

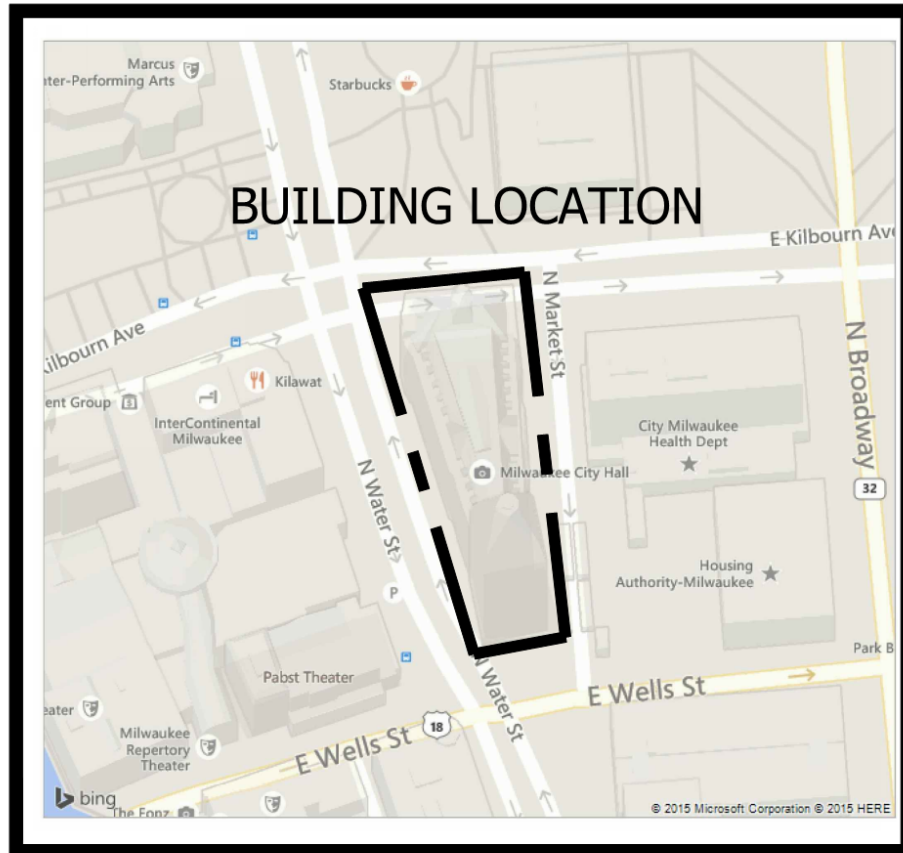


CITY HALL *Milwaukee*

Description of the project

The purpose of this application is to make a minor change to the existing east façade of the Historic Milwaukee City Hall. Construction has begun on the Foundation Restoration project on City Hall. The majority of this work occurs out of site, below the basement slab and provides a complete new foundation piling system to support the structure into the future. The piling installation will be accomplished in phases over several years. The first phase includes the west side foundations north of the west entrance and works around the northwest corner to the north entrance. As each phase of the work is undertaken the entire basement floor will be removed and replaced in the work phase area. The first phase work is underway and includes the replacement of existing mechanical, electrical and fire protection systems and relocation of the MEP spaces in the basement from the north east side to the Phase 1 area on the north west side. The existing hollow walk system will be demolished as the work progress around the building. The hollow walk system will not be replaced except as required to maintain the underground tunnel between City Hall and the Ziedler Municipal Building.

The first phase of the construction work began at the beginning of this year. The design work for the second phase of work also began around the same time. As the design progressed it was determined that Stair 8, located on the east side of City Hall, north of the Market Street entrance is no longer required. Stair 8 provides access to the existing mechanical room in the basement which is being moved to the west side of the basement in the Phase 1 construction work. The City has asked if it is possible to eliminate Stair 8 from the building.



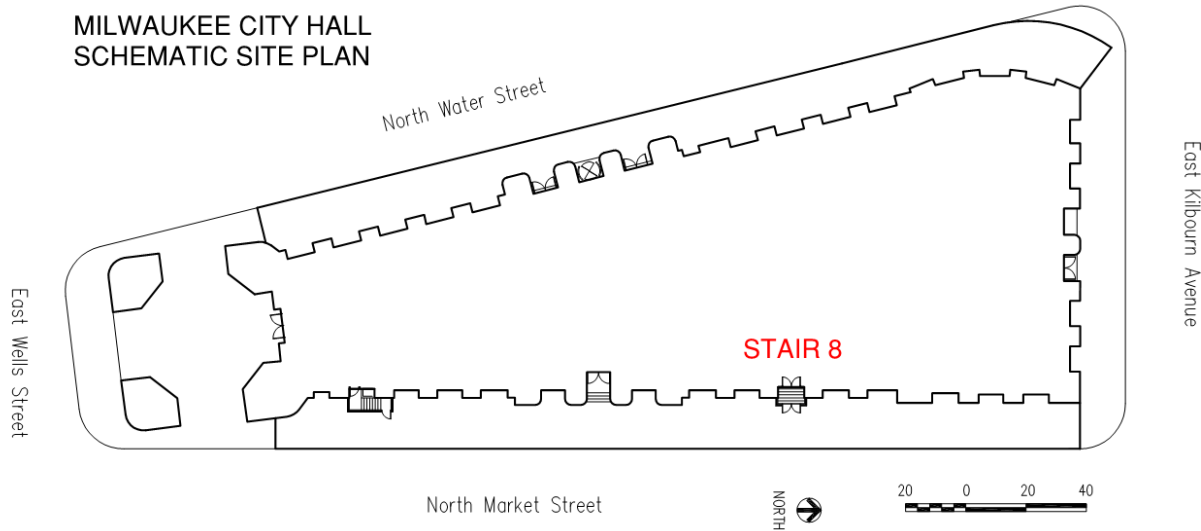
GEOGRAPHIC VICINITY PLAN

A preliminary meeting was set up to discuss potential Historic Preservation concerns with the removal of Stair #8. The meeting was held on March 17, 2016 at 9:00 am in the basement of City Hall in the Gilbane Construction Field Office. The meeting was attended by Carlen Hatala, Historic Preservation, Kevin Johnson, FVM, Matthew Mikolainis, HGA and David Noelck, HGA.

