

..Number

141093

..Version

SUBSTITUTE 1

..Reference

090891,101367,120362, 131055

..Sponsor

THE CHAIR

..Title

Substitute resolution authorizing the Department of Public Works to amend the contract with the selected design/build team for the City Hall Foundation Restoration Project-Task 2-Phase 1, Design Development and Construction Documents services and related relocation of City staff and storage in the City Hall basement level.

..Analysis

This resolution authorizes the Department of Public Works to enter into a contract for the City Hall Foundation Restoration (CHFR) Project Task 2-Phase 1, Design Development and Construction Documents services and the related relocation of City staff and storage in City Hall's basement level. The Project's Task 2-Phase 1 includes the following:

1. The foundation design development and construction documents for City Hall main building's northwest quadrant wood piles and the abandonment of associated hollow walk and water recharge systems in that area.
2. The partial remodeling of City Hall's 1st floor Treasurer's Office to accommodate the department's seasonal tax collection staff and storage, both currently located in City Hall's Room B-5.
3. The temporary relocation of Department of Employee Relations' City Hall B-6 training space to an off-site location.
4. The temporary relocation of City Clerk's Historic Preservation Office from City Hall Room B-4 to Room B-12.

DPW estimates the cost for completing CHFR Project Task 2-Phase 1 at \$2,100,000.

..Body

Whereas, Significant repair and restoration work is needed to address deterioration of key exterior elements of City Hall, including wood foundation piles, pile caps, a water recharge system, below-grade hollow sidewalk walls, and structural concrete beams and sidewalk; and

Whereas, On January 20, 2010, the Common Council adopted Resolution File Number 090891, authorizing the Commissioner of Public Works to use the most appropriate method for contracting the City Hall Foundation Restoration (CHFR) Project; and

Whereas, On March 1, 2011, the Common Council adopted Common Council File Number 101367 amending Resolution File Number 090891 such that a

contract for the CHFR Project would not be entered into with the Design-Builder until all current issues with the exterior structural integrity of City Hall's terra cotta were resolved; and

Whereas. After DPW had determined City Hall's terra cotta's structural integrity issues had been resolved, the Common Council on July 24, 2012, adopted Resolution File Number 120362, authorizing the Department of Public Works to enter into a contract for the City Hall Foundation Restoration (CHFR) Project-Task 1: Investigation/ Preliminary Engineering Report; and

Whereas, On December 17, 2013, the Common Council adopted Resolution File Number 131055, authorizing the transfer of \$1,450,000 from the CHFR account to the City Hall Terra Cotta Repair (CHTC) Project's account for the final design of the City Hall terra cotta repair, construction administration, post-construction inspection, and a construction contingency; and

Whereas, The completed CHFR Project-Task 1: Investigation/Preliminary Engineering Report found the condition of City Hall's exposed wood piles varies from sound to having an excess of 3 inches of a soft outer shell, and the rate of deterioration of the wood piles and water recharge systems is uncertain at this time; and

Whereas, In the CHFR Project-Task 1: Investigation/Preliminary Engineering Report the Design-Builder recommends a phased approach in the restoration of City Hall's wood pile foundation system with a subsequent phased abandonment of the associated hollow sidewalk and water recharge systems; and

Whereas, The CHFR Project-Task 1: Investigation/Preliminary Engineering Report identified the wood piles/grillage located on the northwest (Phase 1) and northeast (Phase 2) quadrants of City Hall's main building as areas for immediate restoration work; the southeast (Phase 3) and southwest (Phase 4) quadrants of City Hall's main building as areas of recommended future restoration work; and City Hall's south tower (Phase 5) as an area to be continuously monitored; and

Whereas, The City's owner representative, Facility Value Management (FVM,), supports the recommendations of the CHFR Project-Task 1: Investigation/ Preliminary Engineering Report; and

Whereas, The CHFR Project's Task 2-Phase 1 includes the following work:

1. The foundation design development and construction documents for City Hall main building's northwest quadrant wood piles and the abandonment of associated hollow walk and water recharge systems in that area.
2. The partial remodeling of City Hall's 1st floor Treasurer's Office to accommodate the department's seasonal tax collection staff and storage both currently located in City Hall's Room B-5.

3. The temporary relocation of Department of Employee Relations' City Hall Room B-6 training space to an off-site location.
4. The temporary relocation of City Clerk's Historic Preservation Office from City Hall Room B-4 to Room B-12.

; and

Whereas, The Department of Public Works estimates the cost for completing CHFR Project Task 2-Phase 1 Design Development and Construction Document services and related relocation of City staff and storage in City Hall's basement at \$2,100,000; and

Whereas, The CHFR Project account BU110080800 currently has a balance of approximately \$1,200,000 in available funds; and

Whereas, The CHTC Project's construction work will be completed in 2014; and

Whereas, The CHTC Project account BU110000300 currently has a balance of approximately \$500,000 and project account BU110110704 currently has a balance of approximately \$400,000 in available funds; and

Whereas, DPW will request the Finance and Personnel Committee to approve a transfer of the remaining funding in the CHTC Project accounts back to the CHFR Project account; and

Whereas, FVM and the Design-Builder are ready to proceed with the work; now, therefore, be it

Resolved; By the Common Council of the City of Milwaukee, that the Department of Public Works is authorized to enter into a contract with the selected design/build team for the City Hall Foundation Restoration Project-Task 2-Phase 1, Design Development and Construction Documents services and related relocation of City staff and storage in the City Hall's basement level, such work to include the following:

1. The foundation design development and construction documents for City Hall main building's northwest quadrant wood piles and the abandonment of associated hollow walk and water recharge systems in that area.
2. The partial remodeling of City Hall's 1st floor Treasurer's Office to accommodate the department's seasonal tax collection staff and storage, both currently located in City Hall's Room B-5.
3. The temporary relocation of Department of Employee Relations' City Hall B-6 training space to an off-site location.
4. The temporary relocation of City Clerk's Historic Preservation Office from City Hall Room B-4 to Room B-12.

..Requestor
DPW-Facilities Development and Management Section
..Drafter
LRB155812-4
Jim Carroll
11/5/14