



**Facility Assessment Report for:
BRONZEVILLE CULTURAL CENTER**

2215 North 4th Street, Milwaukee, WI



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Bronzeville Cultural Center Facility Assessment Report

1. Executive Summary

This Facility Assessment Report has been prepared to assist City of Milwaukee Department of City Development (DCD) in preparing a master-plan for the re-development of the former Garfield School, located at 2215 N. 4th Street, into a Cultural Center in the Bronzeville neighborhood of Milwaukee. This report provides the following information:

- Assessment Reports that evaluate existing building and site conditions and provide design recommendations that address facility deficiencies
- Provide recommendations for code compliance including but not limited to life safety and accessibility.
- Provide floor plans indicating existing conditions
- Provide floor plans indicating proposed improvements and project phasing
- Provide a cost estimate of proposed improvements

The proposed facility improvements in this report have been broken down into five (5) separate project phases. This will enable the Bronzeville Cultural Center (BCC) to spread project costs over a multi year time horizon. The existing facility is organized in such a way that the 5 phase approach can be implemented very easily. Additionally, the proposed improvements can be implemented in fewer phases and a shorter time horizon, if necessary. For the purposes of this report site improvements have been broken down into two phases. The first phase of site improvements including the parking lot, buffer landscaping, fence removal and landscaping on the east side of the lot will occur when the Annex First Floor improvements take place. The additional site improvements can be implemented during any one of the future project phases. For the purposes of this report the 2nd phase of site improvement costs are included in Phase 3. The project costs provided in this report include a "white box" finish out for the tenant spaces (furniture is not included). The finish out includes new flooring, ceiling, lighting, HVAC systems and fire sprinklers. Project phasing for the BCC, and the associated total project costs (including hard and soft costs) are listed below:

- Annex First Floor (Phase 1)- \$ 2,663,202
- Annex Second Floor (Phase 2)- \$ 1,011,600
- Original Building First Floor (Phase 3)- \$ 4,686,122
- Original Building Second Floor (Phase 4)- \$ 1,561,391
- Original Building Third Floor (Phase 5)- \$ 1,609,082

The proposed facility improvements outlined in this report are based on various criteria. The Bronzeville Cultural Center's anticipated program functions will require electrical, telecommunications, mechanical and interior finish upgrades to the building. Deferred maintenance issues associated with the building enclosure will need to be addressed. Various HVAC, plumbing and electrical building systems components are at or near end of useful service and will require replacement. The extent of the alteration work triggers multiple code compliance upgrades including life safety enhancements (fire alarm and emergency lighting) and ADA accessibility (entrance ramps, elevators and toilet rooms). Additionally the potential change of use from education to assembly in the third floor gymnasium requires fire sprinklers for that entire building. *An alternate option to the assembly space in the old gym would be to provide a occupancy group B assembly space compliant with section 303.1, exceptions 1, 2 and 3. Subject to approval of the building review authorities, this alternate option may eliminate the fire sprinkler requirements.* The fire sprinkler system will require an increase in the water service size serving the facility. Based on the change of use the proposed occupant load requires additional toilet rooms. Major project components and the phase they occur in are listed below (construction costs excluding soft costs are indicated). A more detailed description of this work is provided in later sections of this report.

- Site Upgrades (Phase 1- Phase 5) - \$ 990,694
- Building Enclosure/ Interiors - \$ 4,508,538
 - Replacement of undersized downspouts (Phase 1 - Phase 3)

