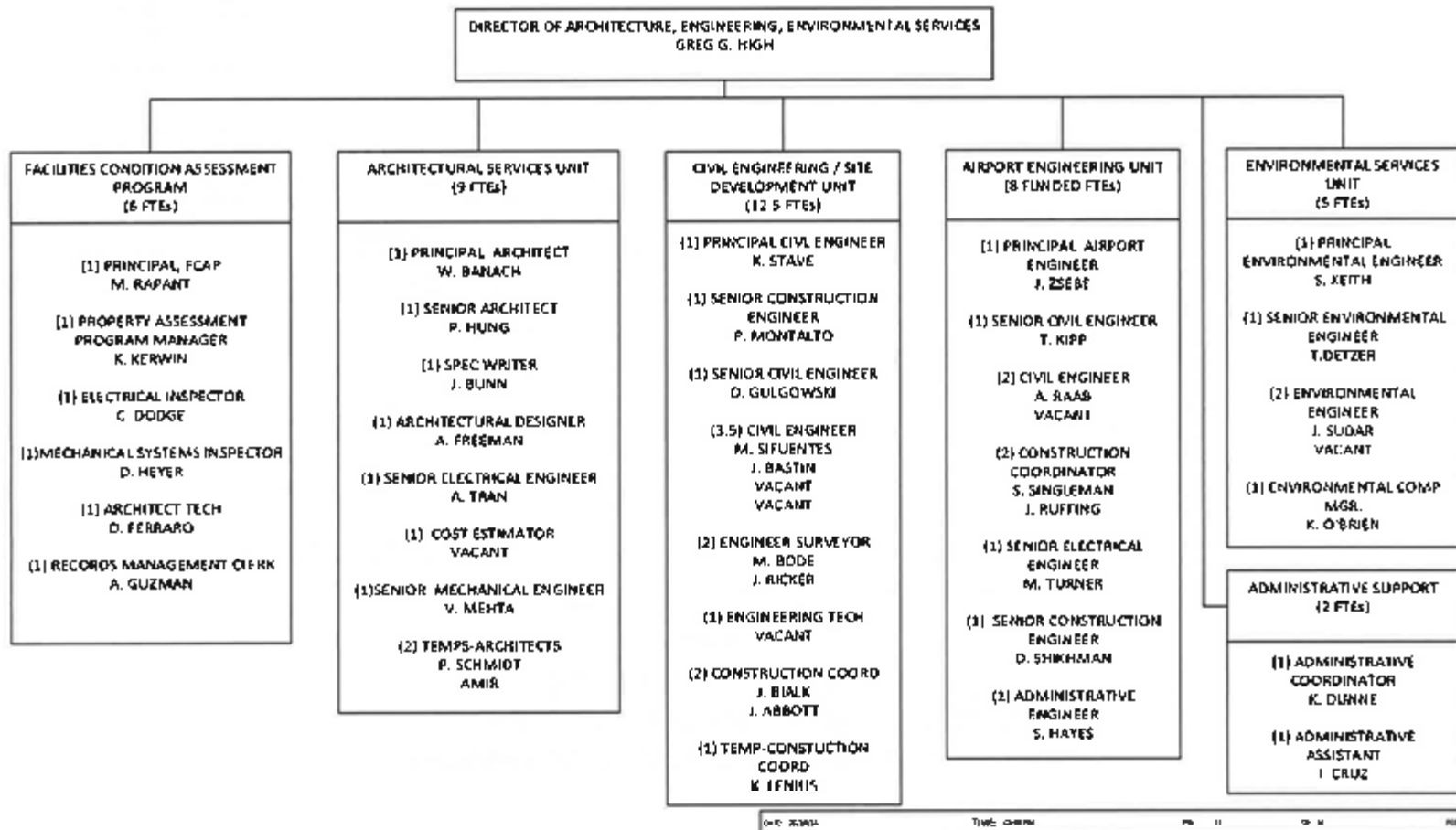
DATE: 01/14/10 TIME: 10:10 AM OF 14 PAGES

