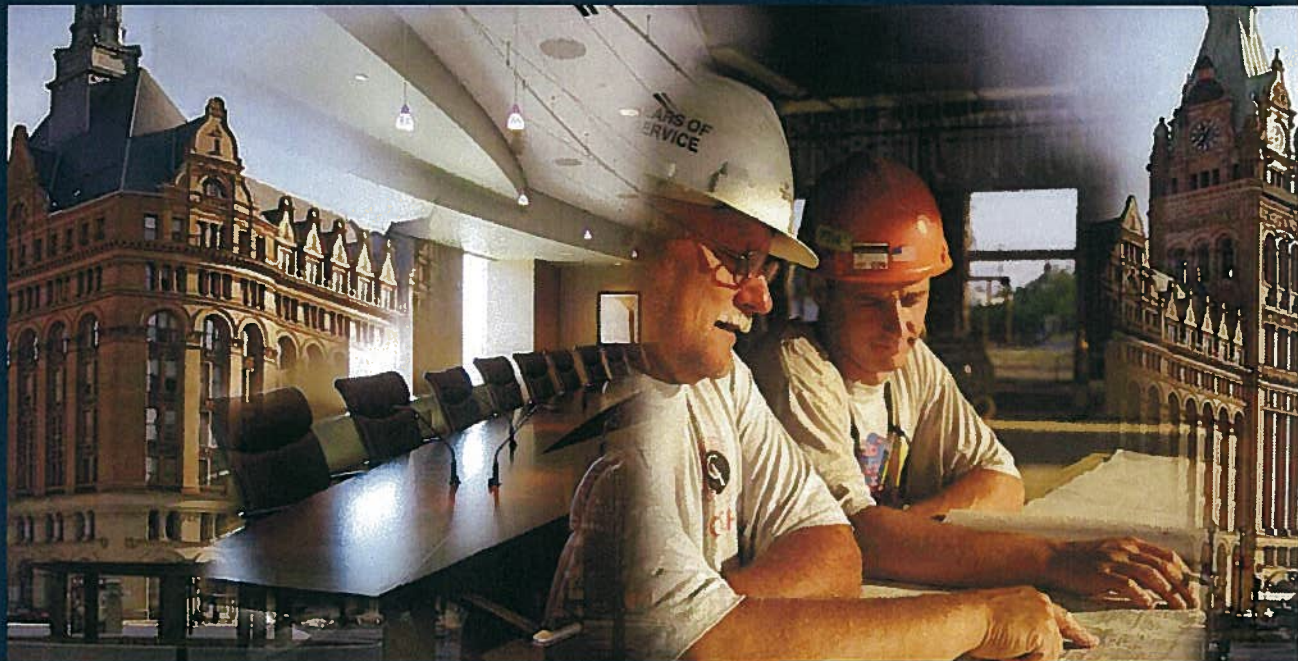


Facility Value Management



Owner's Representative Services
Milwaukee City Hall Foundation Restoration Project

Presentation Supplement
May 27, 2010

Team Contact Info

FacilityValueManagement

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President
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Marketing Services

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SIMPSON GUMPERTZ & HEGER



Engineering of Structures
and Building Enclosures

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sjdifiore@sgh.com

Randy Crump
CEO
rcrump@prismtechnical.com

Team Organization Chart

City of Milwaukee

FACILITY VALUE MANAGEMENT (FVM)

