

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: May 18, 2011

To: Chairman Michael Mayo, Sr., Transportation, Public Works & Transit Committee

From: Jack H. Takerian, Director, Department of Transportation and Public Works

Subject: **O'Donnell Park Parking Structure Improvements – Project Status Report #4 (Informational Only)**

Background

The 2011 Adopted Capital includes O'Donnell Park Improvements with an appropriation of \$6,557,830. Due to a delay in receiving the UWM land sale revenue, the budget amount has been reduced to \$6,019,849. During the 2011 budget deliberations the County Board requested a detailed plan for these improvements. In November of 2010 the Department of Transportation and Public Works (DTPW) on behalf of the Department of Parks submitted an informational report highlighting the details of the recommended scope of work for the O'Donnell Park Parking Structure improvements. This report was received by the Committees on Transportation, Public Works and Transit and on Finance and Audit and placed on file. The Committee requested subsequent project status reports. The previous report #3 was dated March 16, 2011.

Status on the Façade Restoration Component

Demolition Contract

This construction contract scope includes removal and disposal of all the concrete pre-cast panels. The contract award was made to J. P. Cullen, Inc. on 2/11/11 with a total contract amount of \$538,443. The notice to proceed was issued to the contractor on 2/16/2011. The work on this contract is substantially complete as of 4/15/2011.

Contract Schedule

Milestone dates in the proposed schedule for this contract remain as previously reported. This includes a demolition construction start on 2/16/2011 with completion on 4/20/2011.

DBE Participation and Residency Goal

A goal of 25% DBE participation was established for this construction contract. The contractor is committing to 25.2% DBE participation. A residency goal of 50% was established for this construction contract. The contractor has committed to meeting that goal.

Envelope Improvement Contract

The construction contract scope of work on this contract includes replacing the removed concrete pre-cast panel system by providing a direct applied polyer-modified cement based finish system, bid as the base bid, or an alternative bid metal wall panel system and glazed entry structure. The contract award was made on 3/11/2011 to KBS Construction Inc. (KBS) based on the base bid plus the metal panel alternative for a total contract amount of \$2,926,000. The notice to proceed was made on 3/23/2011. Subsequently, the contract scope was altered to remove the metal panel alternative and revert to the base bid scope of work. A credit from the contractor of \$620,000 was realized.

Contract Schedule

Milestone dates in the proposed schedule for this contract remain as previously reported. This includes an envelope improvement construction start on 3/23/2011 with completion on 6/22/2011.

DBE Participation and Residency Goal

A goal of 25% DBE participation was established for this construction contract. The contractor is committing to 25.3% DBE participation. A residency goal of 50% was established for this construction contract. The contractor has committed to meeting that goal.

Status on the Internal Repair Component

**O'Donnell Park Parking Structure Improvements – Project Status
Report #4 (Informational Only)**

April 20, 2011

Page 2 of 2

Repair Contract

The construction scope of work on this contract includes replacement of expansion joints, repair of spalled concrete, repair of cracks in concrete, resealing joints, repair of leaks in parking deck, re-waterproofing exposed plaza level decks, coat supported parking deck slabs with sealant, replace broken drainage pipes and install new heat tracing and insulation on storm drainage piping.

The contract award was made on 3/11/2011 to Ram Construction Services (RCS) in the amount of \$916,316. The notice to proceed was made on 3/23/2011.

Contract Schedule

Milestone dates in the proposed schedule remain as previously reported. This includes the Internal Repair construction start on 3/23/2011 with completion on 6/3/2011.

DBE Participation and Residency Goal

A goal of 25% DBE participation was established for this construction contract. The contractor is committing to 25.2% DBE participation. The residency goal was waived for the construction contract for this component of the project only due to repair efforts requiring specialized contractors certified by the material manufacturer as a qualified installer.


Budget Overview

Current overall commitments to the budget on this project total \$5,400,000. Remaining funding will be reserved for use in addressing unforeseen site conditions,

Approved by:



Jack H. Fakerian, Director
Department of Transportation & Public Works



Gregory G. High, P.E.
Director, AE&ES Div., DTPW

cc: County Executive Chris Abele
Supervisor Lee Holloway, Chairperson, County Board of Supervisors
Supervisor John Weishan, Vice-Chair Transportation, Public Works & Transit Committee
Terry Cooley, Chief of Staff
George Aldrich, Chief of Staff
E. Marie Broussard, Deputy Chief of Staff
Jerry Heer, Director, Department of Audit
Sue Black, Director, Department of Parks
John Schapekahm, Principal Assistant Corporation Counsel
Dennis Dietscher, Interim Director, Risk Management
Steve Cady, Fiscal & Budget Analyst, County Board
Brian Dranzik, Director, Administration Division, DTPW
Jodi Mapp, TPW/T Committee Clerk
Martin Weddle, Research Analyst, County Board
Pam Bryant, Capital Finance Manager, Administration & Fiscal Affairs Division, DAS