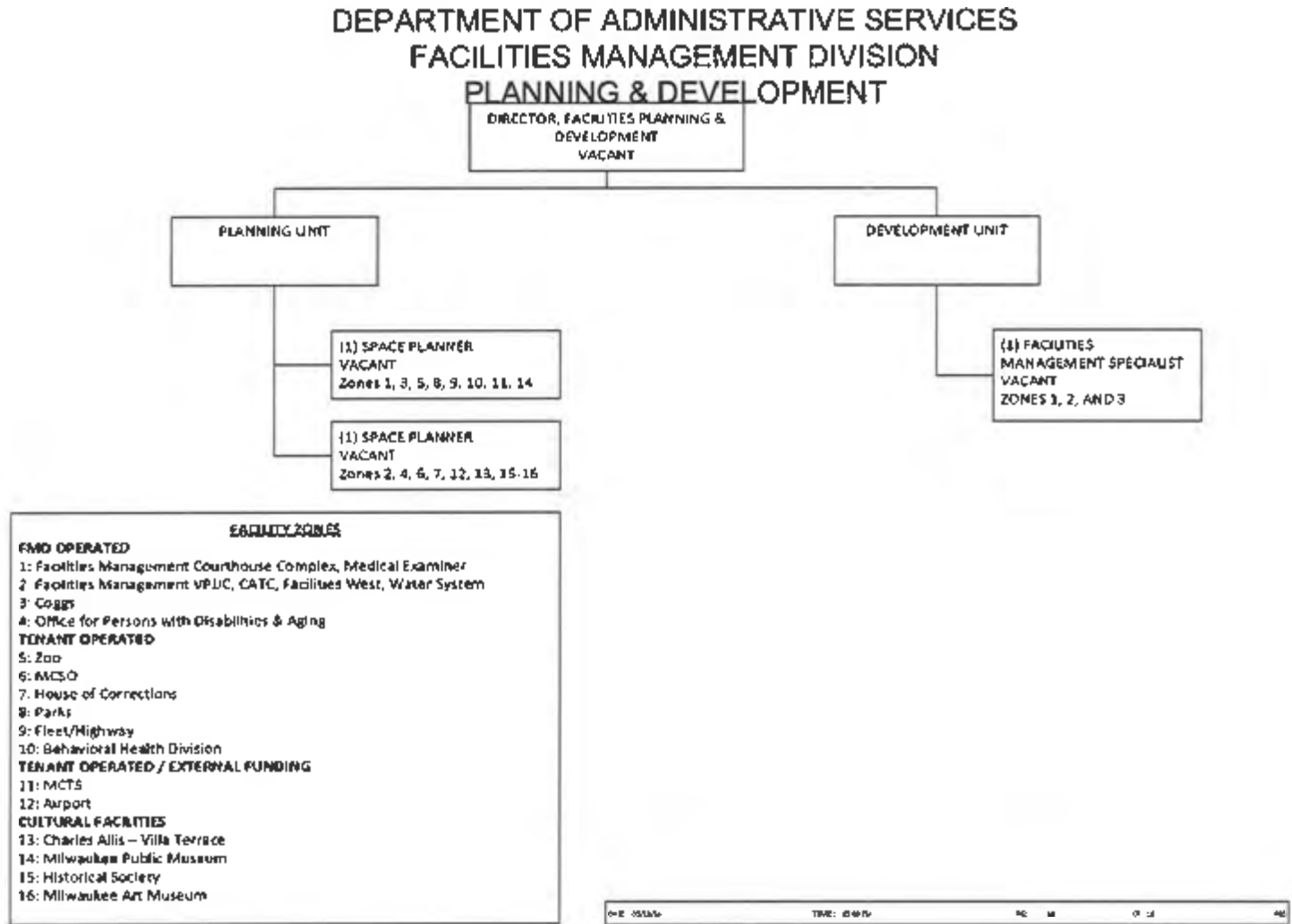




DATE: 02/28/11 10:00 AM BY: J. W. / J. W. / J. W. / J. W. / J. W.

DEPARTMENT OF ADMINISTRATIVE SERVICES
 FACILITIES MANAGEMENT DIVISION
 ARCHITECTURE, ENGINEERING & ENVIRONMENTAL SERVICES





3) Please indicate the number of desired FULL-TIME ancillary space needs, above and beyond what you have today:

Conference rooms **1 BOARD RM - 20 PEOPLE**

Storage rooms

Kitchenettes

Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

THINKING TO REMOVE BUT DOESN'T HAVE A LOT OF FILES - CAN'T THROW OUT

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

LAW LIBRARY

Primary (frequent interaction with group / spaces):

CONFERENCE ROOMS - SAME BUILDING

Secondary (occasional interaction with group / spaces):

WANT TO BE MORE ACCESSIBLE TO PUBLIC.

