



Milwaukee County

Legislation Text

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From the Director of Transportation and Public Works and the Director of AE & ES, submitting an informational report regarding O'Donnell Park Parking Structure Improvements- Cost Analysis on Metal Panels vs. Direct Applied Finish System Options. **(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. Due to a delay in receiving the UWM land sale revenue, the budget amount was 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 project was substantially completed in June of 2011. In October of 2011 the Department of Administration (DAS) submitted a report outlining the reasons for a project deficit. In conjunction with the DAS report (INF 11-477), DTPW has been asked to provide a further cost analysis regarding the façade restoration component of the project.

Façade Restoration Component

This component of the project work included two separate construction contracts, one for removing and disposing of all the existing concrete pre-cast panels and the other replacing the removed concrete pre-cast panel system by providing either a direct applied polymer-modified cement based finish system (DAFS), bid as the base bid, or an alternative bid metal wall panel system and glazed entry structure. Additional information has been requested regarding the contract replacing the façade.

The façade replacement 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 \$622,814 was realized. The attached chart illustrates the cost impact of this revision to the contract scope that removed the metal panel alternative and substituted the installation of the DAFS.

Approved by:

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

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

Attachment

cc: County Executive Chris Abele
Supervisor Lee Holloway, Chairperson, County Board of Supervisors
Supervisor Michael Mayo, Sr., Chairperson, TPW&T Committee
Terry Cooley, Chief of Staff
George Aldrich, Chief of Staff
Jerry Heer, Director, Department of Audit
Sue Black, Director, Department of Parks
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Pam Bryant, Interim Fiscal & Budget Administrator, DAS
John Schapekahn, 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