

# County of Milwaukee

## Milwaukee Public Museum Demolition Study

800 W. Wells St.  
Milwaukee, WI 53233

### **Conceptual Estimate**

February 25, 2019

### **Revision #1**

Project: 2018A262  
County Project: 1191-18439

### **Prepared For:**

Milwaukee County Dept. of Administrative Services  
Facilities Management Division  
633 W. Wisconsin Ave.  
Suite 1002  
Milwaukee, WI 53203

### NOTES REGARDING PREPARATION OF ESTIMATE

This estimate was prepared based on the following documents provided by County of Milwaukee:

1. Museum Existing Floor Plans provided by County of Milwaukee dated February 25, 2015.
2. Interoffice Communication regarding Environmental Abatement prepared by County of Milwaukee Personnel dated November 9, 2018. (See Attachments)
3. Museum Existing Structural Plans & Elevations provided by County of Milwaukee dated May 12, 1960.
4. Site Visit accompanied by County of Milwaukee personnel on January 23, 2019.
5. Information regarding the project was also obtained via meetings, phone conversations, and email messages that clarified the project scope. (See Attachments)

### BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been generated from current material/labor rates, historical production data, and discussions with relevant subcontractors and material suppliers. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated.

Pricing reflects probable construction costs obtainable in the Milwaukee, Wisconsin area on the bid date. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors with a minimum of 3 bidders for all items of subcontracted work and a minimum of 3 bidders for a general contractor. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since The Concord Group has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, this statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents The Concord Group's best judgment as professional construction cost consultants familiar with the construction industry. However, The Concord Group cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

### ASSUMED CONSTRUCTION PARAMETERS

The pricing is based on the following project parameters:

1. A construction duration of 10-12 months.
2. The contract will be competitively bid to multiple contractors.
3. There are no phasing requirements.
4. The contractors will have full access to the site during normal working hours
5. There is no profitable material salvaging and all building contents are removed prior to demo work.
6. Estimate includes pricing as of January 2019.

### EXCLUSIONS

The following are excluded from the cost of this estimate:

1. Professional Design Fees
2. Testing Fees
3. Owner Contingencies/Scope Changes
4. Construction Contingency
5. Premium Time / Restrictions on Contractor Working Hours
6. Cost Escalation
7. Finance and Legal Charges
8. Contaminated Soil Removal
9. Unsuitable Soil Removal
10. Temporary Facilities
11. Moving Costs (FF&E, Assets, etc.)
12. Perimeter Curb & Gutter Repairs/Replacement
13. Roadway Repairs

COST SUMMARY		482,250 GSF	\$/SF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS		\$0.00	\$0
02000	EXISTING CONDITIONS		\$8.97	\$4,324,781
03000	CONCRETE		\$0.00	\$0
04000	MASONRY		\$0.00	\$0
05000	METALS		\$0.00	\$0
06000	WOODS, PLASTICS & COMPOSITES		\$0.00	\$0
07000	THERMAL & MOISTURE PROTECTION SYSTEM		\$0.00	\$0
08000	OPENINGS		\$0.00	\$0
09000	FINISHES		\$0.00	\$0
10000	SPECIALTIES		\$0.00	\$0
11000	EQUIPMENT		\$0.00	\$0
12000	FURNISHINGS		\$0.00	\$0
13000	SPECIAL CONSTRUCTION		\$0.00	\$0
14000	CONVEYING EQUIPMENT		\$0.00	\$0
21000	FIRE SUPPRESSION		\$0.01	\$3,982
22000	PLUMBING		\$0.03	\$14,906
23000	HEATING, VENTILATING & AIR CONDITIONING		\$0.04	\$19,910
26000	ELECTRICAL		\$0.04	\$17,204
27000	COMMUNICATIONS		\$0.00	\$0
28000	ELECTRONIC SAFETY AND SECURITY		\$0.00	\$0
31000	EARTHWORK		\$1.87	\$902,030
32000	EXTERIOR IMPROVEMENTS		\$0.39	\$186,531
33000	UTILITIES		\$0.10	\$48,544
<b>SUBTOTAL</b>			<b>\$11.44</b>	<b>\$5,517,887</b>
	DESIGN CONTINGENCY	15.0%	\$1.72	\$827,683
	GENERAL CONDITIONS/BOND/INSURANCE	11.5%	\$1.51	\$729,741
	CONTRACTOR'S FEES	5.0%	\$0.73	\$353,766
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>			<b>\$15.41</b>	<b>\$7,429,076</b>