- Replacement of roof over mechanical room (Phase 3)
 - Repair of deteriorated steel lintels at window openings and in mechanical room and repair of concrete spalling (Phase 3)
 - Repair of water damaged interior plaster (Phase 1 - Phase 5)
 - Interior finish improvements (Phase 1 - Phase 5)
 - Toilet Rooms including plumbing fixtures (Phase 1, Phase 3 - Phase 5)
- **ADA Accessibility - \$ 945,325**
 - Annex Entry Ramp (Phase 1)
 - Annex Elevator (Phase 2)
 - Original Building Accessible Entrance (Phase 3)
 - Original Building Elevator (Phase 3)
 - Platform lift connecting Annex and Original Building (Phase 3)
- **HVAC Systems - \$ 1,571,682**
 - Boiler Replacement (Phase 3 or before)
 - Annex Building- new gas fired packaged (heating/cooling) rooftop unit; new variable air volume system with hot water reheat; and new controls (Phase 1 - Phase 2)
 - Original Building Renovations- new hot water air handlers with split direct expansion (DX) cooling systems. New variable air volume systems with hot water reheat and controls would make up the distribution portion of the new HVAC system. These systems would be installed on each floor as each floor is renovated (Phase 3 - Phase 5)
- **Plumbing/ Fire Protection Systems - \$ 553,368**
 - New plumbing piping (Phase 1, Phase 3 - Phase 5)
 - Gas fired water heater replacement (Phase 3 or before)
 - New fire sprinkler piping and drops in the basement and 1st floor (Phase 3)
 - New fire sprinkler piping and drops in the 2nd floor (Phase 4)
 - New fire sprinkler piping and drops in the 3rd floor and attic, new 6" combined domestic water service and new fire protection riser (Phase 5)
 - New standpipe risers serving hose cabinets located off the stairwells and the overhead sprinkler system for the entire building (Phase 5)
- **Electrical - \$ 355,240**
 - Power Distribution System
 - Annex Building - Replace panels in this portion of the building (Phase 1 - Phase 2)
 - Original Building - Upgrade electrical service and replace panels (Phase 3 - Phase 5)
 - Lighting
 - Replace lighting fixtures and upgrade lighting controls as needed by areas of shell space and tenant finish out (Phase 1 - Phase 5)
 - Upgrade egress lighting and exit signage with batteries as needed by areas of shell space and tenant finish out (Phase 1 - Phase 5)
 - Fire Alarm System
 - Annex Building - Provide new fire alarm system. Interconnect with existing original building system (Phase 1 - Phase 2)
 - Original Building - Expand fire alarm system installed in annex and remove existing equipment as dictated by phasing (Phase 3 - Phase 5)
 - Telecommunications Systems
 - Annex Building - Maintain incoming telecom services. Remove interconnection between rooms to MC room (located in annex 2nd floor). Stub empty conduits to original building for future extension (Phase 1 - Phase 2)
 - Original Building - Extend empty conduits to a new telecom room - tenants in this portion of the building would be served from this new room (Phase 3 - Phase 5)

This report has been prepared by

Eppstein Uhen Architects (architecture)

