

5-24-18 FINANCE AND AUDIT COMMITTEE APPROPRIATION TRANSFERS
G UNALLOCATED CONTINGENCY FUND

Action Required

Finance and Audit Committee
County Board (2/3 Vote)

WHEREAS, your committee has received from the Department of Administration, Fiscal Affairs, the following department requests for transfer to the 2018 appropriations from the allocated contingent fund and finds that the best interests of Milwaukee County will be served by allowance of such transfers;

THEREFORE, BE IT RESOLVED, that the Director, Department of Administration, is hereby authorized to make the following transfers in the 2018 appropriations from the unallocated contingent fund:

1)	<u>From</u>	<u>To</u>
	<u>5725 – Department of Administrative Services</u>	
	8502 – Major Maintenance Bldg –(EXP)	\$152,000
	<u>1945 – County Wide Non Departmental</u>	
	8901 – Appropriation for Contingencies	\$152,000

A 2018 appropriation transfer of \$152,000 is requested by the Director of the Department of Administrative Services from the (Unallocated) Appropriation for Contingencies (org 1945) to the Department of Administrative Services - Facilities Management Division (org 5725). The requested transfer creates budget authority to replace two failing boilers and failing roof sections at the Villa Terrace Museum.

Villa Terrace Boiler Replacement

The two existing boilers are over thirty years old and beyond their life expectancy. The decline of the boiler's condition seems to be accelerating.

To maintain minimal heat within the building, the boilers are being run at a reduced pressure to prevent further breakdowns. The downside of this practice is that the building is not being heated at an appropriate level.

Occupants are forced to wear their coats indoors, provide temporary heat and/or work off site. Staff and members monitor the boilers regularly to confirm that the units are not shutting down completely. To prevent the potential of freezing water pipes, faucets are allowed to run at a "trickle".

The "great room" is leased out for private events in order to generate additional revenue. The room temperature during the current heating season is generally running between 50 and 60 degrees. During events, temporary heating units are brought in to supplement the boilers.

It is not recommended to wait for another heating season before replacing the boilers. It will be unlikely that the boilers will restart. One boiler is currently out of operation with the second boiler approaching the same condition. Both boilers are leaking internally.

AE staff has indicated that a contractor would need to be given a notice to proceed with the boiler replacement in July 2018 in order to complete installation before November 2018 heating season.

Villa Terrace Tile Roof Repair

The tile roof running along the south, west and north sides of the courtyard are in need of repair. Previous repair to this roof occurred in 2016 and only addressed the failures at the southwest corner. Evidence of the tile roof failing at an area east of the 2016 repair have become increasingly apparent.

The sag in the roof over the southern covered walkway has become far more evident since 2016. This issue is compounded by the roof leaking, the apparent loss of ceiling support, the cracking and spalling of the plaster ceiling, water stains and paint chipping.

The courtyard and its surrounding walkways are used for outdoor gatherings and access to the “great room”. The covered walkway beneath the referenced roof failure leads to the “great room” entrance. Paint and plaster chips were scattered over the walkway.

This fund transfer has no tax levy impact.

TRANSFERS SIGNED BY THE COUNTY EXECUTIVE APRIL 19, 2018