County of Milwaukee  
Milwaukee Public Museum  
Demolition Study


Conceptual Estimate  
02/25/2019  
Revision #1

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>02000 EXISTING CONDITIONS</b>				
<b>02200 Environmental Abatement</b>				
Environmental abatement - Allowance	1	LSUM	875,000.00	875,000
			<b>SUBTOTAL: Environmental Abatement</b>	<b>\$875,000</b>
<b>02300 Building Demolition</b>				
Demolish concrete basement walls	14,850	SQFT	16.41	243,755
Premium for working around underground tunnel/ramp	1	LSUM	124,041.79	124,042
Demolish concrete superstructure	440,950	SQFT	2.39	1,051,666
Demolish steel superstructure	41,300	SQFT	1.74	71,825
Premium for precast/stone interior wall demolition	20,000	SQFT	2.20	43,938
Demolish exterior facade	170,000	SQFT	3.34	567,647
Demolish concrete SOG	101,000	SQFT	1.31	132,603
Gut building interior demolition	482,250	SQFT	2.52	1,214,306
			<b>SUBTOTAL: Building Demolition</b>	<b>\$3,449,781</b>
<b>TOTAL: EXISTING CONDITIONS</b>				<b>\$4,324,781</b>
<b>21000 FIRE SUPPRESSION</b>				
<b>21100 Selective Demolition</b>				
Cut, cap & make safe - fire protection	1	LSUM	3,982.00	3,982
			<b>SUBTOTAL: Selective Demolition</b>	<b>\$3,982</b>
<b>TOTAL: FIRE SUPPRESSION</b>				<b>\$3,982</b>
<b>22000 PLUMBING</b>				
<b>22100 Selective Demolition</b>				
Cut, cap & make safe - plumbing	1	LSUM	14,905.60	14,906
			<b>SUBTOTAL: Selective Demolition</b>	<b>\$14,906</b>
<b>TOTAL: PLUMBING</b>				<b>\$14,906</b>
<b>23000 HEATING VENTILATION &amp; AIR CONDITIONING</b>				
<b>23100 Selective Demolition</b>				
Cut, cap & make safe - HVAC	1	LSUM	19,910.00	19,910
			<b>SUBTOTAL: Selective Demolition</b>	<b>\$19,910</b>
<b>TOTAL: HEATING VENTILATION &amp; AIR CONDITIONING</b>				<b>\$19,910</b>
<b>26000 ELECTRICAL</b>				
<b>26100 Selective Demolition</b>				
Cut, cap & make safe - electrical	1	LSUM	17,204.00	17,204
			<b>SUBTOTAL: Selective Demolition</b>	<b>\$17,204</b>
<b>TOTAL: ELECTRICAL</b>				<b>\$17,204</b>



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>31000 EARTHWORK</b>				
<b>31300 Foundation Excavation &amp; Fill</b>				
Backfill basement with imported material	33,000	CUYD	25.08	827,670
	<b>SUBTOTAL: Foundation Excavation &amp; Fill</b>			<b>\$827,670</b>
<b>31800 Site Demolition</b>				
Site Demolition allowance	65,000	SQFT	1.14	74,360
	<b>SUBTOTAL: Site Demolition</b>			<b>\$74,360</b>
<b>TOTAL: EARTHWORK</b>				<b>\$902,030</b>
<b>32000 EXTERIOR IMPROVEMENTS</b>				
<b>32100 Pavement</b>				
Concrete sidewalk along James Lovell St & Wells St	10,000	SQFT	9.26	92,616
	<b>SUBTOTAL: Pavement</b>			<b>\$92,616</b>
<b>32600 Landscaping</b>				
Miscellaneous landscape restoration allowance	155,000	SQFT	0.61	93,915
	<b>SUBTOTAL: Landscaping</b>			<b>\$93,915</b>
<b>TOTAL: EXTERIOR IMPROVEMENTS</b>				<b>\$186,531</b>
<b>33000 UTILITIES</b>				
<b>33100 Selective Site Demolition</b>				
Disconnect, cut and cap incoming water service	1	LSUM	7,839.20	7,839
Disconnect, cut and cap storm and sanitary sewer	1	LSUM	17,348.00	17,348
Disconnect, cut and cap steam and condensate utilities	1	LSUM	23,356.80	23,357
	<b>SUBTOTAL: Selective Site Demolition</b>			<b>\$48,544</b>
<b>TOTAL: UTILITIES</b>				<b>\$48,544</b>

**COUNTY OF MILWAUKEE**  
**INTER-OFFICE COMMUNICATION**

DATE : November 9, 2018  
TO : Stevan Keith, DAS-Environmental Services  
FROM : Kevin O'Brien, DAS-Environmental Services   
SUBJECT : Asbestos Abatement Estimate for the Milwaukee Public Museum

On September 7, 2003, Good Armstrong & Associates Ltd. delivered an asbestos bulk sampling report of the Milwaukee Public Museum. This report was requested and paid for by the Milwaukee County Department of Public Works. The report identified and quantified the building materials that were not being disturbed during upcoming 2003 restroom renovation. (See attachment A).