Kevin Johnson, LEED AP
Project Leader

Larry Palank, PE, LEED AP
Senior Estimator, Pre-Design

Matt Horton, LEED AP
Senior Project Manager

Joel Becker, PE, LEED AP
Field Operations /
Constructability / Logistics

Kevin Sandkuhler
Project Safety

**DESIGN/BUILD
CONTRACTOR**

SUB-CONSULTANT GESTRA ENGINEERING

DESIGN & ENGINEERING

Masud Alam, PhD, P.E.
Senior Consultant

SUB-CONSULTANT PRISM TECHNICAL

EBE/LBE ADMINISTRATORS

Randy Crump
EBE/LBE Coordinator
Lafayette Crump
EBE/LBE Coordinator

SUB-CONSULTANT SUSTAINABLE BUILDING SOLUTIONS

PROJECT SUSTAINABILITY

Phil Vetterkind, LEED AP
Director / Senior Consultant

SUB-CONSULTANT SGH

DESIGN & ENGINEERING

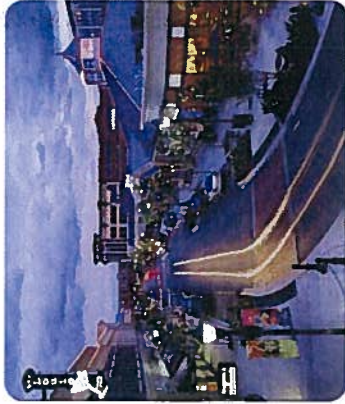
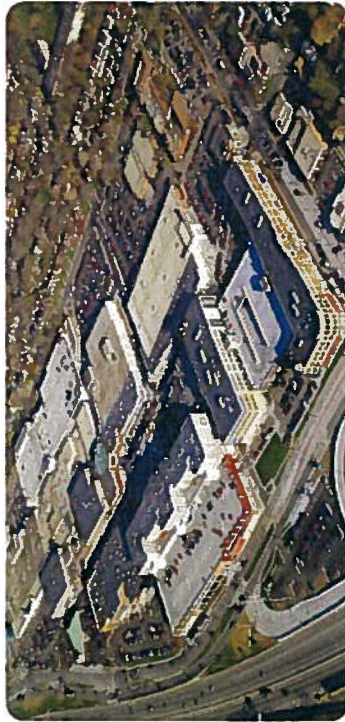
Brent Gabby, PE
Scott DiFiore, PE
Deep Foundations/Structural
Engineering

ADDITIONAL AVAILABLE RESOURCES*

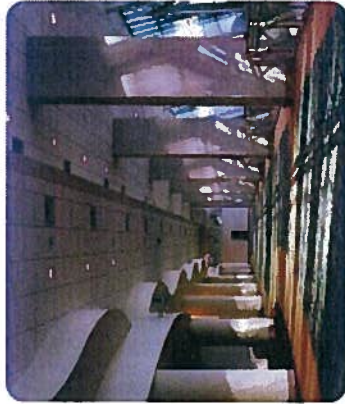
Engberg-Anderson
Design Consultant

***Additional costs for the above available resources is not included in the base proposal**

Local Design-Build Experience



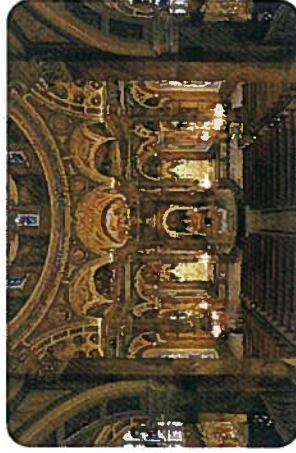
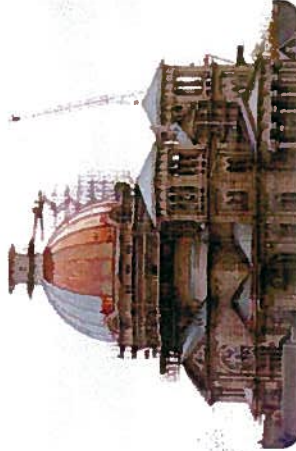
Bayshore Town Center & Midwest Airlines Center Two of the Largest Design-Build Projects in Wisconsin



