

DEPARTMENT OF ADMINISTRATIVE SERVICES

Milwaukee County



September 6, 2016

To: All Interested Contractors

Project: Milwaukee County Historical Society
Museum Exterior Renovation and
Exterior Grate Restoration

Project No.: O118-13449/ O247-16440

Subject: REQUEST FOR QUALIFICATION (R.F.Q.):
PREQUALIFICATIONS OF
GENERAL CONTRACTORS

1.0 Introduction

This Request for Qualifications (RFQ) is the means for prospective General Contractors to submit their qualifications to the Milwaukee County Department of Administrative Services (DAS) for the services described in and attached to this document.

2.0 Purpose of this RFQ

The DAS in conjunction with the Milwaukee County Historical Society seeks to prequalify a pool of General Contractors to solicit bids for the exterior renovation work and the exterior grate renovation on the Milwaukee County Historical Society Museum (Historical Center) located at 910 N. Old World Third Street, Milwaukee, Wisconsin 53203. Firms selected as Prequalified will be given the opportunity to submit bids for the construction work as described in Article 4.0. Subject to conditions prescribed by the DAS and provided herein, the DAS is hereby soliciting qualifications for furnishing General Construction Services for the Project. Selection will be made on the basis of qualifications as outlined in this request. The DAS will identify the selected General Contractors in a timely manner and issue bid documents shortly thereafter.

In responding to this RFQ, all proposers are required to adhere to all DAS requirements provided herein.

3.0 Background

The Milwaukee County Historical Society Museum (Historical Center) is a 31,376 square foot two story neoclassical revival structure with basement and attic levels. The facility was designed by Kirchhoff & Rose Architects and was originally constructed in 1913 as the Second Ward Savings Bank. The building is a flat-roofed building and is constructed of gray Bedford limestone laid in coursed ashlar with concrete block bearing back up walls. The exterior walls are accented with engaged fluted stone columns, a stone cornice, and a decorative stone balustrade. The windows are cast iron framed units.

The substructure includes reinforced concrete strip footings supporting the concrete foundation, exterior walls and some interior walls. In addition, concrete spread footings support the interior columns. The basement floor structure is a reinforced concrete slab on grade. The foundation is supported by timber piles/pilasters with a water recharge system. The first floor structure is reinforced cast-in-place concrete construction supported by an interior steel load bearing structure and the concrete foundation wall. The low-sloped, flat roof structure consists of cementitious plank decking supported by metal truss joists.

The major decorative features of the exterior are engaged Ionic columns that define the window bays, a continuous unornamented frieze, modillion cornice, and parapet balustrade. Pedimented entries are located in the central bays of the east and west elevations. Large windows extend from the foundation to frieze between the columns. The first level windows are tri-partite units with fixed plate glass glazing and

side opening casement windows, which are topped by richly molded segmental caps. The second level windows reflects the three-part division of the lower floor windows, but are more baroque in character with curving and elliptical glazing bars and arched tops accented with console keystones.

The building's first floor contains gallery spaces, a great hall, administrative offices, conference room, storage rooms, restroom, and other support space. The second level (mezzanine) contains gallery space, a library, and storage areas. The basement level contains the majority of the mechanical and electrical equipment and piping distribution, as well as storage areas, public restrooms, and a carpentry shop.

In addition to being a Milwaukee County designated Landmark and a City of Milwaukee locally designated historic property, the Milwaukee County Historical Society Museum (Historical Center) is also listed on the State of Wisconsin and National Registers of Historic Places.

In 1989, Milwaukee County conducted a limited repair and restoration of the building's exterior façade. Work consisted of removal and replacement of loose mortar, the patching of cracked stones, the replacement of flashings, and the installation of a metal panel system over the inside face of the brick parapet walls.

In 2004, Milwaukee County undertook the restoration of the building's exterior cast iron windows and from 2006 to 2011 Milwaukee County undertook restoration and renovations of the building's interior. While the interior renovation were under construction the existing built-up roof was replaced with an EPDM membrane. During the roof replacement the façade parapet, entablature, and engaged column capitals were inspected. Areas of deterioration, cracking, delamination, spalling, and efflorescence were noted. Loose stone and material from the prior restoration that were in danger of falling were removed.

In 2012, additional stones, on the upper façade, were discovered to have fractured and come loose. A re-inspection of the upper façade was undertaken and loose stone was removed. The upper façade, entablature and parapet, has been wrapped in safety netting and structural shoring has been installed to prevent the falling of any loose stone. The netting and shoring will remain in place until the façade restoration begins.

In March of 2014, a report was completed by Uihlein/ Wilson Architects titled "Exterior Renovation Investigative Study". This report was necessitated by the unstable conditions of the balustrade and cornice masonry assemblies of the Milwaukee County Historical Society building. This report was a detailed investigative study which provides a conceptualized restoration plan. This plan is the basis for this RFQ's scope of work.

4.0 General Project Description

The project scope related to this RFQ will be the construction work for the exterior renovation and exterior grates restoration at the Milwaukee County Historical Society Museum (Historical Center) building. The work will ultimately include, and possibly not be limited to the recommendations identified in the Uihlein/ Wilson Architects report titled "Exterior Renovation Investigative Study" and dated March 2014.