Estimated costs for abatement asbestos would be \$425,000.00. The biggest component of this figure is \$191,200 for the removal of external duct insulation. Thermal System Insulation and flooring are the other two products that make up the majority of the asbestos containing materials (ACM). The inspection found that pipe wrap runs were free of asbestos and re-covered with fiberglass insulation. The asbestos containing insulating wrap on the connecting pipe fittings were not replaced at that time. No destructive methods were used to access concealed materials.

Adding a common demolition contingency of 20% would bring the cost to \$510,000.00.

A bid process could result in the abatement costs being lower than the estimate. Another factor that could lower costs is if the building is emptied of staff and exhibits before abatement begins.

Items that tested to be not ACM were: ceiling tile, plaster, walls, joint compound, mortar and grout, laboratory tables, drywall, exterior window caulking and spray-on fire proofing.

The report is fifteen years old. It would need to be updated to see what areas have been remodeled and asbestos removed since 2003. Investigation of potential hidden ACM would be needed in refining this estimate. Abatement contractors would also look for more timely information before submitting a bid.

**From:** [Eamon Ryan](#)  
**To:** [High, Gregory](#)  
**Cc:** [Patrick Condron](#); [John Duggan](#)  
**Subject:** RE: Milwaukee County - Public Museum Demolition Estimate Proposal  
**Date:** Wednesday, November 21, 2018 9:09:01 AM

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Greg,

We are fine with the sample contract you submitted. I will work on getting the insurance certificate, but it will likely be early next week before I receive it.

For the salvaged items, we are happy to separate those out in the estimate at no extra cost, however it is not in our wheelhouse to determine what items can or should be salvaged. This should come from your engineer.

Regards,

**Eamon Ryan, MRICS, CEP**  
**Chief Operating Officer**  
**The Concord Group**  
*Construction Consultants*  
55 East Monroe Street  
Suite 2850  
Chicago, IL 60603  
312.424.0250 x124 office  
312.882.2515 cell  
[www.concord-cc.com](http://www.concord-cc.com)

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**From:** High, Gregory [mailto:Gregory.High@milwaukeecountywi.gov]  
**Sent:** Tuesday, November 20, 2018 4:32 PM  
**To:** Eamon Ryan  
**Cc:** Patrick Condron; John Duggan  
**Subject:** RE: Milwaukee County - Public Museum Demolition Estimate Proposal

Eamon:

Sorry for the delayed response. We find your proposal acceptable and we are processing the consultant retention award for signatures. One additional question has been asked:

1. If the museum clears out all artifacts and personal property, are we left with anything that should be salvaged? Is there some amount of deconstruction involved prior to demo? If so, we should ask Concord to determine this as part of their study.

For your information, It seems like there have been a handful of upgrades in the past 10 years that might have something worth salvaging, but only if we happen to have a place to use those items.

Here are some of those systems:

- Electrical Service, switchboards and transformers – 2018
- Photo Voltaic Panels on south elevation and phenolic panels with new windows on north elevation – 2016
- Freight Elevator upgrade – 2015
- Emergency Generator Replacement - 2012

Let me know if Concord Group can provide the answer to question above, based on the information



provided, within your current proposal or if this would increase the cost. We would like to move on this asap. However, as you might guess, the County process for hiring consultants is tedious.

I am forwarding a sample of the contract with insurance requirements (Section 7) include within the contract. The hiring process includes a preliminary award sign off and a subsequent submittal by Concord Group of a sign agreement with all the requested information and a certificate of insurance (ACORD) illustrating:

- the required coverage
- the County as additional insured
- a waiver of Subrogation is afforded in the General Liability when required by written agreement, executed prior to the loss

There is no TBE goal associated with this contract.

Let me know if you have any further questions.

