

# REQUEST FOR QUALIFICATIONS FOR CURTAINWALL RESTORATION

To All Interested Contractors:

**Project : War Memorial Center Bird Cage Stair Curtainwall**

**Project No.: 0517-15467**

**Subject : REQUEST FOR QUALIFICATIONS (R.F.Q.)**

Milwaukee County is requesting qualification proposals for restoring the curtainwall on the “Birdcage” stair at the Milwaukee War Memorial. The specific requirements of this Request for Qualifications are described below.

## Background

Location: War Memorial Center  
750 N. Lincoln Memorial Drive  
Milwaukee, Wisconsin 53202

“Bird Cage Stair” is located in the Veteran’s Courtyard off Mason Street.

History: The War Memorial Center was designed by renowned architect Eero Saarinen and constructed in 1957. Several additions have occurred over time, but the original design has remained consistent to date. This is a unique building that reflects advanced engineering and design for its time. The bird cage stair is complete in its structural form of cast slabs on a cantilevered reinforced concrete spine. This creates a floating effect with the stairs. A steel/glass curtain wall is supported from the slab. The original steel frame with single pane lites is severely deteriorating at the first level (lowest run) due to rust jacking and condensation issues.

Ownership/Departmental Jurisdiction: The War Memorial Facility is owned by Milwaukee County and leased to The War Memorial Center. Any work on this project through Milwaukee County will need to be fully coordinated with and approved by the War Memorial Center.

This project is included as part of the 5-year Development Agreement between Milwaukee County, the War Memorial Center and the Milwaukee Art Museum in which restoration and renovation of the facility has been the primary objective. This staircase is the structural centerpiece in the Veteran’s Courtyard and is prominent in the site, heart and minds of those that visit and work at the facility.

## Project Description

The glass and framing on the War Memorial Center’s Birdcage Stairway is original (steel frames and single pane wired glass) and is failing. During periods of cold outside temperatures, ice forms on the glass, steps and frames making for unsafe conditions. When the ice melts the terrazzo stairs become very slippery, water migrates through the stairway to the space below causing ceiling damage. Rusting has caused damage to the terrazzo floor and cracked over half of the 724 panes of glass.

Project will generally consist of:

- Stripping and repainting the interior and exterior surfaces of existing steel curtainwall system
- Replacing steel components that are corroded beyond repair
- Reglazing all lites with new insulated glass units

- Reconfiguring the roof drainage
- Adding supplemental baseboard heat

It is essential that full Owner's services and functions be maintained throughout restoration period, with minimum disturbance and disruption to operations. Temporary and/or phased closing of the stair to be coordinated with Owner. Job site conditions must be strictly contained as to not disturb adjacent uses nor allow spread of dust and debris.

Attached are copies of the pertinent drawings from the original architectural drawings as well as several photographs of the current condition. CAD as-build drawings are available upon request.

The County also commissioned a paint removal test using vapor blasting technology. Potential contractors can look at the result on the exterior wall's south side in the courtyard.

DBE requirements for proposed work is expected to be at 10%.

Milwaukee County residency requirements will be waived.

### **Selection Process**

The selection process will involve 2 parts:

Part I – Qualifications: Interested contractors shall submit qualifications to Milwaukee County.

Part II – Bidding: Contractors with acceptable qualifications per the review panel will be invited to bid the project.

### **Part 1 – Qualifications Due Date & Time**

Proposals for Part 1 are due on or before 3:00 pm Wednesday, August 24th, 2016, at the Owner's office: Provide three (3) copies if printed.

Milwaukee County DAS  
Architecture, Engineering & Environmental Services  
633 West Wisconsin Ave., Suite 1000  
Milwaukee, WI. 53203  
Attn: Julie Bastin, P.E.

Proposals in pdf format may be sent via email ([julia.bastin@milwaukeeccountywi.gov](mailto:julia.bastin@milwaukeeccountywi.gov)) by the above date and time.

### **Project Schedule**

The anticipated overall schedule for the Project is summarized as follows.

- Receipt of Part 1 – Qualifications: As indicated above
- Issue Bidding Documents: August 29<sup>th</sup>, 2016
- Bids Due: September 14, 2016
- Completion Date: April 28, 2017 (Anticipates winter work area enclosure.)

### **Examination of Site and Existing Facility**

Existing building and stair is open to the public during regular business hours. Sample area of paint removal with vapor blasting has been prepared on the south wall of stairwell for inspection.

## Specific Proposal Requirements

### Qualifications:

- Provide a brief summary, which describes and highlights your firm's experience, qualifications and particular expertise for this project.
- Historic Experience: Provide detailed project information with references on a minimum of five projects completed in the past five years that are designated historic structures, rather than modern era buildings. Include project name, location, and images of the completed restoration work.
- Project Experience: Provide information for a minimum of three projects your firm completed in the last ten years that are the most similar to the proposed project (historic steel window restoration). Include project name, location, and images of the completed restoration work, and client reference contact information.

Work Plan and Schedule: Provide a description how your firm will proceed with the work including schedule information based on a notice-to-proceed date. Highlight method implemented to minimize disturbance and disruption to tenant's operations. Outline protective measures, clean-up procedures, and process for executing the work. Note: paint tested positive for lead and some joint material contains asbestos. (See attachments)

Project Team and Experience: Provide information on the Project Manager and Site Superintendent's experience as related to this project.

## Inquiries Regarding Project

All inquiries, requests for clarifications, and similar questions shall be directed to the Owner.

- Contact: Julie Bastin, 414-278-3948, ([julia.bastin@milwaukeecountywi.gov](mailto:julia.bastin@milwaukeecountywi.gov))

### Attachments:

1. Original architectural drawings
2. Location map
3. Photos of project area
4. Asbestos report
5. Lead testing report

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