The construction and design process were explained in the meeting. The architect noted that Stair 8 is a service stair, not an exit. The stair will not be required in the future. The stair will be completely demolished in preparation for the Phase 2 foundation work. When construction is complete, the hollow walks outside the building will be backfilled and the sidewalks replaced. Since the stair is not required, the City would like to abandon the stair and have the exterior reconstructed to match similar spaces around the building. Stair 8 as originally constructed is not compliant with today's code and could not be reconstructed in the original configuration. A 4' landing would be required

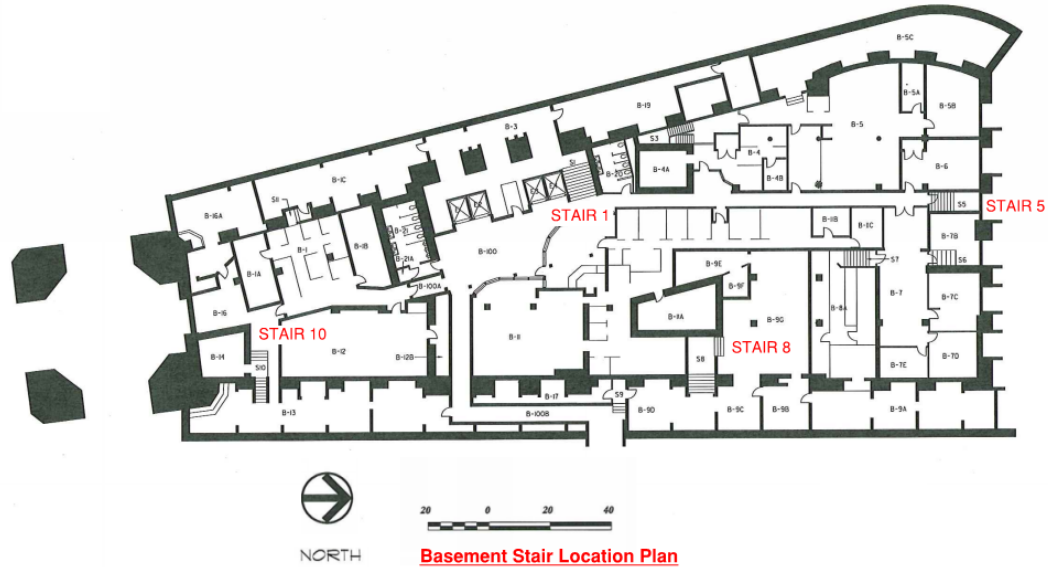
to be installed on both sides of the doors at the exterior wall. This would push the stair out an additional 3' (approximately) into the sidewalk. The plan below shows the location of Stair 8 on North Market Street.

Existing Conditions



Stair 8 from the exterior looking Northwest. Stair 8 is located just to the south of the fire escape.

The plan below shows the location of the stair in the basement of City Hall. The plan is the current, preconstruction layout of the building.



Exterior doors to Stair 8 from the inside. The poured concrete stair and surrounding construction seen here will be demolished in the foundation reconstruction. Stair does not meet current code. The pair of entrance doors swing into the space and a landing is required on both sides of the door.

Stair 8 is a service entrance to the basement level Mechanical Room from North Market Street. The door sill sets on a narrow landing approximately 36" below the sidewalk level.



Stair 8 from the inside looking out. The exterior stair and railing will be demolished during the foundation repair work. Note the inadequate size of the exterior landing.



Stair 8 as it enters the Mechanical Room.



Stair 8 from Market street looking south.

Landing at the bottom of the stair is not code compliant



Exterior view in context with the adjacent building construction.



Looking south on Market Street



Looking north on Market Street

Ongoing Construction Project

The ongoing construction project at City Hall to repair the foundations by installing new pilings requires complete demolition of most of the exterior walls between the massive masonry columns that define the building at the basement level below the lintel supporting the first floor windows. The demolition of the wall requires the removal of the ornamental wrought iron grille work located between the masonry columns in most locations.

The work sequence in each construction phase will generally be as follows. The work in preparation for the new piling installation begins with the demolition of the sidewalks and the hollow walk system. This demolition will include Stair 8 in Phase 2. After the foundation work is complete a new basement wall will be constructed, waterproofed, insulated and the hollow walk system backfilled. New sidewalks will be constructed and the existing wrought iron grille work which had

been removed at the beginning of the construction phase and refurbished during the foundation work will be reinstalled.

What we want to do.

As noted earlier in this report, we cannot reconstruct Stair 8 in the original configuration. The code requires that we add landings inside and outside of the door. This would push the stair to the east approximately 3 feet into the sidewalk. The stair is not a required exit for the building and the City does not require access to the building at this point. The City would like to remove the stair and doors from the building.

We propose to eliminate Stair 8 and reconstruct a wall at the Stair 8 location using the same wall system used typically between the masonry piers on the rest of the building in the foundation restoration project. To finish the wall new wrought iron grille work to match the grille work at the adjacent walls would be installed. The new wall will look similar to the photo below.



Typical Existing Wrought Iron Grille Work