Local Historic Renovation Experience



Northwestern Mutual South Office Building Facade Restoration



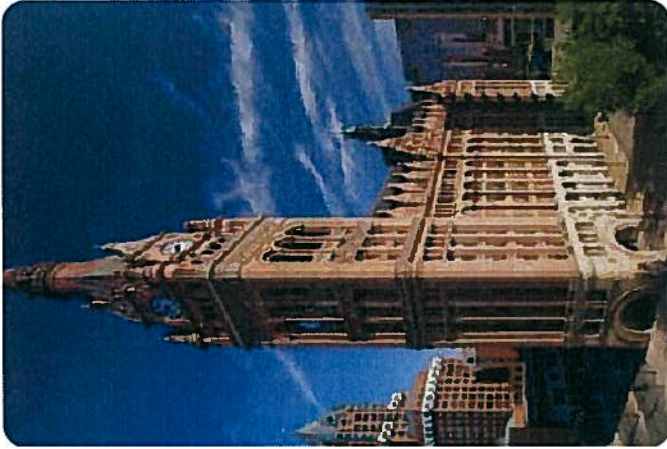
St. Josaphat Basilica



Pabst Theater

Relevant Project Experience

**Milwaukee City Hall -
Milwaukee, WI**



**First Church of Christ,
Scientist - Boston, MA**



**Wood Pile Underpinning
Repairs - Boston, MA**

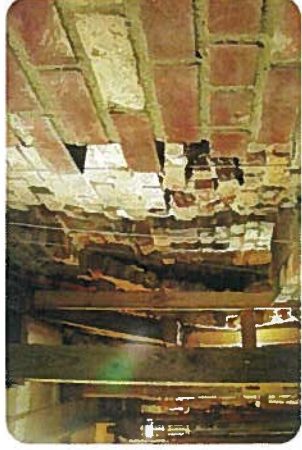
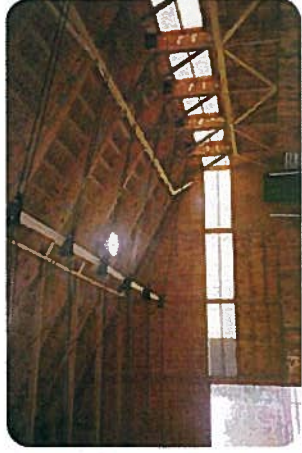
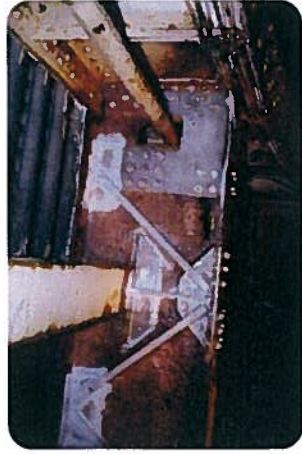