Thanks

Greg High, P.E.  
Director, AE&ES Section  
Facilities Management Division  
Milwaukee County Dept of Administrative Services  
633 W. Wisconsin Ave, Suite 1002  
Milwaukee, WI 53203  
(414)278-4943 (office)  
(414)223-1366 (fax)

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**From:** Eamon Ryan [mailto:eryan@concord-cc.com]  
**Sent:** Thursday, November 08, 2018 2:08 PM  
**To:** High, Gregory <Gregory.High@milwaukeecountywi.gov>  
**Cc:** Patrick Condron <pcondron@concord-cc.com>; John Duggan <jduggan@concord-cc.com>  
**Subject:** RE: Milwaukee County - Public Museum Demolition Estimate Proposal

Greg,

Attached is our fee proposal for the above project, please don't hesitate to contact me with any questions.

Regards,

**Eamon Ryan, MRICS, CEP**  
**Chief Operating Officer**  
**The Concord Group**  
*Construction Consultants*  
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Suite 2850  
Chicago, IL 60603  
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312.882.2515 cell

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**From:** High, Gregory [<mailto:Gregory.High@milwaukeecountywi.gov>]  
**Sent:** Wednesday, November 07, 2018 4:04 PM  
**To:** Eamon Ryan  
**Subject:** RE: Milwaukee County - Public Museum Demolition Estimate Proposal

Eamon:

1. What level of detail will we be preparing the estimate on? Preliminary based on a written scope of work. We would use this cost estimate as a conceptual cost to use for budgeting purposes. As always, we would want to know any assumptions made by your firm to get to that number.
2. Will we be accounting for environmental abatement or is that being handled separately? We would prefer to account for environmental abatement.

Let me know if you require further information or a site visit.

Thanks

Greg High, P.E.  
Director, AE&ES Section  
Facilities Management Division  
Milwaukee County Dept of Administrative Services  
633 W. Wisconsin Ave, Suite 1002  
Milwaukee, WI 53203  
(414)278-4943 (office)  
(414)223-1366 (fax)

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**From:** Eamon Ryan [<mailto:eryan@concord-cc.com>]  
**Sent:** Wednesday, November 07, 2018 9:10 AM  
**To:** High, Gregory <[Gregory.High@milwaukeecountywi.gov](mailto:Gregory.High@milwaukeecountywi.gov)>  
**Subject:** RE: Milwaukee County - Public Museum Demolition Estimate Proposal

Thanks Greg, This is very helpful, final questions...what level of detail will we be preparing the estimate on. Will this be preliminary based on a written scope of work, or will you have bid document completed that define the scope of work? Also, will we be accounting for environmental abatement or is that being handled separately?

Regards,

**Eamon Ryan, MRICS, CEP**  
**Chief Operating Officer**  
**The Concord Group**  
*Construction Consultants*  
55 East Monroe Street  
Suite 2850  
Chicago, IL 60603  
312.424.0250 x124 office

**From:** High, Gregory [<mailto:Gregory.High@milwaukeecountywi.gov>]  
**Sent:** Tuesday, November 06, 2018 12:15 PM  
**To:** Eamon Ryan  
**Cc:** John Tilleman; John Duggan; Patrick Condron  
**Subject:** FW: Milwaukee County - Public Museum Demolition Estimate Proposal

Eamon:

Below are the answers we have to your questions along with some files attached that may help you envision what's happening inside the building and surrounding the building.

Let me know if you require further information or a site visit.

Thanks

Greg High, P.E.  
Director, AE&ES Section  
Facilities Management Division  
Milwaukee County Dept of Administrative Services  
633 W. Wisconsin Ave, Suite 1002  
Milwaukee, WI 53203  
(414)278-4943 (office)  
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**From:** Hanks, Eileen  
**Sent:** Tuesday, November 06, 2018 9:36 AM  
**To:** High, Gregory <[Gregory.High@milwaukeecountywi.gov](mailto:Gregory.High@milwaukeecountywi.gov)>  
**Cc:** Rapant, Mark <[Mark.Rapant@milwaukeecountywi.gov](mailto:Mark.Rapant@milwaukeecountywi.gov)>  
**Subject:** RE: Milwaukee County - Public Museum Demolition Estimate Proposal

Greg,

Here are answers to the questions. I also attached a number of files that may help them envision what's happening inside the building and surrounding the building.

Approximate sqft area of the building to be demolished? – About 450,000 SF

What is construction type...masonry....steel frame....concrete? – About 350,000 SF of the building is from 1961 and is concrete frame and slabs. The exterior walls have CMU infill and I imagine that many of the interior walls are also CMU. The 1994 & 1995 additions account for the extra 100,000 SF and are steel frame with concrete on metal deck.

