

**COUNTY OF MILWAUKEE  
INTEROFFICE COMMUNICATION**

**DATE:** August 24, 2020

**TO:** Scott Manske, Chair, Capital Improvements Committee

**FROM:** Greg High, Director, AE&ES Section, DAS-FM Division

**SUBJECT:** **Inclusion of Parking Lot construction component for HWY NORTH SHOP - CIC Consideration**

**BACKGROUND**

The project under consideration is the adopted capital project WH242 North Highway Shop Replacement. The adopted scope of work includes:

- Construction of a new Highway Garage at the current 6.5 acre N. Hopkins site. The new 47,690 SF Garage will have the functional areas of: Heated Parking, Garage, Truck Wash, Repair Garage, Parts Storage, and Crew Areas.
- The new Garage will be located on the western edge of MCDOT's existing land. Parks operates land immediately to the west. A baseball diamond exists there and all those recreation related facilities are to remain. Currently there is limited parking for the Parks baseball diamonds along the existing MCDOT site.
- A circular paved drive will access the north end of the Garage. The Garage traffic will exit to the south. The existing Garage buildings and sheds will remain in place and their remodeling is not included in this scope.
- The existing Fueling Station will be relocated to the southern portion of the site and a new canopy is to be provided.
- The land to the north adjacent to the railroad track will be cleared, regraded and have their stormwater systems repaired. This land is within a utility easement.
- An existing gravel parking lot on land to the west of the site is owned by the WDNR. A pending agreement with the WDNR will allow the County to construct a new parking lot as a part of this project on the same site for use by County Park patrons using the baseball facilities.

The design phase for this entire project is currently at a Schematic Design level (30% complete). While the Project Team understands that the construction dollars will not be budgeted until 2022, they suggest that it would be more cost effective and beneficial for Park users to have the new parking lot completed before the Highway Shop area was all torn up for the new building. We are asking for AE&ES staff fees for Project Management and Construction Management costs specifically for the parking lot construction and the parking lot construction dollars only. Planning and Design of the parking lot is included in the consultant's current fee. The parking lot is at a schematic design at this time and will be ready for construction bid in December of 2020. If all construction funding is provided in 2022, the alternative is to use the existing gravel parking lot on the WDNR property already used informally by County park patrons without a formal agreement. It's in rough shape however. We would still need to construct the new parking lot in 2022 before the Highway Shop construction begins in a phased construction plan to allow all Highway operations to continue throughout the project duration.

Below are responses to a series of questions we were asked to respond to by the CIC staff.

1. Provide a brief description of the parking lot component (couple of sentences) and indicate the % level of design completion (i.e. 30-60-90-100%) the \$600k construction REQ is based upon.

New parking lot consists of asphalt pavement over existing gravel base, concrete curb & gutter, storm drainage, lighting, fencing and gating, landscaping, currently at a 30% design level (schematic). If the parking lot is going to be re-constructed/redeveloped 1<sup>st</sup>, then the stormwater feature that it would drain to should be part of the 1<sup>st</sup> phase features as well and added to the cost of construction. This Parking lot will not only serve as employee parking and staging area during construction, but it will also be shared with Schoenecker Park and therefore be a key component in making sure we do not displace one of the largest little leagues in the North Side of Milwaukee, which falls in line with County Wide Racial Equity goals for the community we serve.

2. Indicate if it is part of the design/scope of the original North Shop project.

Parking lot design is part of the original North Shop project

3. If available, provide alternatives to the 2021 lot construction (i.e. using the gravel area as a temporary lot/staging area; other options). If alternatives are not viable, indicate why the project cannot be delayed until 2022 and why the gravel area option cannot be used for project staging.

Using the gravel area as a temporary lot/staging area is the only alternative that allows for Highway Operations to continue while the site is demolished during construction. The current site has very limited land for truck movement, material storage and staging of equipment. If we do not have the Parking lot set during construction of the North yard in 2022, we will interrupt operations of the North Hwy Shop, which could potentially delay State & County projects, which could result in a revenue loss. In addition, the Parks Dept. could see revenue losses, if they can't provide parking for the little league season at Shoenecker Park.

4. If the lot isn't built in summer 2021, would this delay the North Shop construction? If so, do you know how long and is there an estimated increase in project cost as a result?

It would delay the North Shop construction only in so far as the new parking lot would need to be built first. Constructing the lot in 2022 will be add an increase to costs if the overall work is divided into two construction packages. This will result in greater design fees in order to prepare two bid packages, greater General Conditions costs as there will be more time spent under construction, the cost of inflation will make the second phase greater over time.

5. What are the estimated cost efficiency savings the Project Team cited by proceeding with a summer '21 lot construction (as opposed to building in '22 with the North Shop work)?

Constructing the lot in 2021 instead of 2022 will provide cost savings by eliminating the cost of a year of inflation, potential materials and labor markup plus less General Conditions costs, reducing supervision time/costs from the Contractor and Architect, reducing operational disruption on North Highway Shop by having less time under construction limitations.

6. At schematic design, what is the level of risk the project will come in beyond +/-10% of the \$600k?

At this level of design, 10-12%. The MCDOT project team and County Parks are operationally confirmed with the schematic design of the lot as is and won't have any other layout changes up to construction documents. The City of Milwaukee may have additional comments and regulations that could be required as an add to the project, for example, fencing, landscape islands, shade trees and green infrastructure. Finally, WDNR may have comments on the parking lot design standards.

#### RECOMMENDATION

The Director of the Milwaukee County Department of Transportation respectfully requests that the CIC consider providing funding of \$600,000 for the construction of the new parking lot portion of this project in 2021.

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Approved By:

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