

LRB – FISCAL REVIEW SECTION ANALYSIS

PUBLIC IMPROVEMENTS COMMITTEE

ITEM 29, FILE 041213

JANUARY 19, 2005

ANGELYN WARD

File #041213 is a resolution authorizing the Commissioner of Public Works to enter into a sole source contract with Prism Technical Management & Marketing Services to evaluate and monitor the construction contractor's compliance with the Emerging Business Enterprise, Residence Preference Program and apprenticeship program requirements during the bidding and construction phases of the City Hall Restoration Project.

Background

1. The City Hall Restoration (CHR) project is designed to preserve the historical architectural character of City Hall. The project is estimated at \$44 million. The restoration will address structural needs by securing the exterior of the building. The restoration involves three phases:
 - A. **Design and Contract Documentation Services** – Review architectural and structural drawings, field verify building dimensions, prepare architectural, structural, mechanical and electrical drawings and project manual for the bidding.
 - B. **Construction Contract Bidding and Construction Services** – Submit project for bids, review bids, answer questions regarding construction, budget, EBE requirements, timetable and choose a contractor. Monitor and evaluate quality control, inspections during construction.
 - C. **Historic Structures Report** – Includes an extensive bibliography of the historical research of the building exterior, documentation and statement of integrity using National Register criteria.
2. The major team-members include Engberg Anderson Design Partnership of Milwaukee as the architect providing overall management and design services for the project; Simpson, Gumpertz & Heger of Arlington, MA providing historic structural engineering services; Quinn Evans Architects of Ann Arbor, Michigan developing the Historic Structures Report; and Prism Technical Management & Marketing Services of Germantown, WI providing EBE and RPP consulting services.
3. The bids for the CHR construction contract are due by January 27, 2005. The estimated start date is by spring of 2005 with a completion date by September 2007.

Discussion

1. This resolution authorizes the Commissioner of Public Works to execute a sole source contract with Prism Technical Management & Marketing Services, a certified EBE firm. In the bidding and construction phases of the CHR, the firm will evaluate and monitor the construction contractor's compliance with the Emerging Business Enterprise (EBE), Residence Preference Program (RPP) and apprenticeship requirements.
2. The department has requested awarding the contract on a sole source basis because of the firm's knowledge, qualification, experience and expertise shown so far on the CHR project. The firm has also provided similar service on other large projects in the Milwaukee area, including Miller Park, Milwaukee Public Schools, Marquette Interchange, Midtown Center, Midwest Airlines Convention Center and Wisconsin Center District – Milwaukee Theater.

3. The firm has provided research and information on a workforce and EBE readiness study and drafted EBE, RPP and apprenticeship provisions for the project. The CHR project has established the minimum requirements of 18% EBE, 25% RPP and 6 apprentices from 3 of the major construction trades.
4. The proposal includes services in the bidding and constructions phases. In the bidding phase, Prism Technical will attend and assist in explanations regarding the EBE requirements and verification of EBE certification. In the construction phase, the firm's services will also review RPP/apprenticeship reports, implement plans, calculate participation levels, monitor monthly reports, and review contracts and conduct compliance reviews.
5. The estimated fee not to exceed \$150,000 is based upon a set hourly payment schedule and includes transportation, parking, cell phones and monthly and quarterly reports. The \$150,000 represents less than ½ of 1% of the total estimated CHR project cost of \$44 million.

Fiscal Impact

1. This resolution authorizes the Commissioner of DPW to enter into a sole source professional contract with Prism Technical Management & Marketing Services, with an estimated cost not to exceed \$150,000, to evaluate and monitor the contractor's compliance with EBE, RPP and apprenticeship requirements during the bidding and construction phase of the CHR project.

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LRB – Fiscal Review Section
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