8) Please list departments or spaces (if any) you prefer NO adjacency to.

Jennifer Herr

From: Westrich, Christine <Christine.Westrich@milwaukeecountywi.gov>
Sent: Wednesday, July 20, 2016 7:16 PM
To: Jennifer Herr
Cc: Allyson Nemeec (allyson@quorumarchitects.com); Natalie Czarkowski; John Chapman; Andrew Lasca
Subject: OEM Staffing

Jennifer,

Thank you (and Emily) for meeting me last Thurs. I appreciate your patience

Here is projected staffing per the Phase 2 Questionnaire:

	2016	2021
Electd Official	0	0
Department Head	1	1
Deputy Dir	4	4
Manager	5	5
Supervisor	2	5
Professional	1	2
Clerical	1.5	2
Coordinator	3	4
Technician	8	8
Dispatches working on the floor	10	19
TOTAL	35.5	50
Dispatchers employed by the County	33	58
ACTUAL TOTAL	58.5	89

Increases over five years assume addition of 311 and 3 municipalities to the 911 Div. (3 dispatchers must be hired to fill 1 dispatcher position on the floor.)

There are significant future changes for OEM, however, this is my best estimate today

Please let me know if you need additional information.

Thanks!
 Christine

**Christine Westrich | Director
 Office of Emergency Management (OEM)**

414.278.4751 o | 414.235.1450 m
 901 N 9th St. Rm 308, Milwaukee, WI 53233
christine.westrich@milwaukeecountywi.gov



33 245 SF
PSA
SIRETY
CRITRE

MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: CHRISTINE
Department: DESA

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data, visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 65 CURRENT Total staff 77 ~~76~~ FUTURE Total staff 3-5 PEOPLE
- _____ CURRENT Full time staff _____ FUTURE Full time staff PER
- _____ CURRENT Part time staff _____ FUTURE Part time staff SEAT
- _____ CURRENT Seasonal (interns) _____ FUTURE Seasonal (interns)
- _____ CURRENT Remote (mobile) staff _____ FUTURE Remote (mobile) staff

ADD'L MUNI - ~~10~~ 2 PEOPLE
-- MUNICIPALITY - "DOSA" PSAP

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- _____ Elected Official
- _____ Division (Department) Head
- _____ Deputy or Executive Director
- _____ Managers
- _____ Supervisors
- _____ Professional (Attorney / HR / EAP / AAP)
- _____ Architect / Engineer
- _____ Clerical / Fiscal / Accnt / Admin
- _____ Other - please indicate _____

PSAP
UASD
UBSD
UTG
UTP
U

(2) DINING IN (U)

3) Please indicate the number of desired **IT** **IT** **IT** ancillary space needs, above and beyond what you have today:

- ___ Conference rooms - LOCKER ROOMS
- ___ **RADIO EQUIP** Storage rooms - SLEEPING QUARTERS
- ___ Kitchens - FULLY OPERATIONAL KITCHEN - STOVE
- ___ Other (please indicate): - WARMER CONF - EOC
- MID CONF
- SMALL CONF

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

- Primary (frequent interaction with group / spaces):
- THEIR OWN GROUP
 - MEDICAL EXAMINER'S OFFICE
 - LOTH & HATHAWAY

Secondary (occasional interaction with group / spaces):

8) Please list departments or spaces (if any) you prefer N() adjacency to:

PUBLIC - 17911 VOLUME SPACES

MILWAUKEE COUNTY - OFFICE OF EMERGENCY MANAGEMENT
Radio Services Division



	DESCRIPTION	# STAFFS	# OCCUPANTS	SF / SPACE	TOTAL SQUARE FEET	ADDITIONAL INFORMATION
WORK SPACES	Private Office	3	3	120	360	
	Radio System Administration	1	1			
	Radio Shop Manager	1	1			
	Reception	1	1			
	Workstation + Work Bench	10	10	64	640	Workstation plus a standing height work bench for projects
	Signal System Technician	1	1			
	Signal Communication System Specialist	1	1			
	Radio Technician	4	4			Dedicated circuits for radio charging banks, counter-top electrical outlets on isolated ground, sockets, secure cabinets for tools
	Radio Technician (future expansion)	4	4			Future expansion for increase of vehicles can be used for additional space in the interior
SUBTOTAL Work Spaces Square Feet					1,000	