**1330 Beacon Street -
Brookline, MA**

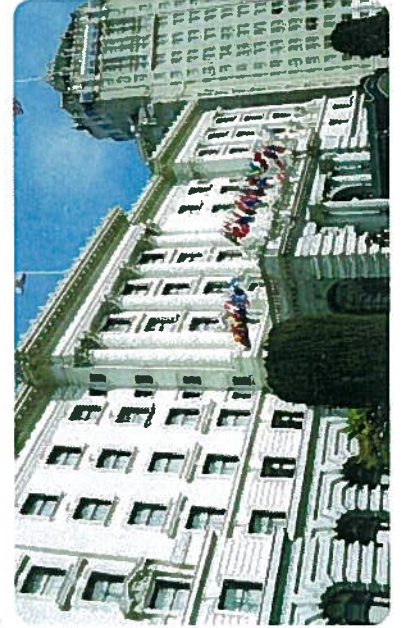


Relevant Technical Expertise

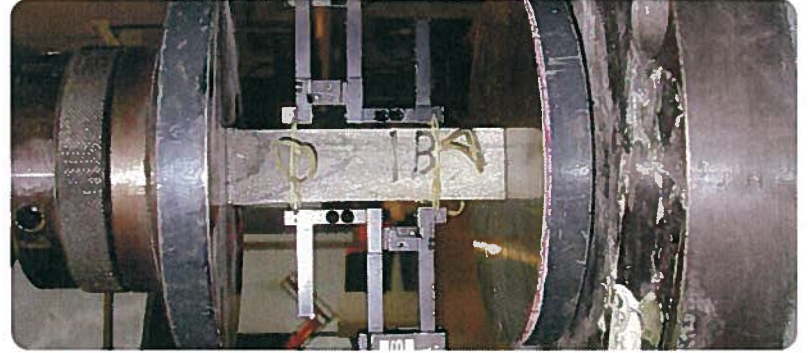
Structural Repair & Rehabilitation



Preservation Technology

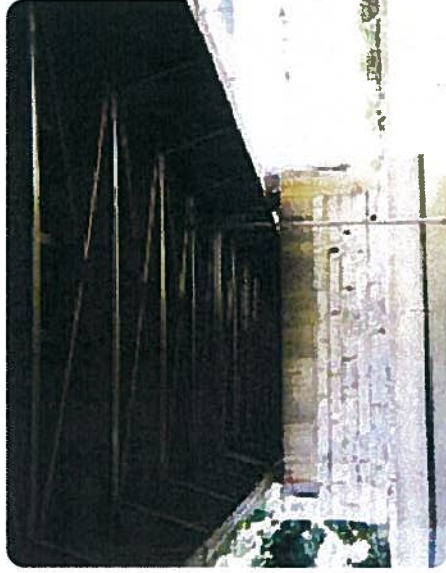
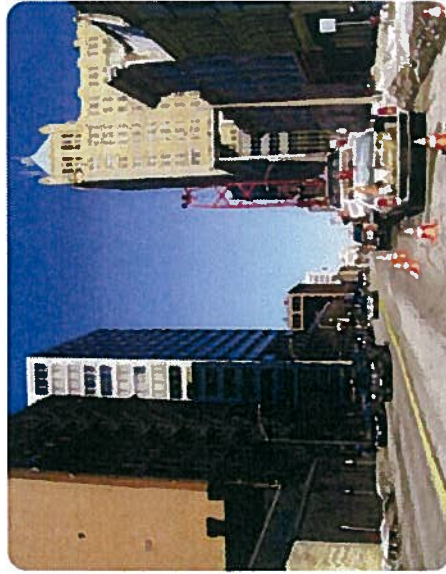
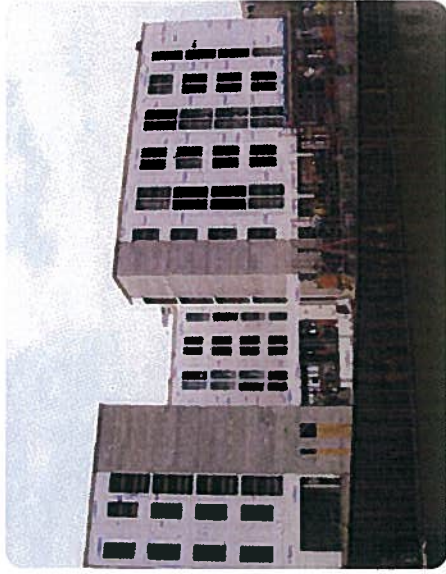


Wood Science & Engineering



Relevant Technical Expertise

Geotechnical Investigation, Testing, Engineering Reporting

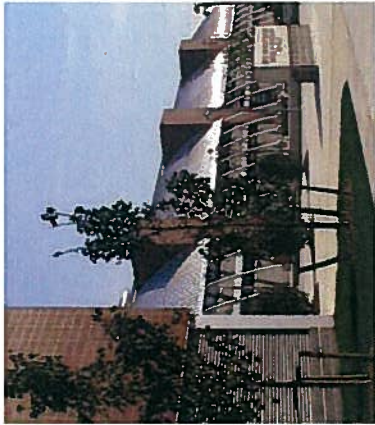


Diversity Initiatives / Workforce Participation Experience



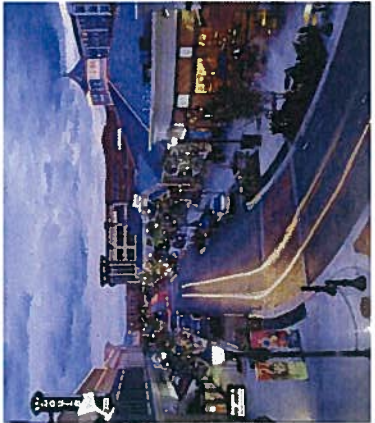
Miller Park -

Substantially exceeded goals of 25/5 to reach 36.9% MBE and 7.3% WBE for total expenditure of \$104 million.



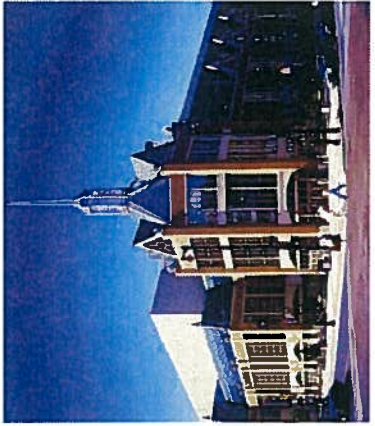
Bradley School of Technology & Trade -

Participation of MBE of 21.8% and WBE 3.3% for a total expenditure of \$9.8 million in contracts.



Bayshore Town Center Bus Pullouts -

15% DBE Goal. Exceeded the 15% DBE goal and reached 22.27% participation.



Midwest Airlines Center

Exceeded goals of 25/5 to achieve 26.24% MBE and 5.04% WBE participation for a total expenditure of just over \$40 million.