Work is anticipated to consist of the complete restoration of the balustrade, cornice, cartouche and façade Indiana limestone cladding. Probable work will generally include, but not be limited to:

1. Deconstruction and reinstallation of the balustrade piers and parapet balustrade railings, cartouche, balusters, coping, and sill stones.
2. Deconstruction and reinstallation of the cartouche, entablature, parapet.
3. Renovation of cornice gutter edge by removal of damaged stone and replaced by stone Dutchman with stainless steel straps, around entire building cornice perimeter.
4. Replacement of existing carbon steel anchor pins with stainless steel anchor pins. Provide new pin and strap anchors for miscellaneous stone pieces.
5. Replacement of deteriorating masonry joints.
6. Replacement of broken, cracked, or missing stones. Work includes fabrication of replacement stone pieces to match original configurations.
7. Provide new alloy-copper flashings, gutter and thru-wall drains.
8. Limestone repairs in the façade include: spalls, cracked units and failed mortar joints.

Additionally, the scope of work for this project will include the repair and restoration of all window well grates. Probable work will generally include, but not be limited to: securing and the weldment of existing loose pieces of grating, replacement of missing or deteriorated pieces of grating, replacement of missing or repair of deteriorated bearing surfaces and latches.

5.0 Quality Assurance

1. Contractor, Project Manager, Superintendent and Installers must be experienced in HISTORIC RESTORATION work using methods and standards that are consistent with the Uihlein/ Wilson Architects report titled "Exterior Renovation Investigative Study" and the U.S. Secretary of Interiors Standards for Rehabilitation.
2. In the response to this RFQ, provide detailed information concerning the number of years in business of providing construction work as necessary for this project (minimum of 15 years). Provide the total dollar amount of the HISTORIC RESTORATION contracts completed by your company for each of the last three years.
3. Provide detailed information concerning experience with managing and executing similar building HISTORIC RESTORATION projects employing workers skilled in restoration process and operations necessary for the work described in the Uihlein/ Wilson Architects report titled "Exterior Renovation Investigative Study". Submit minimum three projects (five maximum) valued at a minimum of \$2,000,000 each, within the last 5 years.
4. List the name of the project manager and superintendent that will be in charge of this project. Provide detailed information concerning the experience of both individuals with managing building HISTORIC RESTORATION projects (2 projects valued at \$2,000,000 within the last 5 years).
5. If either project manager and/or superintendent were not employed by your firm for at least 5 years, provide a complete employment history showing names of employers, persons to contact and telephone numbers from the last 5 years. Also provide two references (Owner and Architect) with telephone numbers and contact persons from a minimum of two projects to verify Owner and Architects performance with their performance.
6. Project Manager nor Superintendent shall not be changed during project except for causes beyond the control of the Contractor. In the event the Project Manager and/or Superintendent must be changed during the Project, complete qualifications information as delineated above shall be submitted to the County and Architect for review. All changes of the Project Manager and/or Superintendent must be approved by the County in writing.

6.0 Project Time Table

1. The conceptual schedule shown below is based on the release of the Request for Qualification through completion of Construction. Construction schedule is as outlined in the Uihlein/ Wilson Architects report titled "Exterior Renovation Investigative Study" dated March 2014.

a. Request for Qualification (RFQ) Notice	09/06/2016
b. Issue RFQ:	09/06/2016
c. Pre-RFQ Meeting: (3:00pm, at the project site)	09/12/2016
d. RFQ's Due: (2:00pm, AE&ES Office)	09/27/2016
e. Selection Committee selects pool of General Contractors to bid	10/11/2016
f. Bid Project (estimated)	11/08/2016
g. Bid Opening (estimated)	12/06/2016
h. Contract Signed (estimated)	01/10/2017
i. Anticipated Construction Phase Start (estimated)	01/24/2017
j. Anticipated Construction Phase Completion (estimated)	12/2018
2. The Pre-Qualification Meeting is scheduled for **September 12, 2016 at 3:00 P.M.** to be held at the Milwaukee County Historical Society Museum (Historical Center) 910 N. Old World Third Street, Milwaukee, Wisconsin 53203.
3. Additional Site Visits will be scheduled, upon requested, after the Pre-Proposal Meeting.

7.0 Related Work by Others

1. Milwaukee County will provide hazardous material removal if encountered on the project site.

8.0 Responding to this RFQ

The proposal shall conform to the following and provide the information requested in 5.0 Quality Assurance:

1. **Cover:** Include project number and name, project location, contractor's name, address, telephone number, FAX number, e-mail address, proposal date, etc.
2. **Table of Contents:** Include an identification of the material by section and page number.
3. **Letter or Transmittal:** The name and description of the Contractor submitting the RFQ response briefly stating the Contractor's understanding of the construction work to be provided. Contractor shall acknowledge the receipt of any amendments to the RFQ.
4. **Organization Description:** A brief description of the Contractor's company submitting the RFQ response. Include the name, size, legal status (corporation, partnership, etc.), any professional registrations / certifications related to this project, major types of activity. The Contractor's company must be licensed to operate in the State of Wisconsin. Include a copy of current license, certification or registration.
5. **Organization's Experience:** Include a list of similar projects that the organization has participated on in the past five (5) years. Experience in HISTORIC RESTORATION is required. Attach a separate sheet for each project, up to five (5) maximum, giving a brief description of each project and the company's participation.
6. **Project Organization and Staff Experience:** Include an organizational structure of the project team, including the relationship of the sub-contractors to be used for this project. The name of the Project Manager and Superintendent to be assigned to this project. Provide a resume' for the Project Manager and Superintendent involved in the project, and include their name, title and/or duties for the project, relevant professional registrations and certifications, a brief description of related experience as requested in 5.0 Quality Assurance.
7. **Sub-Consultants:** Indicate the names and addresses of any sub-contractors and/or associates proposed to be used in this project. State the capacity they would be used in and the approximate percentage of the total services they would provide. Also state their past HISTORIC RESTORATION experience.
8. **Project Approach:** Provide a description of issues you anticipate in this project and how you propose to overcome them. Discuss how you plan to staff the project to efficiently complete the work effort.
9. **Scheduling:** Provide a bar chart form schedule indicating a sequenced timetable, with relationship, which are necessary to complete the project, based on the schedule provided in this RFQ.
10. **DBE Goals:** Milwaukee County's Community Business Development Partners (CBDP) is responsible for monitoring and enforcing Milwaukee County's Targeted Business Enterprise (TBE) Program for inclusion of small business. Targeted firms include DBE and SBE firms certified under Federal regulations and WBE and MBE certifications from the State of Wisconsin DOA. Participation goals are set for each project and determined by the capacity and availability of firms to perform work included in the project scopes. Prime contractors qualification statements will include examples of past performance for utilization of small business, and proposals for use of certified firms for this project.
11. **Equal Opportunity Employer:** The prime Contractor and all associated sub-contractor(s) must be in compliance with rules and regulations of the Equal Opportunity Employment Commission. Provide a statement that companies will be in compliance throughout the project.
12. **Quality Control:** Submit a construction quality control plan to be performed throughout the project.

9.0 General Requirements

1. Bidders shall follow Milwaukee County Code of Ethics as follows: No person(s) with a personal financial interest in the approval or denial of a Contract being considered by a County department or with an agency funded and regulated by a County department, may make a campaign contribution to any County official who has approval authority over that Contract during its consideration. Contract consideration shall begin when a Contract is submitted directly to a County department or to an agency until the Contract has reached final disposition, including adoption, County Executive action, proceeding on veto (if necessary) or departmental approval.
2. All RFQ respondents should use this RFQ and its attachments as the sole basis for the proposal. The issuance of a written addendum is the only official method through which interpretation, clarification or additional information will be given.
3. Proposals must respond to each component as listed in 5.0 Quality Assurance and 8.0 Responding to this RFQ, in order, as presented and in the form or format as requested. Each response must identify the heading and must respond entirely to each segment without reference to any other part of the RFQ response.
4. The proposal must be submitted in a single bound 8-1/2" x 11" document. Limited use of 11X17 foldout pages is acceptable.
5. Return (7) seven copies of your RFQ response in a single envelope. Envelope must be identified with the submission date, RFQ title, Project Number, and Name and Address of the submitting party. Envelopes which are not properly identified or received after the time and date noted above will be rejected.
6. All costs attributed to preparing a RFQ response, attending the pre-proposal meeting, attending a selection interview, if required, or supplying additional information requested by Milwaukee County, is the sole responsibility of the submitting party. Material submitted will not be returned
7. It will be the intent to use the Milwaukee County Contractor's Agreement as the Owner/Contractor contract agreement when the project moves into the construction phase.

Please return your response to this RFQ no later than **2:00 P.M. on, September 27, 2016** to:

DAS Facilities Management Division, AE&ES
633 W. Wisconsin Ave., Suite 1002
Milwaukee, WI 53203
Attn: William J. Banach, NCARB, LEED AP
Telephone: (414) 278-4854
Email: william.banach@milwaukeecountywi.gov

Please direct any questions regarding this RFQ to me at the above address or email address.

Sincerely,
William J. Banach, NCARB, LEED AP
Milwaukee County | DAS - FM - AE&ES

Attachments :

1. thru 3. Historical Society Museum (Historical Center) Vicinity Map, Location Map, Site Plan.
4. thru 6. Historical Society Museum (Historical Center) Photos.
4. 2014 Executive Report – Exterior Renovation Investigative Study
5. 1913 Second Ward Savings Bank (incomplete) Drawings.
6. 1989 Exterior Wall Renovation Drawings.
7. 2004 Cast Iron Window Restoration Drawings.

NOTE! PHOTOS ARE PRIOR TO SELECTIVE DEMOLITION AND SAFETY NET INSTALLATION.

cc: G. High, MC-DAS-FM-AE&ES W. Banach, MC-DAS-FM-AE&ES D. Zins, Uihlein Wilson
P. Montalto, MC-DAS-FM-AE&ES R. Bryant, MC-Historical Society D. Uihlein, Uihlein Wilson