	DESCRIPTION	# Spaces	# of Units	Area (Sq. Ft.)	Total Sq. Ft. (Net)	Notes / Remarks / Information
SUPPORT SPACES	Conference Rooms					
	15 Person Conference Room	1	15	400	400	
	Copy/Work Room					
	Copy / Work Room	1	n/a	120	120	
	Printer Area	1	n/a	30	30	
	Storage					
	Equipment Storage	1	n/a	915	915	Secure, limited access, security camera, cas and wide doors to allow for panels, dry clean, provide protection from HVAC and plumbing systems above, high ceilings, area of 5'
	Disposable Equipment Storage	1	n/a	400	400	Chemical storage
	Office Supply Room	1	n/a	120	120	
	Other Spaces					
	Heated Two Vehicle Garage / Loading Dock	1	n/a	1,872	1,872	Flow thru
	Fareless Cage	1	1	80	80	
	Network Operating Center	1	1	390	390	Access to an elevator is required to be part of the L&M, 4.5 foot racks, workstations in CRU A/C similar to a server room
	Break Area	1	n/a	325	325	
	Resource Library	1	n/a	120	120	
Reception/Waiting Area	1	1	375	375		
Conference Room	1	n/a	370	370	located on the exterior or basement of the building	
Fuel Room	1	n/a	380	380	located on the exterior or basement of the building	
SUBTOTAL Support Spaces Square Feet:					5,897	
TOTAL Program Square Feet:					6,897	
Circulation Multiplier (1.35):					2,414	
Approximate Total Usable Square Feet:					9,311	

• Potential Shared Spaces

SAFETY

MILWAUKEE COUNTY - OFFICE OF EMERGENCY MANAGEMENT
911 Communications Division

	DESCRIPTION	# SPACES	# OCCUPANTS	SF / SPACE	TOTAL SQUARE FEET	ADDITIONAL INFORMATION
WORK SPACES	Private Office	3	3	120	360	
	Manager	1	1			Adjustable desk for sitting and standing
	Dispatch Supervisor	1	1			Adjustable desk for sitting and standing
	Reporting System Specialist	1	1			Adjustable desk for sitting and standing
	Workstation	12	12	55	660	
	Call Dispatch	2	2			Workstations should be located in shared office with glass wall/windows to view Call Center; can be adjusted for sitting and standing
	Control Rooms & Highway Safety Dispatch	10	10			Specialized workstations as part of the Call Center; can be adjusted for sitting and standing; located on raised flooring
	Specialty Monitoring Workstation	2	1	16	32	Mained station monitoring the alarm systems; located in a central, convenient space
	Training/Flex Workstation	3	3	55	165	
	Hoteling	1	1	15	15	
Visiting Milwaukee County Staff	1	1			Adjacent to Manager & Supervisor office; Does not need to be near Call Center	
SUBTOTAL Work Spaces Square Feet:					1,232	
SUPPORT SPACES	Copy/Work Room					
	Dispatch Copy / Printer Area	1	n/a	30	30	Located in the 911 Dispatch area
	Division Copy / Printer Area	1	n/a	120	120	Division use
	Storage					
	Office Supply Room	1	n/a	120	120	General office supplies
	Other Spaces					
	Server Room	1	n/a	450	450	
	Break Room	1	n/a	325	325	
	Showers/Locker Room	2	n/a	450	900	Men's & Women's each; adjacent to On Call rooms
	On Call Room	2	1	150	300	Men's & Women's each; adjacent to Shower/Locker Room
Generator Room	1	n/a	370	370	Located on the exterior of basement of the building	
Fuel Room	1	n/a	380	380	Located on the exterior of basement of the building	
SUBTOTAL Support Spaces Square Feet:					2,995	
TOTAL Program Square Feet:					4,227	
Circulation Multiplier (1.35):					1,479	
Approximate Total Useable Square Feet:					5,706	

= Potential Shared Spaces

Courthouse

**MILWAUKEE COUNTY - OFFICE OF EMERGENCY MANAGEMENT
Director's Office**

	DESCRIPTION	# SPACES	# OCCUPANTS	SF / SPACE	TOTAL SQUARE FEET	ADDITIONAL INFORMATION
WORK SPACES	Private Office	1	1	240	240	
	Director	1	1			Includes laptop with two (2) computer monitors to monitor current events and conference table for up to six (6)
	Private Office	1	1	120	120	
	Deputy Director	1	1			Includes laptop with two (2) computer monitors to monitor current events
	Workstation Executive Assistant	1	1	64	64	Includes laptop with one (1) computer monitor
SUBTOTAL Work Spaces Square Feet:					424	

