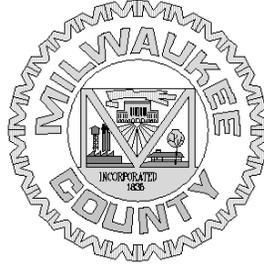


MILWAUKEE COUNTY



Department of Administrative Services

**Airport Engineering
General Mitchell International Airport
5300 South Howell Ave.
Milwaukee, Wisconsin 53207**

**REQUEST FOR PROPOSAL
FOR**

GMIA Skywalk and Stair Tower Glazing Repairs

PROJECT NO. A196-16000

October 2015

MILWAUKEE COUNTY'S



G E N E R A L
MITCHELL
INTERNATIONAL AIRPORT

To All Interested Consultants

Project: GMIA Skywalk and Stair Tower Glazing Repairs

Project No.: A196-16000

Subject: REQUEST FOR PROPOSAL (R.F.P.)

Milwaukee County Department of Administrative Services is requesting proposals for professional consulting services for the preparation of bidding documents for the repair of two aging skywalks and associated building infrastructure at General Mitchell International Airport (GMIA) in Milwaukee WI. The project background and scope is attached.

Milwaukee County seeks to implement financially feasible, technologically sound strategies to conserve energy and surpass current norms for water conservation, waste management/recycling and the quality of the environment, while maintaining the safety of residents in adjoining neighborhoods. The County requires that these priorities be considered in the design of this project where applicable.

There is a minimum 25% DBE goal for this project. Proposals should describe how the Consultant will meet this requirement by including a completed DBE-14 form with their proposal.

I. BACKGROUND

GMIA constructed two skywalks connecting a parking structure to the main terminal of GMIA in 1981. The skywalk bridges span over the baggage claim and passenger pickup roadway. The skywalks are located at the north and south end of the main terminal. The north skywalk is a mirror image of the south skywalk. At the west end of each skywalk is an elevator lobby tower that connects to each floor of the parking garage. Each skywalk bridge consists of two levels. The lower level of the skywalk bridge connects the elevator tower lobby at the third floor of the parking garage to the upper level of the main terminal. The upper level of the skywalk bridge connects the fifth floor elevator lobby of the parking garage to the elevator tower above the main level of the terminal.

Each level of the bridge consists of two, five foot deep girders spanning approximately eighty feet to the concrete framed elevator lobbies at each end. The twenty foot wide bridge decks are constructed of twelve inch deep steel stringers spanning between the girders with a six inch concrete deck. The exterior walls are an aluminum curtain wall system. The six inch deep I vertical mullions are spaced four feet on center and are fastened to the concrete floor slab at each level. Horizontal mullions are located at the soffit line at seven inches above each floor and at three foot eight inches above each floor. Additional horizontal mullions are located above and below the hopper type windows throughout the north and south elevations. The roof over the fifth level is a sloped glazing with six inch I members supported by the wall system vertical mullions.

The stair towers at the west end of each of the skywalks have a floor at each of the parking structure levels. The structure is concrete framed columns and beams with a concrete floor slab. The exterior façade is a six inch deep tube curtain wall system supported on the foundation wall and spanning between floor slabs. Vertical expansion joint are located between the 3rd and 5th levels.

In 2008 Milwaukee County commissioned Graef Anhalt Shloemer and Associates Inc. (Graef) to study the glazing of both the north and south skyway. This study found a number of issues with the glazing / curtain wall including missing bolts, leaking flashing and joints, deteriorated plaster, etc.(See Appendix A: General Mitchell International Airport – Skywalk and Stair Tower Glazing Examination Report, November 14, 2008).

In 2015 GMIA completed reconstruction of the baggage claim area. Leaking from the skywalks continue to damage areas within the baggage claim.

Milwaukee County has identified funding in the 2016 budget for repairs of the skyways and stair towers. The selected consultant can expect to begin work on or near January 8th.

II. GENERAL PROJECT DESCRIPTION

The consultant will develop bid documents to replace the glazing, curtain wall, and other deteriorated infrastructure related to both skywalks and stair towers.

