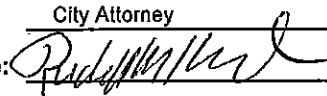


Capital Improvement Request Form Part I

Project/Program Title: 8th Floor City Hall City Attorney Remodeling Project **Requesting Department:** City Attorney
Prepared By/Phone Ext: Barbara Woldt **Department Head Signature:** 
Account No: 0321 1490 R999 BU110070300

A) Department Priority 1 of 1 **Useful Life** 20 Years **Level of Need** Essential Important Desired
Type of Project New Replacement Repair **Project/Program Scope** Fully Defined Partially Defined
 On-Going Program

B) Description
Infrastructure
 Street Related Sewer Water Street Lighting Communications Recreation
 Sidewalks Alleys Bridge Environmental Port Parking
Building
 Roof Windows HVAC Electrical Restroom Security Exterior Entire Facility
 ADA Office Remodeling New Building Elevators Garage Mechanical
Miscellaneous Development
 Economic Information Systems Equipment Other _____

C) Project/Program Duration
 One Year Yes No
 On-Going Program Yes No
 Multi-Year Yes No Number of Years _____

D) Total Positions 0 **Total FTEs** 0.0

Position Title	No. of Positions	FTEs	Salaries \$
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

E) In Six Year Capital Improvement Plan
 Yes 2009-2014 2010-2015 Yes, Modified New Request

F) Project/Program Justification
 It is necessary to renovate and redesign the 8th floor City Hall space and the City Attorney's Office because of its age, sub-standard appearance, outdated utilities and mechanicals, and shortage of offices. The area was originally remodeled in 1985 and its useful life has been exceeded. It is one of the last remaining floors in City Hall requiring remodeling. The general condition of the space is dingy and worn, lacking the look of a professional law office. Its appearance is substandard to other offices in City Hall in terms of aesthetics, function, and design. Lighting, utilities, and electrical systems need to be upgraded and the mechanicals are out-dated and need to be replaced with energy efficient units. The entire area needs to be reconfigured and redesigned to accommodate existing staffing requirements, create more functional space, incorporate state of the art technology, ergonomic, and safety standards. A redefined scope includes designing new uniform offices, moving executive offices to the south side of the floor, and relocating the conference rooms and support staff areas to create more usable work space, storage, and file areas. The overall benefit would be to improve operating efficiency with a more functional, useful design, as well as restore the professional appearance of the office. Remodeling would save energy, provide more functional work space, and create a better working environment. The project will include design and construction of the entire 8th floor, approximately 17,000 square feet in total. Historic context is to be considered in the design of the public areas, lobby, main conference room, and City Attorney's Office.

G) Additional Comments
 The design of the space would include demolition of interior walls, construction of new offices with new furniture, construction of new conference rooms, new partition systems for general staff, structural floor repair for filing areas, new heating, ventilation, air conditioning, lighting, ceiling, security, and life/safety systems. The goal of the design is to use as much natural light as possible and utilize the concepts of sustainable design. Reuse of materials, materials with recycled content, and locally available materials would be incorporated in the design. Systems would be designed to operate as efficiently as possible to minimize operating costs. Next year would be the opportune time to remodel the 8th floor while our office is still located in the Zeidler Municipal Building. Remodeling and renovating the space while the space is vacant would expedite the remodeling process and not disrupt our office operations. Also, no additional relocation costs would be incurred.

Capital Improvement Request Part II

Requesting Department: City Attorney
Project/Program Title: 8th Floor City Hall City Attorney Remodeling Project
Account No.: 0321 1490 R999 BU110070300

Year	Special Assessment					Total Cost
	Tax Levy/Borrowing	Grant & Aid	Revenue	Enterprise	Total Cost	
Remaining Balance for 2010						\$0
2011 Budget Request	\$4,804,000					\$4,804,000
2012 Projection						\$0
2013 Projection						\$0
2014 Projection						\$0
2015 Projection						\$0
2016 Projection						\$0
Total Six Year Cost	\$4,804,000	\$0	\$0	\$0	\$0	\$4,804,000
Total Project Cost	\$4,804,000	\$0	\$0	\$0	\$0	\$4,804,000