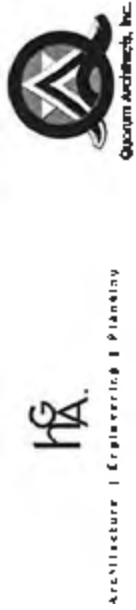
	DESCRIPTION	# SPACES	# OCCUPANTS	SF / SPACE	TOTAL SQUARE FEET	ADDITIONAL INFORMATION
SUPPORT SPACES	Other Spaces					
	Copy / Printer / Fax / Supply Room	1	n/a	120	120	
	Break Area	1	n/a	120	120	
SUBTOTAL Office Support Spaces Square Feet:					240	

TOTAL Program Square Feet: 664

Circulation Multiplier (.35): **232**

Approximate Total Useable Square Feet: 896

= Potential Shared Spaces



MENZ SPACE - WHAT BECOMES OF IT. TRAINING

MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: JEFFREY
Department: DAS

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 2 CURRENT Total staff 2 FUTURE Total staff
- _____ CURRENT Full time staff _____ FUTURE Full time staff
- _____ CURRENT Part time staff _____ FUTURE Part time staff
- _____ CURRENT Seasonal (interns) _____ FUTURE Seasonal (interns)
- _____ CURRENT Remote (mobile) staff _____ FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- _____ Elected Official
- 1 Division (Department) Head *NEH - works w/ county exec. Dept*
- 1 Deputy or (Executive Director) - JUNE AT 633. *Div*
- _____ Managers *b*
- _____ Supervisors *Section*
- _____ Professional (Attorney / IIR / EAP / AAP)
- _____ Architect / Engineer *Unit*
- 1 Clerical / Fiscal / Accnt / Admin - *SAPB*
- _____ Other - please indicate _____

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

____ Conference rooms

____ Storage rooms

____ Kitchensettes

____ Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

0

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

- COUNTY EXEC
- CAP. CASES

- BUDGET
- COURT REPORTER

Secondary (occasional interaction with group / spaces):

8) Please list departments or spaces (if any) you prefer NO adjacency to.



MKE County Courthouse - Phase 2 – Programming Questionnaire

- INCREASE
- MINIMIZE CASES

Name: AMY
 Department: RISK MANAGEMENT

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 6 CURRENT Total staff 9 FUTURE Total staff
- _____ CURRENT Full time staff _____ FUTURE Full time staff
- _____ CURRENT Part time staff _____ FUTURE Part time staff
- _____ CURRENT Seasonal (interns) _____ FUTURE Seasonal (interns)
- _____ CURRENT Remote (mobile) staff _____ FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title: 17-200
18-0000

- _____ Elected Official
- 1 Division (Department) Head
- _____ Deputy or Executive Director
- 2 Managers
- _____ Supervisors
- _____ Professional (Attorney / HR / EAP / AAP)
- _____ Architect / Engineer
- 1 Clerical / Fiscal / Accnt / Admin
- 5 Other – please indicate SUPPORT - OUT IN FIELD.
(AKST)

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

- 1 Conference rooms - 10-12 + OPEN COLLABORATION AREA
- Storage rooms
- Kitchens
- Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

0

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

0

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

- COLLABORATION COUNSEL

Secondary (occasional interaction with group / spaces):

- PART OF DKS

8) Please list departments or spaces (if any) you prefer NOT adjacency to:

WORKS W/ EVERYONE - BUT NOT PUBLIC
- NEEDS SECURE DOOR



MKE County Courthouse - Phase 2 – Programming Questionnaire

Name: LAUREN FOREY
 Department: COLLECTIONS CENTER - 303 - CATHSE

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

- 1) Please indicate the following current & future (projecting to year 2021) staff numbers:
- 19 CURRENT Total staff 19 20 FUTURE Total staff
 - 1 CURRENT Full time staff (1) AT FUTURE Full time staff
 - 1 CURRENT Part-time staff part FUTURE Part time staff
 - 1 CURRENT Seasonal (interns) (not answered) FUTURE Seasonal (interns)
 - 1 CURRENT Remote (mobile) staff FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- 1 Elected Official
- 1 Division (Department) Head
- 2 Deputy or Executive Director
- 1 Managers
- 10 Supervisors
- 10 Professional (Attorney / IIR / EAP / AAP)
- 1 Architect / Engineer
- 6 Clerical / Fiscal / Acct / Admin
- Other – please indicate _____

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

- ___ Conference rooms
- ___ Storage rooms
- ___ Kitchensettes
- ___ Other (please indicate):

ALL CURRENT
15,000.

