



Legislation Text

File #: 090891, **Version:** 2

090891 SUBSTITUTE 2

THE CHAIR

Substitute resolution authorizing the Commissioner of Public Works to utilize the most appropriate method for contracting the City Hall Foundation Restoration Project.

This resolution authorizes the Commissioner of Public Works to utilize the most appropriate method for contracting the City Hall Foundation Restoration Project. Should traditional competitive bidding (design/bid/build process) prove to be impossible or impracticable, this resolution authorizes the use of an alternate design/build delivery method. In addition, the resolution provides a system of checks and balances for protecting the City's best interests in this project.

Whereas, Significant repair and restoration work is needed to address aging-related 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, Access to restore City Hall's wood pile foundation system will specifically require the removal and repair/restoration of the hollow sidewalk on the east and west sides of City Hall and the repair/restoration of the water recharge system that preserves the submerged wood pile system; and

Whereas, A traditional design/bid/build process, with a designer selected through a Request For Proposal and a contractor chosen through competitive bidding, is typically mandated on such public works projects; and

Whereas, It may, however, be impossible or impracticable to draft contract documents to contract the City Hall Foundation Restoration Project via traditional competitive bidding due to the uncertainty of the scope of work necessary to stabilize the wood pile foundation system; and

Whereas, An alternate design/build process, whereby a single contract is awarded through Request For Proposal protocol, may be the most feasible and practical method for contracting the City Hall Foundation Restoration Project; and

Whereas, The Public Works Committee also directed that the Department of Public Works develop a system of checks and balances for protecting the City's best interests in the City Hall Foundation Restoration Project; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Commissioner of Public Works is authorized to utilize the most appropriate method for contracting the City Hall Foundation Restoration Project; and, be it

Further Resolved, The following system of checks and balances is approved for the City Hall Foundation Restoration Project:

1. There shall be a city selection committee to select an owner's representative team and a design/build team for the project. The committee shall consist of members of various City departments, including the Department of Public Works, the Legislative Reference Bureau, the Department of Administration-Budget and Management Division and the Comptroller's Office.
2. The Public Works Committee will be informed of the selection committee's owner's representative team and build/design team selections.
3. The owner's team will have the following duties:
 - a. Overseeing and monitoring the project's cost and schedule.
 - b. Providing oversight of the City's EBE, RPP and apprenticeship requirements.
 - c. Overseeing and monitoring the quality of the work, including the structural engineering of the project.
 - d. Following Task 1 of the design/build project, which is the investigation of existing conditions of the project, the design/build team will provide various project scope/cost estimates with recommendations to the City. The Department of Public Works/owner's representative will inform the Public Works Committee of the selected project scope.
 - e. In Task II, at approximately 50% of construction document completion, the design/build team will provide a Guaranteed Maximum Price (GMP) and a schedule to the City. The Department of Public Works/owner's representative team will inform the Public Works Committee of the project's GMP and schedule.
 - f. The Department of Public Works/owner's representative team will provide quarterly reports to the Public Works Committee.

DPW - Facilities Development and Management Section

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