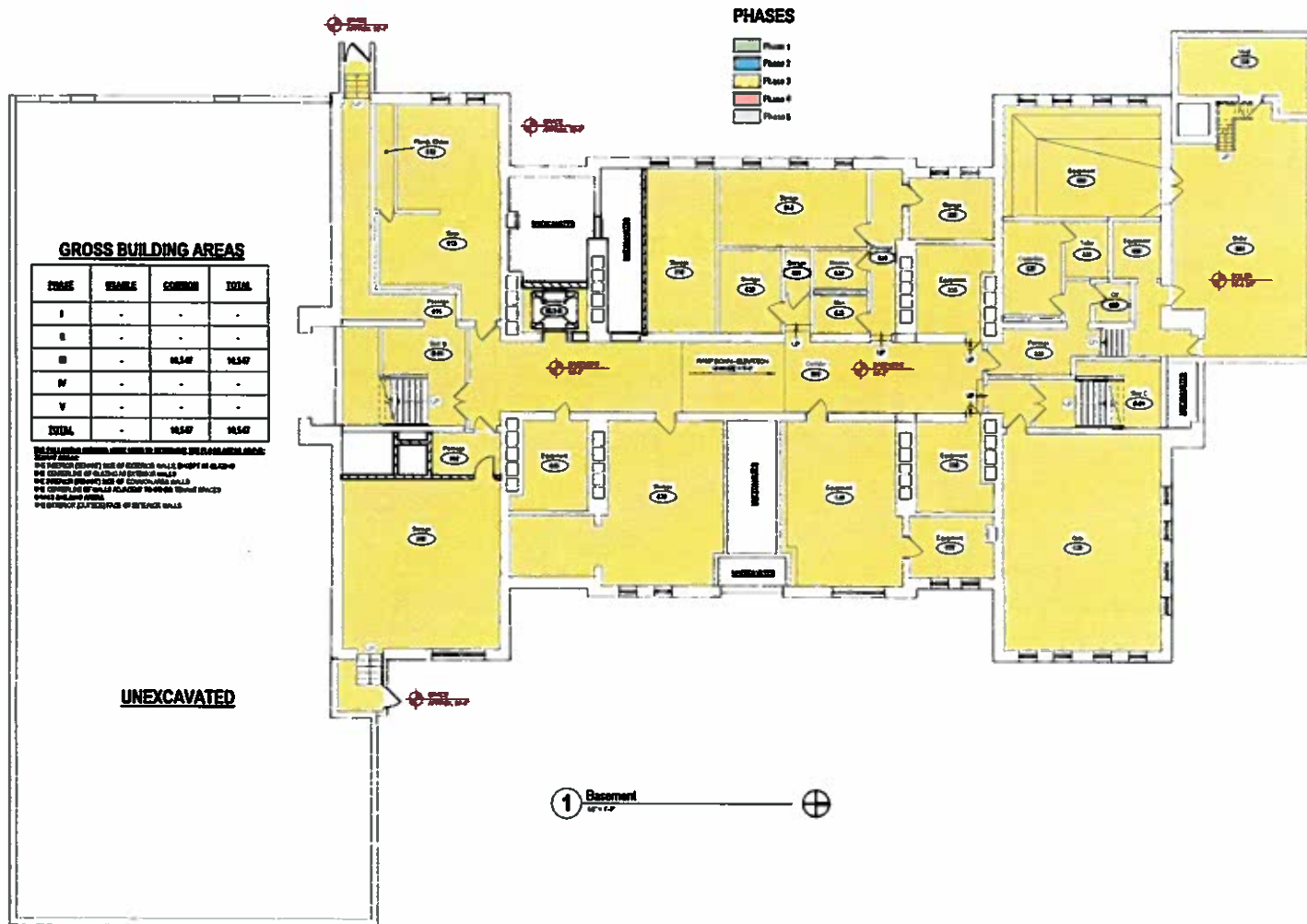
Pierce Engineers (structural engineering)

Powrtek Engineering, Inc. (electrical engineering)

IBC Engineering Services, Inc. (mechanical, plumbing and fire protection engineering)

Kapur and Associates (civil engineering and landscape design)

MA Mortenson (cost estimating)



Bronzeville Cultural Center Proposed Basement Plan

GROSS BUILDING AREAS

PHASE	AVAILABLE	CONSTRUCTION	TOTAL
I	-	420	420
II	4,520	1,527	6,047
III	-	1,877	1,877
IV	6,940	2,204	9,144
V	-	-	-
TOTAL	11,460	5,501	16,961

NOTES: 1. ALL AREAS ARE GROSS AREAS AND DO NOT INCLUDE THE AREA OF THE EXTERIOR WALLS.
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Bronzeville Cultural Center Proposed Second Floor Plan