Life to Date Expenditures (Project Only)

Year	2011	2012	2013	2014	2015	2016
Life to Date Expenditures (Project Only)	\$0	\$0	\$0	\$0	\$0	\$0

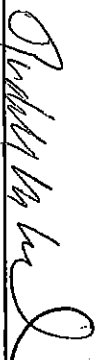
Available Cost Estimate:

Thorough Cost Estimate	2011	2012	2013	2014	2015	2016
Limited Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Based on Cost of Similar Projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unsupported	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Were cost estimates confirmed by another source? Yes No Uncertain
- Are cost estimates based on industry standards? Yes No Uncertain
- Will city employees be performing any portion of the work? Yes No Uncertain
- Did you perform a cost/benefit analysis? Yes No Uncertain

How will this project impact city operating expenditures? Increase Decrease None

Estimated Start Date: 01/01/11
 Estimated Completion Date: 12/31/11

Department Head Signature: 
 Prepared By/Phone Ext: Barbara Woldt, Ext. 8822



CITY OF MILWAUKEE
RECEIVED

2010 APR -7 PM 12:08

Department of Public Works
Infrastructure Services Division

OFFICE OF
CITY ATTORNEY

Jeffery J. Mantes
Commissioner of Public Works
Preston D. Cole
Director of Operations
Jeffrey S. Polenske
City Engineer

April 6, 2009

Mr. Grant Langley, City Attorney
City Attorney
Municipal Building, 7th Floor
Milwaukee, Wisconsin

Dear Mr. Langley:

Subject: 2011 Capital Budget Estimate
Remodeling of the 8th Floor City Hall

The following is in response to your request to update the above project Capital Budget Estimate based on the most recent plans. This project includes remodeling of the entire 8th floor of City Hall including replacement of all mechanical/electrical systems. The funds for planning and design were approved in a previous capital budget and are therefore not included in the estimate below.

The total project cost is as follows:

Construction, including contingencies	\$ 4,665,000
Administration/Inspection	\$ <u>139,000</u>
Total	\$ 4,804,000

Sincerely,

Ron Schoeneck
Architectural Project Manager
Buildings and Fleet Services

MK:adc

cc: Venu Gupta
Ronald Schoeneck
Paul Fredrich
Thomas Tarkowski
Michael Krause
Barbara Woldt
Central File

S:\CapReqs\09\Altorn 10 update doc

PRELIMINARY BUDGET SUMMARY			
JOB NAME:	Office of the City Attorney		
DATE:	3/27/2009		
LOCATION:	8th Floor - Milwaukee City Hall		
		total square feet	cost per square foot
general conditions	90,000	17,000	5.29
demolition	108,750	17,000	6.40
wall systems	192,850	17,000	11.34
acoustical ceilings	107,950	17,000	6.35
painting staining wvc.	82,600	17,000	4.86
doors frames hardware	97,250	17,000	5.72
flooring	159,025	17,000	9.35
millwork	143,400	17,000	8.44
glass and glazing	73,750	17,000	4.34
carpentry	90,475	17,000	5.32
HVAC	926,255	17,000	54.49
plumbing	68,000	17,000	4.00
fire protection sprinkler	104,775	17,000	6.16
electrical	426,131	17,000	25.07
miscellaneous	31,570	17,000	1.86
budget total	2,702,781	17,000	168.99
CONTRACTOR M/U	216,222		
TOTAL WITH MARKUP	2,919,003	17,000	171.71
CONSTRUCTION CONTINGENCY	437,851		
DESIGN DEVELOPMENT	291,900		
furnishings	455,299	17,000	26.78
relocation cost	27,000		
AV equipment	100,000		
data / com.	110,000		
security system	25,000		
abatement	25,000		
Subtotal	4,391,054		

