

DEPARTMENT OF ADMINISTRATIVE SERVICES

*Milwaukee County*

Date: February 19, 2019  
Subject: **Domes Task Force Phase III RFP**  
By: **Stuart Carron**  
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Attached is a draft of the Domes Task Force Phase III RFP scope and deliverables for review by the Task Force. Several County personnel have been involved in its development, with the intention of meeting the Board Resolution (File No. 19-237) by aligning the scope of the RFP to the Information Report (Interim Report and Request for Action) that was submitted to the Board on December 28.

Key points include:

1. Ultimately the Board is seeking a long-term comprehensive plan for the Domes, so Phase III development work must focus not only on capital improvements, but also on a sustainable business plan that makes the operation viable over the long-term.
2. The first task in the RFP is to assist the Task Force and County with the identification and preliminary exploration of partnership opportunities. Intention is to include, but not be limited to, partnership with Boerner Botanical Garden, the Milwaukee County Public Museum, Wehr Nature Center, the Urban Ecology Center, academic institutions, including but not limited to UWM, Marquette University, MATC, and the UW Extension and medical institutions, including the Medical College of Wisconsin, the Veterans Administration Medical Center, and Childrens' Hospital, and non-profit organizations including Friend of the Domes, Inc.
3. The Milwaukee County Parks Department must be included in any partnership discussions with potential partners.
4. To potentially take advantage of Historic Tax Credits, for-profit businesses may need to be consulted as potential partners. Given that Mitchell Park was deeded to Milwaukee County with a restriction that the land must be forever used as a park, this raises a question about the feasibility of engaging on a long-term basis with for-profit businesses. The County's Corporation Counsel may need to address this question.
5. Partners may come with specific program needs and requirements, and the development of conceptual plans should include consideration of the most likely elements.
6. Partnership with the Milwaukee Public Museum should be informed by, and be explored after, the final report of the MPM-Domes Task Force, which should conclude in March.

7. Determination of the eligibility of bonding for restorations and/or improvements is generally the purview of the Milwaukee County Comptroller. Milwaukee County Parks Department should facilitate the necessary discussions and studies by the Comptroller, informed by the Phase III consultant.
8. For the Board to receive a final report in its September cycle, the report must be submitted by Monday August 5.
9. This RFP is separate from the on-going work to test the concrete structure and develop solutions and costs for glazing system renovation, which are separately funded and managed by the County. The final Task Force report to the Board will necessarily include these important data points, but the development of these plans and costs should be beyond the scope of this Phase III RFP. The Options to be developed shall assume that the Domes shall retain their current configuration via stabilization and/or replacement.