

The Center for Forensic Science and Protective Medicine

Milwaukee County RFP Pre-bid Meeting
November 13, 2019

Department of Administrative Services, in partnership with the
Office of Emergency Management, and
Milwaukee County Medical Examiner



November 13, 2019

Pre-bid meeting for the Milwaukee County portion of the Center for Forensic Science and Protective Medicine (CFSPM).



- Design Services RFP
- Project Manager/Owner's Rep RFP

Introduction

- The County Medical Examiner (ME) risks loss of accreditation without a plan to address long-recognized facility deficiencies.
- The Office of Emergency Management (OEM) needs to plan relocation, consolidate its facilities, and provide for future Public Service Access Point consolidation.
- The Medical College of Wisconsin ('MCW') has long-standing partnerships with both ME and OEM, and is seeking to enhance its forensic research capabilities and curriculum.
- The Center for Forensic Science and Protective Medicine (CFSPM) would build on these relationships to *jointly address these needs in a manner that may be more economically efficient and mindful of taxpayer dollars, while simultaneously launching the region to become a leader in forensic science and public protective services.*



Vision for the CFSPM

- Single building on the Milwaukee Regional Medical Center Campus
- Houses ME, OEM, MCW, and other potential partners.
 - Forensics
 - Educators
 - Emergency Management agencies
 - Adjunct service providers
 - And others
- Developed by MCW, purpose-built to house ME and OEM.

MILWAUKEE COUNTY WILL BE A TENANT IN A BUILDING DEVELOPED, BUILT AND OWNED BY MCW.

- The CFSPM would be at the forefront of technology, located on a renowned regional medical/trauma/emergency campus whose development was spurred by the County decades ago, with new connectivity planned via the BRT.



Why a shared facility?

- Relationship with MCW is long-standing.

A facility jointly developed and operated by MCW, ME and OEM could:

- Save money in site preparation, construction and operations
- Open up training opportunities and increase the pipeline of forensic specialists
- Facilitate collaboration to improve the quality of operations and advance criminal justice investigations and testimony
- Support the development and validation of new scientific technologies
- Spur significant research opportunities
- Facilitate excellent crisis response



Site and building

- 6-story, 180,000 SF facility
- Milwaukee County occupies roughly 90,000 SF



SITE LOCATION
UNDER
DEVELOPMENT



OEM & ME space

Dedicated OEM space	911 center, radio services, EMS, offices	18,900 SF
Dedicated ME space	Autopsy, forensics, labs, offices	50,321 SF
Shared space	Training room, break room	2,128 SF
Garage space	Sallyport, radio services, EMS	5,915 SF
Total Useable SF Requirement		77,264 SF
<i>Gross-up factor</i>	<i>1.15</i>	
Total rentable SF		88,558 SF

OEM space includes allocation for future PSAP consolidation

ME space includes significant laboratory and autopsy space increase



Project Budget

- Site development and base building (MCW) \$41M
- Tenant Improvements (County) \$28M
- FF&E, relocation costs (County) \$2.7M
- 30-year lease being negotiated with MCW



Draft Project Timeline



Funds released for design	September 2019
Board review & approval of 2020 capital budget	November 2019
Sign lease agreement	January 2020
County design development	January – mid-2020
Site and base bldg. Construction start	Mid-2020
Tenant improvements start	Mid-2021
OCCUPANCY	Mid-2022

Response Instructions – items unique to PM/OR



- **Focus Response –**
 - Organization Experience – Management of Project Team from Project conception to closeout.
 - Project Organization and Staff Experience/ Sub-Consultants – Management of projects similar in scope and scale.
 - Schedule – Confirm project approach and staff support will meet project schedule.
- **Interaction –**
 - Project Approach - Establish working relationship with the Owner, the Owner’s Design Team, MCW, MCW’s Developer and the MCW Design Team.
 - Quality Control – Commissioning, approvals and accreditations must be obtained before the scheduled occupancy.
- **Fee Proposal -**
 - Design Proposal is divided into (6) tasks from Planning Phase thru Project Close-out Phase. Fee proposal is required for each of the (6) tasks.
 - Provide a summation of fees for the combination of Task A (Planning Phase) and Task B (the Design Phase).
 - Initial Project budgeting is anticipated to provide funding for Tasks A-B. Tasks C, D and E (Construction Phase thru Project Close-out) will be added via a fee increase.

Response Instructions – items unique to Design RFP

- **Focus Response** –
 - Organizations Experience - Similar projects to the CFSPM.
 - Project Organization and Staff Experience/ Sub-Consultants – Highlight experience of organization and staff with projects having similarities to facilities for the Medical Examiner and Office for Emergency Management.
 - Schedule – Confirm project approach and staff support will meet project schedule.
- **Interaction** –
 - Project Approach – Constant interaction will be required with the Owner, the Owner’s Project Manager/Owner’s Rep, the MCW Developer and MCW Design Team. This designer will have an early and integral role in the formation of the base building.
 - Quality Control – Commissioning, approvals and accreditations must be obtained before the scheduled occupancy.
- **Fee Proposal** –
 - Design Proposal is divided into (7) tasks from Programming & Conceptual Design Phase thru Substantial Completion/Occupancy. Fee proposal is required for each of the (7) tasks.
 - Provide a summation of fees for Tasks A (Programming & Conceptual Design Phase) through Task C (the Design Development Phase).
 - Initial Project budgeting is anticipated to provide funding for the Tasks A through C. Tasks D-G (Construction Documents Phase thru Project Close-out) will be added via a fee increase.



RFP Timeline

October 30	Issue RFP
November 13	Pre-bid meeting
NOVEMBER 27	PROPOSALS DUE
Week of December 9	Interviews (if necessary)
December 13	Consultant selected
December 20	Retention agreement signed
January 2, 2020	Contract execution and project kick-off



Milwaukee County CFSPM

- Questions?

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