III. SCOPE OF CONSULTANT SERVICES

The successful consultant shall provide all services as specified per the standard terms and conditions of the Milwaukee County Department of Administrative Services Consultant Agreement for Professional Services (Type C).

1. GENERAL REQUIREMENTS

The consultant will develop bid documents to replace the glazing, curtain wall, and other deteriorated infrastructure related to both skywalks and stair towers (skywalks).

The parking structure, terminal and other areas of the airport will remain in operation during all repair work. The consultant shall plan to minimize the disturbance to the airport operations.

The coordination and direction of the consultant is through the Airport Engineering Unit of the Milwaukee County Department of Administrative Services.

BASIC SERVICES

Task 1 – Existing Assessment

- Meet with GMIA staff and other stakeholders to review project goals.
- Review prior design plans, reports, and other information as needed to become thoroughly familiar with the existing skywalks and the skywalk repair needs.
- Inspect the existing structure to confirm findings of the Graef report and to ascertain other repairs needed to fully rehabilitate the skywalk. The inspection shall include an investigation into flooding / leaking issues, problems with the skywalk connections to the terminal building, and other investigations necessary to have a complete understanding of the project. Note that the design work shall also include repairs to areas damaged as a result of leaking and other issues related to the skywalk.

Task 2 – Hazmat

- GMIA will provide the selected consultant with hazmat inspection results early in the project.
- The consultant shall incorporate hazardous material remediation as part of the project design plans.

Task 3 – Pre Design Study

- Provide a high level review of no less than three repair options including preliminary cost estimates.
 - One option shall include the complete removal of the 5th floor level of the skywalk and associated infrastructure, relocating any needed infrastructure to the 3rd floor level and adding a roof to the 3rd floor level.
 - One option shall include a restoration that aesthetically closely matches the existing structure.
- GMIA will work with the consultant to review the options presented and select the option for full design.

Task 4 – Design and Bid Package

- Design skywalk repairs and provide a detailed bid package including plans and technical specifications.
 - Plan to keep one skywalk open and operational at all times.
 - Include pedestrian detour plans, detour signage requirements, etc.
 - Minimize disruption to the pickup / drop off roadway.
 - Identify and plan for any road and lane closure requirements, restrictions, signage modifications, etc.
 - Minimize the disruption to the baggage claim area.
 - Minimize impacts to the terminal, parking operations and other airport operations.
 - Identify major construction equipment needs that may result in a conflict with airport operations. Assist GMIA in coordination with the FAA regarding any conflicts.
 - i.e. airport height restrictions.
- Provide a gantt type schedule with identification of critical path items.
- The project specifications shall include a quality control plan.
- Identify and apply for any required regulatory permits and plan reviews. GMIA will pay any permitting and plan review fees directly to the agency. The construction contractor is responsible for permits required for construction.
- Provide regular project updates on the status of the design work.
- Provide 50% complete plans and technical specifications and engineers cost estimate for review.
- Provide 75% complete plans and technical specifications and engineers cost estimate for review.
- Provide 100% complete plans and technical specifications and engineers cost estimate.

Task 5 – Limited Construction Coordination

GMIA Engineering staff will provide day-to-day construction coordination and inspection for this project. Listed below are consultant requirements related to construction coordination.

- Review for approval and/or comment any submittals required.
- Review and comment on submitted RFI's. Additional design work required to address RFI's shall be paid for through allowance or other means.

- Review and comment on any requested contract modifications, requests for change orders or allowance use.
- Prepare any required construction bulletins.
- Review contractor pay applications for approval.
- Attend regular project meetings throughout construction.
- Visit the site to attend the pre-construction meeting, punch list meeting and to review contractor work as requested by Milwaukee County.

Task 6 – As built

- Provide as-build drawings of the repairs completed.

2. QUALITY CONTROL

Milwaukee County reserves the right to request partial or full reimbursement from consultants for change orders resulting from errors and omissions in the services they are contracted to provide.