Does building have a basement and/or deep foundations? The building is on pile foundations. There also appears to be a steam tunnel that runs below the building (I'm not sure if it's still there and active, or if it does anything other than serve the museum).

See the floor plans for the extents of the basement. The interaction with the adjacent McAurther Square Parking Garage and the freeway ramp that runs below/through the garage will be challenging.

What is extent of site/utilities demolition? Remove foundations and remove utilities to the shut off switches or valves.

After demolition will the site be filled and prepared in any way for future development? Backfilled with engineered fill to match adjacent grades. The side adjacent to the garage would need to be stabilized in some way to avoid inappropriate loading on the garage and/or freeway ramp

**Eileen McEnroe Hanks, P.E.**

**Program Manager**

**Facilities Condition Assessment Program**

D.A.S Facilities Management Division – AE&ES

Milwaukee County

633 W. Wisconsin Ave, Suite 1002

Milwaukee, WI 53203

Office: 414-278-4993

Cell: 414-469-6610

[Eileen.Hanks@milwaukeecountywi.gov](mailto:Eileen.Hanks@milwaukeecountywi.gov)

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**From:** Eamon Ryan [<mailto:eryan@concord-cc.com>]

**Sent:** Monday, November 05, 2018 2:39 PM

**To:** High, Gregory <[Gregory.High@milwaukeecountywi.gov](mailto:Gregory.High@milwaukeecountywi.gov)>; Patrick Condron <[pcondron@concord-cc.com](mailto:pcondron@concord-cc.com)>

**Cc:** John Tilleman <[jtilleman@concord-cc.com](mailto:jtilleman@concord-cc.com)>; John Duggan <[jduggan@concord-cc.com](mailto:jduggan@concord-cc.com)>

**Subject:** RE: Milwaukee County - Public Museum Demolition Estimate Proposal

Hi Greg,

I just have a couple of questions so that I can prepare our fee proposal. Could you please let me know the following:

Approximate sqft area of the building to be demolished?

What is construction type...masonry....steel frame....concrete?

Does building have a basement and/or deep foundations?

What is extent of site/utilities demolition?

After demolition will the site be filled and prepared in any way for future development?

Thanks!

Regards,

**Eamon Ryan, MRICS, CEP**  
**Chief Operating Officer**  
**The Concord Group**  
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**From:** High, Gregory [<mailto:Gregory.High@milwaukeecountywi.gov>]  
**Sent:** Friday, November 02, 2018 4:50 PM  
**To:** Patrick Condron  
**Cc:** John Tilleman; Eamon Ryan; John Duggan  
**Subject:** RE: Milwaukee County - Public Museum Demolition Estimate Proposal

Patrick:

Thank you for the prompt response. I look forward to hearing from your team.

Greg High, P.E.  
Director, AE&ES Section  
Facilities Management Division  
Milwaukee County Dept of Administrative Services  
633 W. Wisconsin Ave, Suite 1002  
Milwaukee, WI 53203  
(414)278-4943 (office)  
(414)223-1366 (fax)

---

**From:** Patrick Condron [<mailto:pcondron@concord-cc.com>]  
**Sent:** Friday, November 02, 2018 4:12 PM  
**To:** High, Gregory <[Gregory.High@milwaukeecountywi.gov](mailto:Gregory.High@milwaukeecountywi.gov)>  
**Cc:** John Tilleman <[jtilleman@concord-cc.com](mailto:jtilleman@concord-cc.com)>; Eamon Ryan <[eryan@concord-cc.com](mailto:eryan@concord-cc.com)>; John Duggan <[jduggan@concord-cc.com](mailto:jduggan@concord-cc.com)>  
**Subject:** Milwaukee County - Public Museum Demolition Estimate Proposal

Greg –

It was great talking to you today. I reached out to John Tilleman and Eamon Ryan, who lead up our Estimating division regarding your inquiry about a demo estimate for the Milwaukee Public Museum at 7<sup>th</sup> and Wells. We'd be happy to put together a proposal for the estimate, but would like to connect for some additional info.

I've copied them on this email here, and they may be reached at our Chicago office at 312-424-0250.

John/Eamon – feel free to let Greg know if there is any initial critical information needed in order for us to compile a proposal. He can also be reached at 414-278-4943 for discussion.

Regards,  
Patrick Condron, IPMA-DTM  
Project Executive  
The Concord Group  
Construction Consultants  
1000 North Water Street  
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Milwaukee, WI 53202  
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708.846.0167 cell  
[www.concord-cc.com](http://www.concord-cc.com)

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