

BUILDING 11 UPDATE
June 11, 2007

BACKGROUND

- Building 11's roof and floor systems are damaged beyond repair and present a dangerous environment to undertake further testing of the exterior walls. Please see correspondence from Pierce Engineering (10/10/06) and Graef Anhalt Schloemer (3/13/07) which were attached to the May 17, 2007 letter from Joseph J. Zilber to ZND members.
- The renovation costs exceed the "after renovation" value of Building 11 by over \$2.64 million. Please see financial analysis included in the May 17, 2007 letter from Joseph J. Zilber to ZND members regarding Building 11.

SUMMARY

Building 11 clearly meets the requirements for demolition as established by Milwaukee Code of Ordinance Section 308-81-9-h(6)

REDEVELOPMENT OF BUILDING 11 SITE

Several alternatives for the reuse of the Building 11 footprint were studied. They included:

- Retention of the entire north façade of Building 11 at an estimated cost of \$914,001.03 It would also require costly annual maintenance and insurance expense.
- Rebuilding an 18 foot high remnant of Building 11's north façade using salvaged materials from the original building at an estimated cost of \$278,129.28
- Total removal of Building 11 and construction of a cream city brick screen wall using design themes similar to Building 11's façade. The estimated cost for this treatment is approximately \$52,600. This alternative produces the lowest maintenance and insurance cost.

SUMMARY

The alternative to retain the entire north façade of Building 11 is not financially feasible. We do feel using a remnant of Building 11 produces the most interesting physical feature and respects the historic context of the site.