



DEPARTMENT OF ADMINISTRATIVE SERVICES

Milwaukee County

INTEROFFICE COMMUNICATION

DATE: August 17, 2018

TO: Supervisor Theodore Lipscomb, Chairman, County Board of Supervisors

FROM: Amy Pechacek, Deputy Director, Department of Administrative Services

SUBJECT: Informational Report on Milwaukee Public Museum Facility Condition Assessment

Milwaukee Public Museum Facility Condition Assessment Executive Summary – August 2018

The Department of Administrative Services was requested to provide an informational report on the current Milwaukee Public Museum (MPM) facility, focusing on outstanding capital needs, future cost projections, and provide a list of facility related projects.

Background

The original Milwaukee Public Museum (MPM) building was constructed in 1961, with Discovery World and IMax expansions in 1994 and 1995, respectively. The current building is 451,161 square feet in size excluding Discovery World, and contains spaces for display, gathering, storage, office, dining and laboratory functions. The structures are located at 800 W. Wells St., in Milwaukee.

Assessment

In January and February 2015, the Milwaukee County Department of Administrative Services, Facilities Management Division, Facility Condition Assessment Program team in consultation with Thunderbird Engineering and Faith Technologies, Inc. performed a facilities condition assessment of the Milwaukee Public Museum building. In August 2018, the data gathered during that 2015 assessment was reviewed and updated to reflect capital projects that had been completed. This summary provides current and projected needs for the MPM building based on this assessment.

- **The current total estimated deferred maintenance and 5 year anticipated capital renewals as identified during the 2015 assessment equal approximately \$28.68 million.** This includes all items identified during the 2015 assessment that were recommended to be addressed within the years 2015 through 2018 but that have not yet been addressed through a capital project.
- **The total amount of additional capital needs and projects MPM has identified since 2015 is \$11.75 million.** These items include some projects that are not building structure specific, such as technology infrastructure and facility camera upgrades.
- **The 20 year outlook for anticipated capital renewals is approximately \$87 million.** These are projections of costs to renew or replace existing building systems as they reach the end of their useful lives. These values are inclusive of

the current deferred maintenance and 5 year anticipated capital renewals of \$26.68 million.

The items identified in the first bullet are based on the 2015 assessment and include a factor for soft costs and contingencies. A reassessment was not performed in 2018 to produce this summary. Therefore, some items that are currently included in the deferred maintenance figure either may have been addressed or may be performing well and could remain in place for a few more years. As well, there may be items that have deteriorated faster than anticipated and would be considered deficient at this point that are not currently included in that figure.

This summary provides the current and projected needs for the MPM building to maintain the original construction in good condition. It does not include improvements that may be needed for museum accreditation, upgrades to meet today's building codes, or other improvements to the building. While some of the items included in the assessment report might be addressed during upgrades to the building, they are neither completely separate scopes nor completely concurrent scopes.

Since 2015, MPM has identified \$11.75 million of additional capital projects not included in the 2015 assessment. These vary from significant fire suppression system replacements to projects that are operationally based, such as replacing the facility analog camera system with digital technology.

Attachments:

The following attachments outline the specific facility system needs and associated costs.


Attachment A, Funding Forecast Report (graph): The Funding Forecast Report graph and chart portray the summary of anticipated needs in each of the next 20 years. The 2018 value includes all items that were originally recommended for years 2015 through 2018.

Attachment B, 20 Year Totals by System (graph): This graph provides a distribution by building system for the 20 year anticipated costs.

Attachment C, Funding Need Report - Summarized by System – 5 pages: The Funding Needs Report provides totals for each year broken down by general building system.

Attachment D, Funding Needs Report – All Requirements – 9 pages: The Funding Needs Report provides a breakdown of all anticipated items in each of the next 20 years.

Attachment E, MPM 5 Year Capital Request (2019 - 2023): Projects that have been identified and requested subsequent the 2015 facility assessment report are highlighted.

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Amy Pechacek, Deputy Director, Department of Administrative Services

CC: Chris Abele, County Executive
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Teig Whaley-Smith, Director of Administrative Services
Scott Manske, Comptroller
Dennis Kois, President & CEO, Milwaukee Public Museum