LIBRARY - OUT IN TRAIL

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

303-B-2 IS PLUNKY

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

MAKING TOWARDS SCANNING
- CLOSED WANDSULTS - IN OFFICE FOR 2 YEARS -
BUT WILL GO AWAY

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. (Can this storage be contained off site?)

NO - WILL GO DOWN.

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):
• RISK MANAGEMENT
• REPRESENTS COUNTY EXECUTIVE BOARD
ELECTED OFFICIALS

Secondary (occasional interaction with group / spaces):
PWC - 3 PRY MENTAL INITIATIVES

8) Please list departments or spaces (if any) you prefer NO adjacency to.

3) Please indicate the number of desired FULTON: ancillary space needs, above and beyond what you have today:

- _____ Conference rooms MEETING TABLE -
- _____ Storage rooms REVIEWS PLANS (ARCHITECTS)
- _____ Kitchens/ettes USES OPEN CONCEPT
- _____ Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

DOES AS MUCH AS THE CAN TO SCAN.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

- COUNTY EXEC - COMMISSION WORK, PUBLIC APPEARANCES
- COURTS - HEARINGS AIDS FOR PUBLIC
- COUNTY BOARD.
- FAMILY GRAVE IS NICE BUT THEY ARE LEAVING

Secondary (occasional interaction with group / spaces):

BUDGET?

8) Please list departments or spaces (if any) you prefer NO adjacency to. NO.

- WANTS:
- ACCESSIBLE
 - VISIBLE
 - OPEN

OFFICE FOR PERSONS W/ DISABILITIES Courthouse Third Floor											
		CURRENT						FUTURE			
TITLE	SPACE	SIZE	SF	QTY	HDQNT	SF	SIZE	SF	QTY	SF	
	Open Office 307-B	x	764	1	2	764	x	0		0	
	STORAGE RM. 303-1						x				
			Disabilities Totals		2	764					
			Circulation/mechanical / toilets								
			TOTAL (PLAN CALC) SF								
			Adjacencies								



EC - 19 MUNICIPALITIES

MKE County Courthouse - Phase 2 - Programming Questionnaire

Name: Joseph J. Czarniecki *WILL SHARE STAFF. DEPUTY*
 Department: County Clerk/Election Commission (CA) *GEORGE CHRISTIANSON - C.C.*
(1) - INDEPENDENTLY GARNERED.

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 23 CURRENT Total staff 23 FUTURE Total staff
- 12 15 CURRENT Full time staff 15 FUTURE Full time staff
3 - External Commission
- 0 CURRENT Part time staff 0 FUTURE Part time staff
- 8 CURRENT Seasonal (interns) 8 FUTURE Seasonal (interns)
External Commission
- 0 CURRENT Remote (mobile) staff 0 FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- 1 Elected Official *- JOE*
- 0 Division (Department) Head
- 2 Deputy or Executive Director *(EC)*
- 0 Managers
- 1 Supervisors *(CC)*
- 0 Professional (Attorney / HR / EAP / AAP)
- 0 Architect / Engineer
- 11 Clerical / Fiscal / Account / Admin *(2 EC), (9 CC)*
- 8 Other - please indicate Seasonal Clerical (EC)

"CANVAS" = OFFICIAL CONFIRMED VOTES

- 3) Please indicate the number of desired ~~EXIST~~ FUTURE ancillary space needs, above and beyond what you have today:
- 1 Conference rooms - **RESULTS/MEDIA ROOM - PROJECTS PERMITS IN CAFE - LAW.**
 - 1 Storage rooms **MAKE CANNOT STORAGE**
 - 1 Kitchensettes - **COULD USE SHARED CONF RM - COMPUTER MUST BE HARWIRED**
 - 0 Other (please indicate):
- 4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.
- None
- 5) Are you actively participating in a storage reduction initiative (i.e. scanning or off-site archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.
- Scanning/Unknowen
- 6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off-site?
- Election Commission may require additional ballot storage space - **MUST STATE FOR**
COULD USE H.P. FILING + CABS. # SV-3 - NEW 2022 WAS APPROX - ELECTRA
- 7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:
- Primary (frequent interaction with group / spaces):
- PUBLIC ACCESS IMPORTANT
 County Clerk/Election Commission - **NOT TOTALLY NECESSARY TO BE COUNTY BOARD, DIRECTLY ADJACENT.**
- COMPTROLLER - RESEARCH STAFF.
- Secondary (occasional interaction with group / spaces):
- None
- 8) Please list departments or spaces (if any) you prefer NO adjacency to.
- None

