



Police Department

Edward A. Flynn
Chief of Police

May 12, 2010

Alderman Robert Bauman, Chair
Public Works Committee
200 East Wells Street – Room 205
Milwaukee, WI 53202

Dear Alderman Bauman:

RE: POLICE ADMINISTRATION BUILDING TASK FORCE

I regret not being able to attend the Public Works Committee meeting this morning since each Wednesday I meet with my command staff for our weekly CompStat session to address crime issues. However, I would like to submit this letter to the Public Works Committee for the record.

A resolution was added to the Committee's agenda to strike a Task Force to study the Police Administration Building. I believe this resolution was as a result of the presentation I made before the Capital Improvements Committee wherein I shared the results of the study by the Department of Public Works and Eppstien Uhen Architects.

History

The Police Administrative Building (PAB) was built in 1970. It has served the department well over the past 40 years. With various departments and bureaus moving services out of the building, the PAB still provides ample room for police operations. However, piece-meal floor allotments, the existence of hazardous materials, out-dated health and safety issues when it comes to high rise building codes, and a failed building envelope are having a significant negative impact on Milwaukee Police Department (MPD) employees.

The City and MPD have conducted a number of studies over the past 20 years to investigate options available in regards to the PAB, including rehabilitating the building, adding on to the building, leasing other locations, and building a new facility.

In 1994, Eppstein Keller Uhen and Moyer Associates Inc. conducted a detailed facilities improvement study. That study provided options for remodeling and expanding the PAB by acquiring property that was adjacent to the PAB at the time; lease space options at the Federal Plaza, The Tannery (6th and Virginia), the Norwest Bank Building (8th and Wisconsin), various Towne Realty Buildings, the John Plankinton Building, 735 N.

Water Street, Schlitz Park, 1000 North Water Street and the City Library. In addition, the study also provided the option to relocate the Department to a completely new site. Those sites included an area on Highland Avenue, University of Wisconsin Civic Center at 6th and State Streets, Ambrosia Site, North 4th Street and Wisconsin Avenue, and the Samaritan/Sinai Hospital West Campus, along with various other sites.

From my understanding, there was no action taken on this report, nor its recommendations.

Current Investment

Since 1998, the City has invested \$9.2M in improvements to the PAB including elevator renovations, major HVAC component replacements, upper level garage repairs, emergency generators, an electrical substation, and remodeling/renovation of a number of areas within the building. MPD spent \$1.8 M to upgrade the line-up room on the sixth floor and another \$1.1M upgrading the Sensitive Crimes area on the sixth floor.

The PAB has specific areas unique to a police building. We have a number of jail cell areas – that we are spending a significant amount of grant funding this year to update. Currently, and again with grant funds, MPD is working with Federal partners to build a Fusion Center (Intelligence area) that has unique security specifications.

2010 Study by Eppstein Uhen Architects

Fast-forward to 2009 when MPD, in cooperation with the Department of Public Works, commissioned an in-depth study to determine the most cost-effective way to bring the building up to health and safety codes and to reorganize the building to best serve the employees of the Milwaukee Police Department and the citizens of Milwaukee. We had approved funding of \$200,000 for the study, and paid the architects \$113,263 for their work. We will be reimbursing DPW for their time and efforts as well.

It has been determined, in association with the Department of Public Works, that rehabilitating the current PAB is the most cost-effective option for a number of reasons:

- a) If the PAB was torn down, the City would still have to pay for the remediation of the asbestos in the building before demolition. The approximate cost for abatement alone would be in the neighborhood of \$9.3M.
- b) If the PAB was sold, the City would have to pay for the remediation of the asbestos in the building (\$9.3M) and bring the building up to code. Bringing the building up to high-rise code would include adding sprinkler systems, stairway pressurization, elevator pressurization, the installation of a fire alarm system, adding a generator for life safety systems, and the addition of a fire command center. Although this entire cost has not been determined, we do know that fire sprinklers alone would cost approximately \$92,000 per floor X 7 floors = \$644,000.

As a result, any move would result in at least \$10M- \$15M being added to the cost of a new building or move to another existing building just in order to mitigate the fire and hazardous materials issues at the PAB.

DPW approximates the cost to rehab the PAB would be approximately \$210/square foot plus administration costs; but the cost of acquiring a new building would be approximately \$300/square foot. This \$90 per square foot difference, multiplied by the seven floors of approximately 14,000 square feet each, would result in an additional cost of \$8.82M plus the \$10M for the current building mitigation.

The Spending Plan

As presented to the Capital Improvements Committee, our plan is to spread the rehabilitation of the PAB over five years. In 2010, we are spending \$400,000 to begin upgrades of our HVAC system.

2011	\$ 5.9M	Completion of ventilation shafts and high-rise upgrades
2012	\$14.7M	Complete renovation of floors 4 and 5
2013	\$12.9M	Complete renovation of floors 3 and 4
2014	\$10.4M	Complete renovations of floors 2, 6 and 7
2015	\$ 2.5M	Addition of elevator and final infrastructure upgrades
TOTAL:	\$46.7M	

In conclusion, we applaud city leaders' efforts to ensure the most prudent use of taxpayer funds. The Milwaukee Police Department contends that due diligence has been conducted; and strongly suggests that a PAB Task Force, in addition to the work already being done by the Capital Improvements Committee, would be redundant and impede the much-needed health and safety improvements required at the PAB.

Sincerely,



Edward A. Flynn
Chief of Police