PRELIMINARY BUDGET SUMMARY			
JOB NAME:	Office of the City Attorney		
DATE:	3/27/2009		
LOCATION:	8th Floor - Milwaukee City Hall		
Relocate DPW staff - 11th flr	52,500		
ARCHITECTURAL FEES	143,776		
CONTRACT ADMINISTRATION	25,900		
LEED C.I. DOCUMENTATION	26,240		
COMMISSIONING	19,670		
ENHANCED COMM.	10,000		
CITY PROJECT MANAGEMENT	65,866		
CITY INSPECTION	65,866		
JOB TOTAL BUDGET	4,800,871	17,000	282.40
<p>Note that the 2010 Capital Budget Request excludes costs for Architecture, Contract Admin, LEED C.I., Commissioning & Enhanced Comm. The funds for this work was including in a previous Capital Budget.</p>			



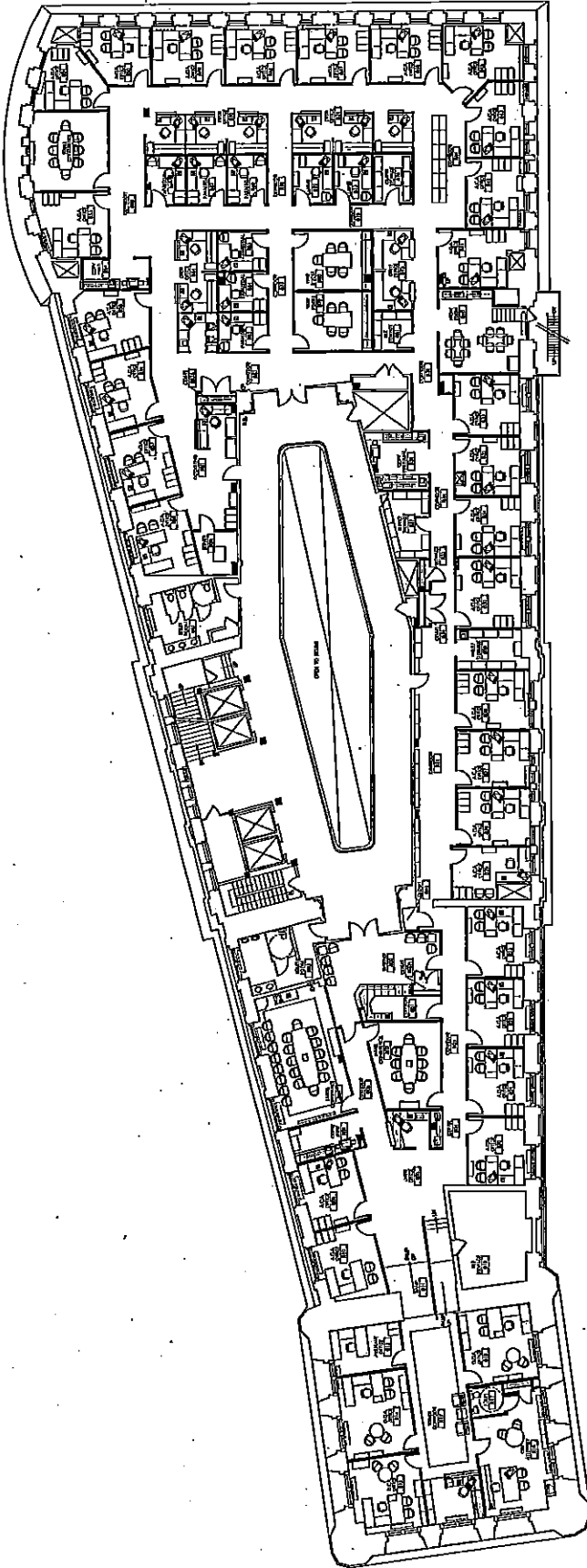
City of Milwaukee
MILWAUKEE

PRELIMINARY
CONSTRUCTION
DRAWING

DATE: 10/15/2014
DRAWN BY: [Name]
CHECKED BY: [Name]

DATE: 10/15/2014

PROJECT: [Name]
SHEET: F0.0



LEGEND
[Symbol] ROOMS TO BE DEMOLISHED
[Symbol] ROOMS TO BE REFINISHED
[Symbol] ROOMS TO BE RELOCATED
[Symbol] ROOMS TO BE ADDED

CITY ADDRESS
[Symbol]