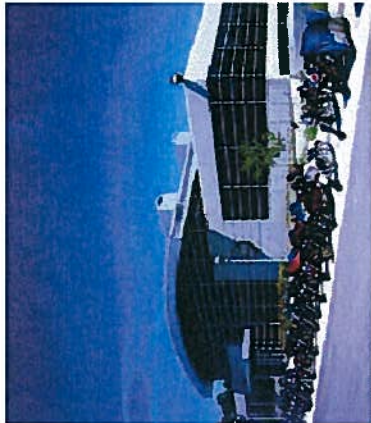
Milwaukee School of Engineering Kern Center -

Worked with the City of Milwaukee's Department of City Development staff to integrate new monitoring documentation as well as utilize the City's existing reporting and documentation process. 18% Goal. Contracted \$3 million to EBE firms to reach 20% participation.



Pabst Theater -

Involvement included development, implementation and monitoring of Minority and Women's Business Enterprise program specifically designed for this project. Requirements were added after project was out for initial bid yet 10% goal was achieved.



Harley-Davidson Motor Company

Multiple projects including renovations, new construction and streetscape projects. Provided technical support to the project management staff regarding M/W/DBE and EEO issues.



Milwaukee World Festivals Inc. - Millennium Momentum Projects Phases 1 & 2 -

On Phase 1 achieved 32% and on Phase II achieved 25%.

Sustainability



City of Milwaukee



Received ENERGY STAR label in 2007

LEED® Facts

City of Milwaukee
City Hall Complex
Milwaukee, WI

LEED for Existing Buildings:
Operations & Maintenance

| | |
|------------------------------------|------------|
| Silver | 45* |
| Sustainable Sites | 3/12 |
| Water Efficiency | 3/10 |
| Energy & Atmosphere | 15/30 |
| Materials & Resources | 7/14 |
| IEQ (Indoor Environmental Quality) | 11/19 |
| Innovation & Design | 6/7 |

*Out of a possible 92 points

LEED for Existing Buildings: Operations & Maintenance Registered Building Checklist

| Yes | No | Sustainable Sites | 12 Points |
|-------------------------------------|--------------------------|---|-----------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 1 LEED Certified Design and Construction | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 2 Building Exterior and Hardscape Management Plan | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3 Integrated Pest Management, Erosion Control, and Landscape Management Plan | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.1 Alternative Commuting Transportation, 10% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.2 Alternative Commuting Transportation, 25% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.3 Alternative Commuting Transportation, 50% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.4 Alternative Commuting Transportation, 75% or greater | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 5 Reduced Site Disturbance - Protect or Restore Open Space | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 6 Stormwater Management | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 7.1 Heat Island Reduction - Non-Roof | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 7.2 Heat Island Reduction - Roof | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 8 Light Pollution Reduction | 1 |

| Yes | No | Water Efficiency | 10 Points |
|-------------------------------------|--------------------------|---|-----------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prereq 1 Minimum Indoor Plumbing Fixture and Fitting Efficiency | Required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 1.1 Water Performance Measurement - whole building metering | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 1.2 Water Performance Measurement - submetering | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 2.1 Additional Indoor Plumbing Fixture and Fitting Efficiency, 10% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 2.2 Additional Indoor Plumbing Fixture and Fitting Efficiency, 20% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 2.3 Additional Indoor Plumbing Fixture and Fitting Efficiency, 30% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 3.1 Water Efficient Landscaping - Reduce Potable Water Use by 50% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 3.2 Water Efficient Landscaping - Reduce Potable Water Use by 75% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 3.3 Water Efficient Landscaping - Reduce Potable Water Use by 100% | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 4.1 Cooling Tower Water Management - Chemical Management | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 4.2 Cooling Tower Water Management - Non-Potable Water Source Use | 1 |