WARM → COUNTY CLERK → ASST/COMP. COURT

PROMOTES VOTE
↑

MILWAUKEE COUNTY CLERK & ELECTION COMMISSION Courthouse: Ground & First Floor											
TITLE	SPACE	CURRENT						FUTURE			
		SIZE	SF	QTY	HDCNT	SF	SIZE	SF	QTY	SF	
	Office G10-1A	12 x 12	144	1	1	144	x	0		0	
	Open office G10-1	x	569	1	3	569	x	0		0	
	Waiting	x	205	1	0	205					
	Conference (1-1)	x	313	1	0	313					
	Election Commission Totals			4	4	1,231					
	Office 105-E,G	14 x 13	182	2	2	364	x	0	0	0	
Joseph Czarnecki	Office 105-C	21 x 17	357	1	1	357	x	0	0	0	
	Office 105-H (Cont)	14 x 13	182	1	0	182	x	0	0	0	
	File Room 105-J	45 x 15	675	1	0	675	x	0	0	0	
	Break Room 105-M	14 x 8	112	1	0	112	x	0	0	0	
	Storage 105-F	7 x 10	70	1	0	70	x	0	0	0	
	Closet 105-C2	6 x 4	24	1	0	24	x	0	0	0	
	Open office 105-L	46 x 9	414	1	3	414	x	0	0	0	
	Open office 105-A	x	848	1	4	848	x	0	0	0	
	Customers 105	41 x 8	328	1	0	328	x	0	0	0	
	County Clerk Totals			11	10	3,374					
	TOTALS:			15	14	4,605					
	Adjacencies										

MANAGES LEGISLATIVE
MAYOR, COUNTY CLERK, & ELECTION COMMISSION
DNR, NOTARY, PASSPORTS

TABLE SIZE OF ROOM SIZE COULD BE BIGGER ←



SCIENTIFIC & ENGINEERING CONSULTING



Quinn Architects, Inc.



MKE County Courthouse - Phase 2 – Programming Questionnaire

Name: AE&ES SECTION

Department: DAS - FM

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 46 CURRENT Total staff 46 FUTURE Total staff
- 46 CURRENT Full time staff 46 FUTURE Full time staff
- _____ CURRENT Part time staff _____ FUTURE Part time staff
- _____ CURRENT Seasonal (interns) _____ FUTURE Seasonal (interns)
- _____ CURRENT Remote (mobile) staff _____ FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- _____ Elected Official
- _____ Division (Department) Head
- _____ Deputy or Executive Director
- _____ Managers
- _____ Supervisors
- _____ Professional (Attorney / HR / EAP / A&P)
- _____ Architect / Engineer
- _____ Clerical / Fiscal / Accnt / Admin
- _____ Other – please indicate _____

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

2 Conference rooms

2 Storage rooms

 Kitchens/ettes

 Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

N/A

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

NO

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

NO

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

Secondary (occasional interaction with group / spaces):

303
ATTACHED

8) Please list departments or spaces (if any) you prefer NO adjacency to.

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

_____ Conference rooms

_____ Storage rooms

_____ Kitchenettes

Other (please indicate): Office space for one full-time Sustainability Coordinator (professional) and one seasonal Sustainability Intern.

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.
N/A

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.
No

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site? Standard on-site storage space will be needed for two additional staff. Off-site storage will be strictly project-related documents.

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

FMD Director’s Office & Sections (AE&ES, P&D, O&M)

DAS-CBO

DAS-Procurement

Secondary (occasional interaction with group / spaces):

DAS-IMSD

8) Please list departments or spaces (if any) you prefer NO adjacency to.
N/A

___4___ Other – please indicate
___Analysts___

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

___ Conference rooms

___ Storage rooms

___ Kitchenettes

___1___ Other (please indicate): Office for manager

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021. **none**

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021. **The same current (very little space needed)**

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site? **No additional space needed.**

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces): **Procurement, A&E and ED**

Secondary (occasional interaction with group / spaces): **DHHS, Parks, ZOO, and Transit**

