



**REQUEST FOR ARCHITECTURAL & ENGINEERING
DESIGN SERVICES**

**SOUTHEAST WISCONSIN LAW ENFORCEMENT FACILITY
&
MILWAUKEE STATE OFFICE BUILDING**

FOR THE DEPARTMENT OF ADMINISTRATION

2017-19

AUGUST 2018

State Project No.18C2E

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SOUTHEAST WISCONSIN LAW ENFORCEMENT FACILITY (SEWILEF)

Project Background and Purpose

This project will complete the design of an approximate 150,000 GSF law enforcement facility which was enumerated in the 2017-19 Capital Budget. The design will require completion of site & cost benefit analysis followed by pre-design. The final design will be based on pre-design documentation and space program described therein.

The sites in consideration are defined in Amendment #1. The site will accommodate an above and/or an underground parking structure(s) or surface lot(s) having approximately 105 secured spaces for staff and State fleet vehicles and approximately 135 spaces for visitors.

Analysis of Need

The existing space for the DOJ Milwaukee operations is insufficient and sub-standard to properly support forensic science functions. Additional space is needed due to expanded operations/workload, over-crowded conditions, and a lack of security/safety at the existing locations.

The 39,686 gross square foot Milwaukee Crime Lab was built in 1983, originally as a grocery store, and renovated to house DOA-owned space. The Attorney General currently occupies approximately 1,360 square feet of office space at the DOA-owned Milwaukee State Office Building which shall be incorporated into the SEWILEF program.

The existing Milwaukee Crime Lab has the following issues: inadequate on-site parking; over-crowding; and outdated building systems and laboratory conditions that do not meet program needs. There is not sufficient space for: evidence receipt/storage areas; ballistics range; centralized laboratory support systems; emerging forensic methods and equipment; and training space. In addition, there is no room for expansion on the existing site and there is substantial critical maintenance that will be required over the next five to ten years.

Project Description

This project will design and construct an approximately 150,000 GSF law enforcement facility to be located in southeast Wisconsin to house the Department of Justice's (DOJ) Division of Law Enforcement Services (DLES) Crime Laboratory; a Regional Office for the Attorney General; Division of Criminal Investigation (DCI) and a Regional Training Center. The property will include parking to accommodate 240 parking stalls. This project will be designed and built to state master specifications and design guidelines. The facility will be accredited by the American Society of Crime Laboratory Directors, Laboratory Accreditation Board.

This new facility will provide space for DOJ's Milwaukee criminal investigation and forensic science operations which includes: controlled substances/drugs and toxicology;

trace evidence; DNA analysis; forensic imaging; identification; auto laboratory; firearms and tool marks; evidence receipt/storage; and training.

Space Tabulation

<u>Staff</u>	<u>Approximate ASF</u>	<u>Anticipated</u>
Crime Lab-Administration, Support, IT	7,500 ASF	14 staff
Crime Lab-Chemistry	12,800 ASF	18 staff
Crime Lab-Criminalistics	14,500 ASF	18 staff
Crime Lab-DNA	13,200 ASF	39 staff
Crime Scene Response Team	2,200 ASF	shared staff
Division of Criminal Investigation	14,300 ASF	20 staff
Office of the Attorney General	1,200 ASF	8 staff
DOA, Div of Facilities Development & Mgmt	1,200 ASF	2 staff
Building Amenities and Infrastructure	8,500 ASF	--
TOTAL ASF:	75,400 ASF	

MILWAUKEE STATE OFFICE BUILDING (MSOB)

Project Background and Purpose

This project will complete the design of a multi-story, approximately 165,000 GSF office facility. The design will require completion of site & cost benefit analysis followed by pre-design. The final design will be based on pre-design documentation and space program described therein.

The site will be located within the legal boundaries of the city of Milwaukee. The site will accommodate an above and/or an underground parking structure(s) or surface lot(s) having approximately 680 spaces for staff, visitors, handicap, and secured spaces for 24/7 State fleet vehicles. State Agency functions to be housed at the new Milwaukee State Office Building will involve customer service or support type of operations. It is anticipated that the agencies will be consolidated from the existing MSOB and from leased space locations in Milwaukee.

Analysis of Need

This project will replace the existing 54-year old Milwaukee State Office Building and parking structure lot at 819 North 6th Street. The project is being done as part of DOA's real estate and leasing analysis to recognize and consolidate state office space in the City of Milwaukee. A review was done of the State's owned and leased properties to determine current and future space needs, while achieving cost and operational efficiencies and possibly stimulate economic growth in the area. To accomplish this the project includes consolidation, re-allocation, and/or disposition of the state owned and leased properties. The Milwaukee State Office Building located at 819 North 6th Street, will be vacated as a result of this initiative and sold.

Project Description

This project will design and construct an approximately 165,000 GSF office facility to be located within the legal boundaries of the city of Milwaukee. The facility shall house: areas for the Division of Facilities Development and Management and State Agencies as well as shared amenities for all tenants. The property will include parking to accommodate 680 parking stalls.

Space Tabulation

Approximately 165,000 GSF (Breakdown will be provided to short-listed firms).

SEWILEF & MSOB Scope of Services

The design consultant(s) will provide site & cost benefit analysis; and pre-design services through construction administration services as indicated in the Division of Facilities Development and Management (DFDM) *Policy and Procedure Manual for Architects/Engineers and Consultants*, the *Guide for Developing Program Statements for Projects Requiring Enumeration*, and the *DFDM Contract for Professional Services*. These services may be contracted through multiple contracts or contracts with multiple parts and project-specific review/approval/authorization milestones as determined by the needs of the project. Authorization for subsequent services will be issued in writing upon satisfactory performance and completion of contracted services and deliverables.

Note that per the DFDM *Policy and Procedure Manual for Architects/Engineers and Consultants*, following services will not be included in the scope of services:

- Environmental Impact Statement (EIS) will be contracted separately.
- Independent 3rd Party Commissioning will be contracted separately for: Concrete, Masonry, Waterproofing, Thermal Protection, Building Envelope (sealing and infiltration), Roofing, Doors and Windows, Elevators, Fire Suppression, Plumbing, HVAC, Electrical, and select Utilities.

Refer to the DFDM *Invitation for Consultant Services*, for AE Qualification Requirements.

Estimated Total Project budget:

Southeast Wisconsin Law Enforcement Facility \$75,000,000 (\$75M Enumerated in 2017 Wisconsin Act 59)

Milwaukee State Office Building \$65,000,000 (\$4M Enumerated for land acquisition and site development in 2017 Wisconsin Act 59)

Project Schedule

The short-listed team(s) shall be available for:

Site tour(s) in Milwaukee

August 23, 2018

In-person interview	Week of September 24, 2018
Project kick off meeting	October 2 or 3, 2018
Site & Cost Benefit Analysis Deliverable	November 30, 2018
Pre-design/ Design	2019

General Requirements

WEPA Requirements

In accordance with the Wisconsin Environmental Policy Act (WEPA), this project will require a Type I Environmental Impact Statement (EIS).