| Yes | No | Energy & Atmosphere | 30 Points |
|-------------------------------------|--------------------------|--|-----------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prereq 1 Energy Efficiency Best Management Practices - Planning, Documentation, and Opportunity Assessment | Required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prereq 2 Minimum Energy Efficiency Performance | Required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prereq 3 Refrigerant Management - Ozone Protection | Required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 1 Optimize Energy Efficiency Performance | 15 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 2.1 Existing Building Commissioning - Investigation and Analysis | 2 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 2.2 Existing Building Commissioning - Implementation | 2 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 2.3 Existing Building Commissioning - Ongoing Commissioning | 2 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.1 Performance Measurement - Building Automation System | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.2 Performance Measurement - System-Level Metering, 40% | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.3 Performance Measurement - System-Level Metering, 80% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.1 Renewable Energy - On-site 3% / Off-site 25% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.2 Renewable Energy - On-site 6% / Off-site 50% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.3 Renewable Energy - On-site 9% / Off-site 75% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 4.4 Renewable Energy - On-site 12% / Off-site 100% | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 5 Refrigerant Management | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 6 Emissions Reduction Reporting | 1 |

| Yes | No | Materials & Resources | 14 Points |
|-------------------------------------|--------------------------|--|-----------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prereq 1 Sustainable Purchasing Policy | Required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prereq 2 Solid Waste Management Policy | Required |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.1 Sustainable Purchasing - Ongoing Consumables, 40% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.2 Sustainable Purchasing - Ongoing Consumables, 60% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.3 Sustainable Purchasing - Ongoing Consumables, 80% | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 2.1 Sustainable Purchasing - Durable Goods, electric | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 2.2 Sustainable Purchasing - Durable Goods, furniture | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3 Sustainable Purchasing - Facility Alterations and Additions | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 4.1 Sustainable Purchasing - Reduced Mercury in Lamps, 90 ppb/um-hr | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 4.2 Sustainable Purchasing - Reduced Mercury in Lamps, 70 ppb/um-hr | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 5 Sustainable Purchasing - Food | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 6 Solid Waste Management - Waste Stream Audit | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 7.1 Solid Waste Management - Ongoing Consumables, 50% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 7.2 Solid Waste Management - Ongoing Consumables, 70% | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 8 Solid Waste Management - Durable Goods | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 9 Solid Waste Management - Facility Alterations and Additions | 1 |

| Yes | No | Indoor Environmental Quality | 19 Points |
|-------------------------------------|--------------------------|--|-----------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prereq 1 Outdoor Air Introduction and Exhaust Systems | Required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prereq 2 Environmental Tobacco Smoke (ETS) Control | Required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prereq 3 Green Cleaning Policy | Required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 1.1 IAQ Best Management Practices - IAQ Management Program | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 1.2 IAQ Best Management Practices - Outdoor Air Delivery Monitoring | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 1.3 IAQ Best Management Practices - Increased Ventilation | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 1.4 IAQ Best Management Practices - Reduce Particulates in Air Distribution | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 1.5 IAQ Best Management Practices - IAQ Management for Facility Alterations and Additions | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 2.1 Occupant Comfort - Occupant Survey | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 2.2 Occupant Comfort - Occupant Controlled Lighting | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 2.3 Occupant Comfort - Thermal Comfort Monitoring | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 2.4 Occupant Comfort - Daylight and Views, 50% Daylight / 45% Views | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 2.5 Occupant Comfort - Daylight and Views, 75% Daylight / 90% Views | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.1 Green Cleaning - High Performance Cleaning Program | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.2 Green Cleaning - Custodial Effectiveness Assessment, < 3 | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.3 Green Cleaning - Custodial Effectiveness Assessment, < 2 | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.4 Green Cleaning - Sustainable Cleaning Products and Materials, 30% | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.5 Green Cleaning - Sustainable Cleaning Products and Materials, 60% | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.6 Green Cleaning - Sustainable Cleaning Products and Materials, 90% | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.7 Green Cleaning - Sustainable Cleaning Equipment | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.8 Green Cleaning - Entryway Systems | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3.9 Green Cleaning - Indoor Integrated Pest Management | 1 |

| Yes | No | Innovation in Operations | 7 Points |
|-------------------------------------|--------------------------|--|----------|
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.1 Innovation in Operations | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.2 Innovation in Operations | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.3 Innovation in Operations | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Credit 1.4 Innovation in Operations | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 2 LEED® Accredited Professional | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Credit 3 Documenting Sustainable Building Cost Impacts | 2 |

| Yes | No | Project Totals (pre-certification estimates) | 92 Points |
|-------------------------------------|--------------------------|---|-----------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 45 0 0 Certified: 34-42 points. Silver: 43-50 points. Gold: 51-67 points. Platinum: 68-92 | |

FacilityValueManagement

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