MKE County Courthouse - Phase 2 – programming questionnaire

Page 3

8) Please list departments or spaces (if any) you prefer **NO** adjacency to. **NA**



MKE County Courthouse - Phase 2 – Programming Questionnaire

Name: JULIE ESEM

Department: ADMINISTRATIVE SERVICES-CENTRAL BUSINESS OFFICE

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions in advance of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers: **SEE EXCEL SPREADSHEET**

- ___ CURRENT Total staff ___ FUTURE Total staff
- ___ CURRENT Full time staff ___ FUTURE Full time staff
- ___ CURRENT Part time staff ___ FUTURE Part time staff
- ___ CURRENT Seasonal (interns) ___ FUTURE Seasonal (interns)
- ___ CURRENT Remote (mobile) staff ___ FUTURE Remote (mobile) staff

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- ___ Elected Official
- ___ Division (Department) Head
- ___ Deputy or Executive Director
- ___ Managers
- ___ Supervisors
- ___ Professional (Attorney / HR / EAP / AAP)
- ___ Architect / Engineer
- ___ Clerical / Fiscal / Accnt / Admin
- ___ Other – please indicate _____

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

Conference rooms

Storage rooms

Kitchensettes

Other (please indicate):

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021. N/A

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021. Approximately 50%. Much was reduced in preparation for the move to 633 building.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

Do not anticipate additional storage.

7) Please list required departmental or non-departmental adjacencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

DAS Facilities Architectural, Engineering and Environmental Services and EMSD

Secondary (occasional interaction with group / spaces):

Office of Emergency Management
Director's office

8) Please list departments or spaces (if any) you prefer NO adjacency to.

Those outside of DAS and OEM.



MKE County Courthouse - Phase 2 – Programming Questionnaire

Name: Rick Trisco, Laurie Panella, Erin Schaffer
 Department: DAS - IMSD

We will begin the session with discussion of current space extents, individual group locations and review of site walk through data; visual support will be provided by the consultants.

If possible, please come prepared with answers to the following questions **in advance** of your scheduled interview session.

1) Please indicate the following current & future (projecting to year 2021) staff numbers:

- 83 CURRENT Total staff 104 FUTURE Total staff
 - 68 CURRENT Full time staff 84 FUTURE Full time staff
 - N/A CURRENT Part time staff 0 FUTURE Part time staff
 - 5 CURRENT Seasonal (interns) 10 FUTURE Seasonal (interns)
 - 10 CURRENT Remote (mobile) staff 10 FUTURE Remote (mobile) staff
- *Note:** *Mobile staff will require 8 personal cubes and 2 hotel cubes*

2) Please indicate the following FUTURE (projecting to year 2021) staff numbers, by job title:

- 0 Elected Official
- 1 Division (Department) Head
- 4 Deputy or Executive Director
- 7 Managers
- 0 Supervisors
- 104 Professional (Attorney / HR / EAP / AAP)
- 0 Architect / Engineer
- 1 Clerical / Fiscal / Acct / Admin
- 0 Other – please indicate _____

3) Please indicate the number of desired FUTURE ancillary space needs, above and beyond what you have today:

2 Conference rooms

1 Storage rooms

0 Kitchenettes

1 Other (please indicate): IMSD requires a secure, walled location for the help desk. Noise dampening and security are primary concerns.

4) Please indicate any current ancillary space that is under-utilized or may not be required by the year 2021.

N/A – All space is utilized.

5) Are you actively participating in a storage reduction initiative (i.e. scanning or offsite archiving of documents)? If so, please estimate a percentage reduction of occupied storage spaces, projecting to the year 2021.

IMSD actively participates in, and promoted, electronic document storage. However, there is no space saving specifically for IMSD as a result of physical storage reduction.

6) Do you (or will you) require more storage than you currently occupy? If so, please estimate how much, again projecting to the year 2021. Can this storage be contained off site?

We will require additional space for staging and building-out devices to be deployed. This space can be incorporated into the additional storage area stated in section 3 above.

7) Please list required departmental or non-departmental agencies that will help your department work more effectively:

Primary (frequent interaction with group / spaces):

Proximity (walking distance) to heavy-use client divisions (customer requiring more frequent physical support) including DAS, the Courthouse, Safety building.

Secondary (occasional interaction with group / spaces):

Procurement, Central Business Office, Community Business Development.

8) Please list departments or spaces (if any) you prefer NO adjacency to.

Areas that could disrupt services or cause delay in response by IMSD.

