



Milwaukee County

Legislation Text

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From the Director, Department of Transportation and Public Works, submitting an informational report regarding the status of the O'Donnell Park parking structure improvements project. **(Referred to the Committees on Transportation, Public Works, and Transit; Parks, Energy, and Environment; and Finance and Audit.) (INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Background

The 2011 Adopted Capital includes O'Donnell Park Improvements with an appropriation of \$6,557,830. 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. Subsequent project status reports were requested by the Committee.

Status on the Façade Restoration Component

Scope

The project includes the removal of the precast panels on the parking structure, with the exposed cast-in-place concrete surfaces needing some patching repairs and some form of aesthetic treatment. The pre-cast panels at the stairwells and pavilion structure will remain in place since they are attached to the structure differently. The existing railings will need to be revised to meet current code requirements and will be replaced with new railings that meet code and/or another type of vehicle barrier.

Planning and Design Activities To Date

A project kick off meeting was held on 12/28/2010. The project was divided up into two separate bidding processes, one for Demolition and one for Envelope Improvement. This allows the removal of the existing pre-cast panels to begin as soon as possible while the façade restoration design and bidding is being completed. The Demolition contract bid documents have been completed and are currently out for bid with bids being opened on 2/09/2011. The design and preparation of bid documents for the facade restoration is ongoing. The base bid documents will include an application of uniform cementitious finish on the existing structure surfaces exposed by removal of the pre-cast concrete panels, installation of stainless steel cable vehicle barriers on the inside walls and metal or pre-cast coping on the existing horizontal wall surfaces with new railing secured to the coping on the uppermost level. An alternative bid will include the same scope as above but substituting for the cementitious coating, will be an installation of decorative aluminum perforated panels mounted in aluminum framing secured to the existing exterior vertical surfaces with stainless steel hardware. These panels will cover all the existing structure surfaces exposed by removal of the pre-cast concrete panels thereby reducing the amount of existing concrete surface leveling and re-finishing

Project Schedule

Milestone dates in the proposed schedule remain as previously reported. This includes a Demolition construction start on 2/23/2011 with completion on 4/20/2011 and Envelope Improvement construction start on 3/28/2011 with completion on 6/22/2011. See the attached updated schedule for further details.

DBE Participation and Residency Goal

A goal of 25% DBE participation was established for the professional services portion of this project. Carl Walker Inc. is meeting this goal using K. Singh & Associates, Inc. and M&E Architects and Surveyors, LLC. A goal of 25% DBE participation was established for the construction contract portion of this project and the bid documents specify this goal. A residency goal of 50% was established for the construction contract portion of this project and bid documents specify this goal for both the demolition contract and the envelope improvement contract.

Status on the Internal Repair Component

Scope

Several areas within the complex are in need of maintenance repairs. These repairs include monitoring, injection and sealant of existing cracks, repair of storm drainage system, expansion joint repair, handrail repair, concrete spall repair, caulking and sealant and replacement of disturbed landscaping and pavement. Additionally, the project anticipates certain general maintenance costs for continued operation of the parking structure. This includes re-sealing of the parking deck. This is to be included in the overall repairs while the structure is closed. The concrete wearing surface and the post-tensioned slab should be sealed to keep water from penetrating. Based on the results of testing on the concrete deck, this may be an elastomeric coating or membrane that resists wear from traffic.

Planning and Design Consultant Selection

A project kickoff meeting was held in the first week in January, 2011. The design and preparation of bid documents for the Internal Repair contract bid documents is substantially completed. The base bid documents will include all of the scope items mentioned above except for the membrane to be applied over the concrete deck. The results of the testing conducted on the concrete deck indicated that the deck was in better than anticipated condition as regards the penetration of salt ions into the concrete. Therefore, a membrane will not be required and a clear chemical sealant will be specified instead.

Project Schedule

Milestone dates in the proposed schedule remain as previously reported and include the Internal Repair construction start on 3/21/2011 with completion on 6/3/2011. See the attached updated schedule for further details.

DBE Participation and Residency Goal

A goal of 10% DBE participation was established for the professional services portion of this project. This goal is a lower than most County projects but opportunity for sub-consulting is limited due to the extreme schedule. Graef USA is meeting this goal using K. Singh & Associates, Inc. A goal of 25% DBE participation was established for the construction contract portion of this project and the bid documents specify this goal. 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.

Approved by:

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

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

Attachments: 1. Projected Façade Restoration Project Schedule
2. Projected Internal Repair Project Schedule

cc: County Executive Marvin Pratt
Supervisor Lee Holloway, Chairperson, County Board of Supervisors
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