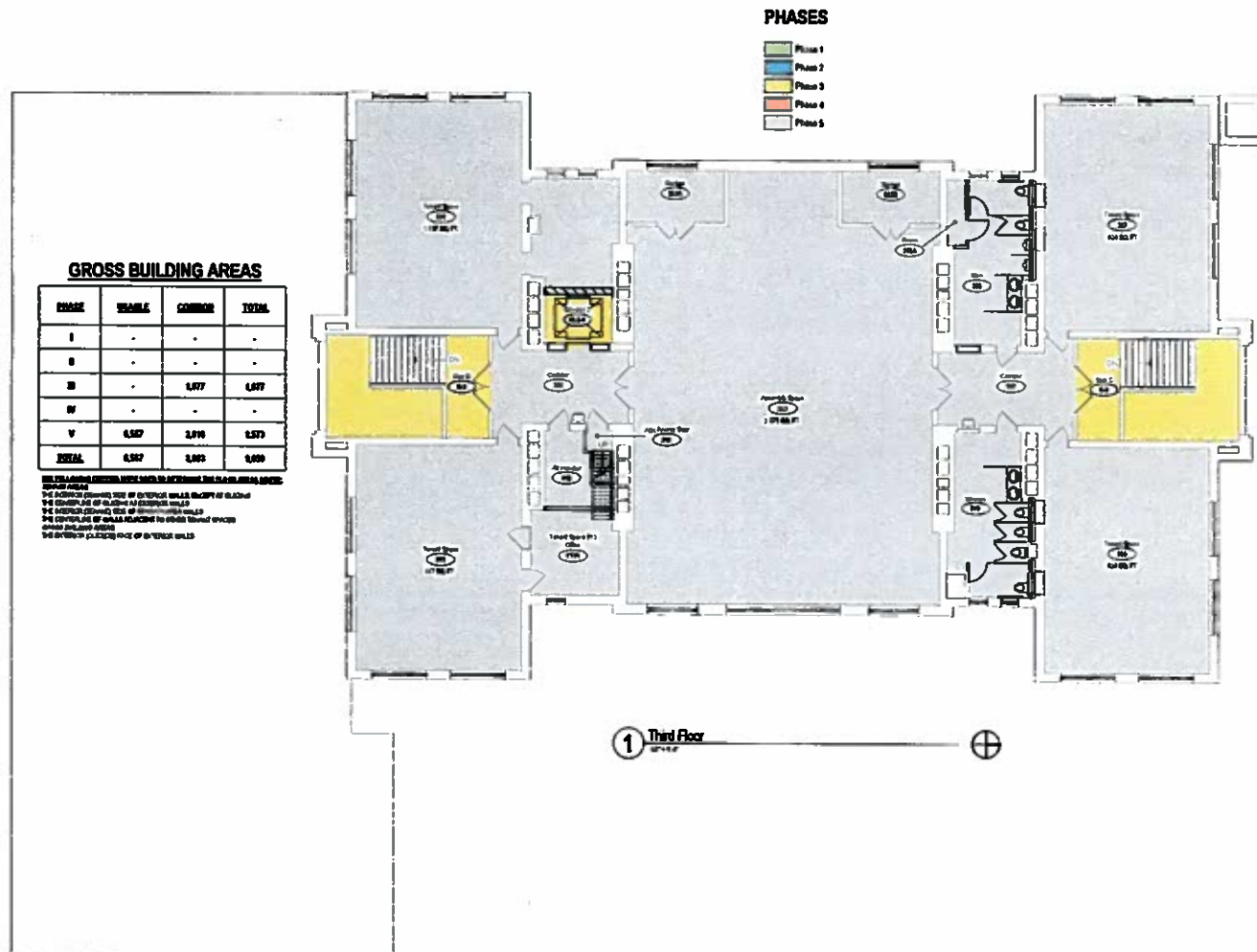


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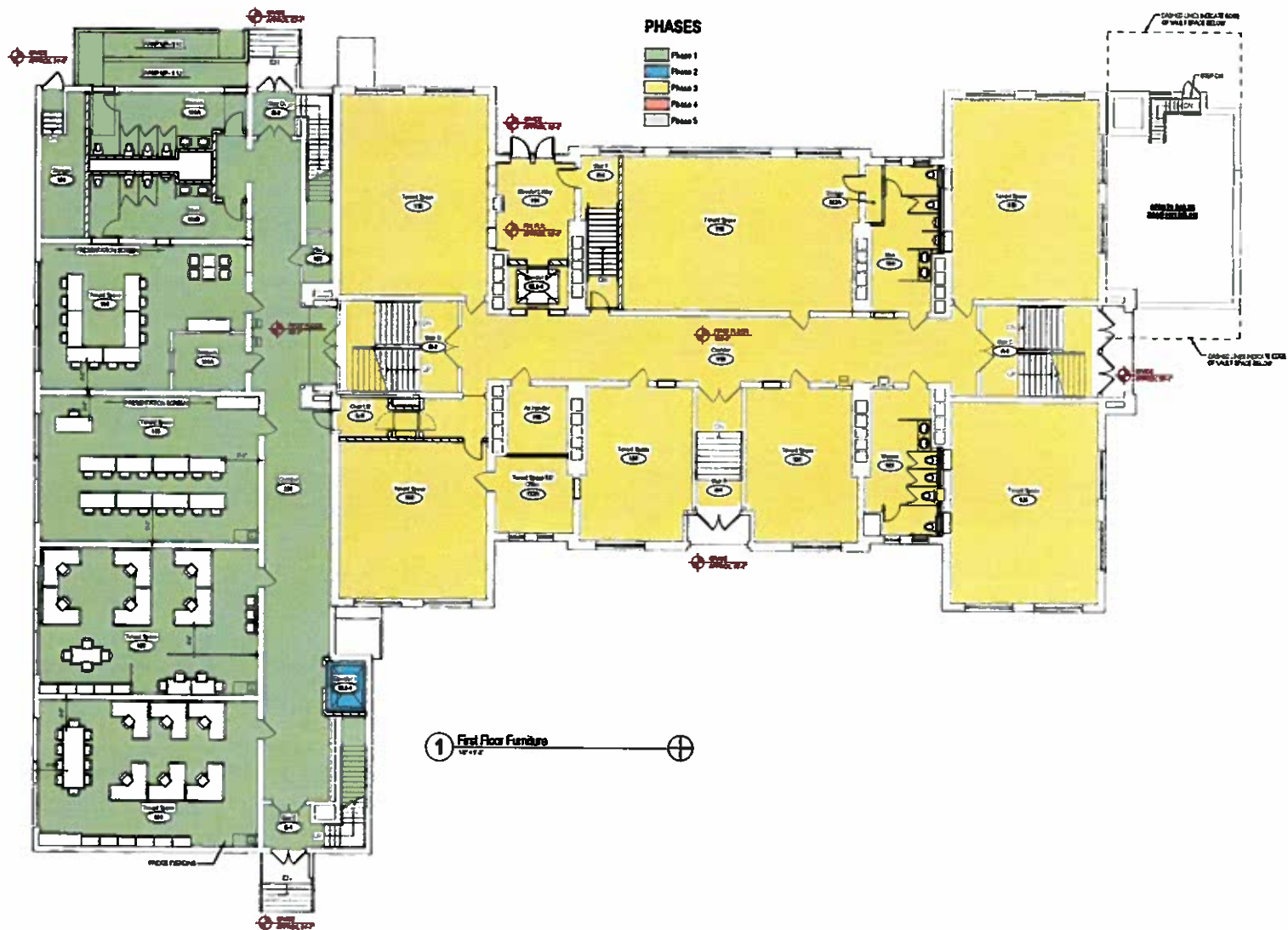
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Bronzeville Cultural Center **Proposed Third Floor Plan**



Bronzeville Cultural Center **Proposed Furniture Plan Options**

N 5TH St

W NORTH

N 4TH St

Access

Green Space
PHASE II

PARKING
27 STALLS +/-
PHASE I

PARKING 27 STALLS +/-
PHASE II

PARKING
10 STALLS +/-
PHASE II

GREEN SPACE
PHASE I

OUTDOOR CLASSROOM
PHASE I

URBAN WOODLAND
PHASE I

CIRCLE PLANTER
PHASE I

ENTRANCE

ACTIVITY AREA
PHASE I

NATURAL GARDEN/
URBAN PRAIRIE
PHASE I

W GARFIELD

SIDEWALK : NEW ENTRY/
ACCESSIBLE RAMP
PHASE I

W Garfield Ave