3. PROJECT TIMETABLE

1. October 8, 2015 - Issue Request for Proposal
2. October 13, 2015 – Optional Pre-proposal meeting
3. October 22, 2015 – Proposals Due
4. November 13th, 2015 - Consultant selection notification
5. January 8th, 2016 - Anticipated Contract Execution
 - **NOTE: Consultant work to begin in early January.**
7. March 23th, 2016 – 50% Plans Due
8. April 21st, 2016 - 75% Plans Due
9. May 9th, 2016 – Final Plans and Specifications
10. May 11th, 2016 – Advertise for construction bids.

4. PRE-PROPOSAL MEETING

There is an optional pre-proposal meeting as follows:

9am Tuesday October 13, 2015
 GMIA Administration – Hardie Conference Room
 5300 South Howell Ave
 Milwaukee, WI 53207

Note: Visitors can park in the hourly parking (parking structure). Access the administration offices through Concourse C. Contact Sean Hayes @ 414-747-5422 for access. GMIA will validate your parking.

IV. RELATED WORK BY OTHERS

GMIA will assist in the preparation of the front end section (bidding requirements and division 1) of the construction project manual. GMIA will assemble project manual and print construction documents.

GMIA will contract out the HAZMAT inspection and provide results to the selected consultant.

V. PROPOSAL CONTENT

The proposal shall conform to Milwaukee County's Proposal Preparation, Submission and Evaluation Guidelines (see Attachment 4). The proposal shall include the Consultant Proposal Form (see Attachment 5) and the following information:

Cover: Include project number and name, project location, consultant's name, address, telephone number, FAX number, e-mail address, proposal date, etc.

Table of Contents: Include an identification of the material by section and page number.

Letter or Transmittal: The name and description of the organization submitting the proposal briefly stating the proposer's understanding of the service to be provided.

Organization's Experience: Include a list of similar projects that the organization has participated on in the past five (5) years. Attach a separate sheet for each project, up to five (5) maximum, giving a brief description of each project and the organizations participation.

Project Organization and Staff Experience: Include an organizational structure of the project team, including the relationship of the sub-consultants to be used for this project. The name of the Principal In Charge of this project along with their Professional Registration Number in the State of Wisconsin must be clearly indicated in this section of the proposal, along with the name, occupation and title of the Project Manager who will be in charge of this project. Provide a resume' for each individual involved in the project, and include their name, title and/or duties for the project, professional registration, relevant certifications, a brief description of related experience including time contribution in this capacity to past projects, and qualifications. Provide a description of your staff's experience with sustainable design or related work.

Sub-Consultants: Indicate the names and addresses of any sub-consultants 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 experience in the field.

Project Approach: Provide a description of architectural and engineering problems 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.

Fee Proposal: The fee for this project shall be clearly stated as an actual cost not-to-exceed fee for these services. A dollar amount for reimbursable items as described in the proposal should also be clearly stated.

Constant Effort: Include a spreadsheet/matrix listing the names, classifications, hourly rates and hours to be spent by each required task to complete the project as described in this RFP.

Scheduling: Will be based on contractor schedule. Base proposal on schedule provided in this RFP.

DBE Goals: The Disadvantaged Business Enterprise (DBE) participation goal for this project/contract is 25%.

Quality Control: Submit a contract document quality control plan. Quality control is to be performed by individuals not assigned to the project on an ongoing basis.

Sustainability As part of your proposal, provide examples of which elements of LEED you would consider applicable and appropriate for this project. Limit this to items related to construction and exclude operational plans.

VI. PROPOSAL EVALUATION

See the attached Milwaukee County Proposal Preparation, Submission and Evaluation Guidelines for the evaluation criteria. Proposers must recognize this is not a bid procedure, and a Professional Services agreement will not be awarded solely on the basis of the low fee proposal. Milwaukee County reserves the right to accept or reject any and all proposals, issue addenda, request clarification, waive technicalities, alter the nature and/or scope of the proposed project, request additional submittals, and/or discontinue this process.

VII. GENERAL REQUIREMENTS

1. The successful consultant and/or any contractor affiliated with the prime consultant shall be prohibited from submitting bids in the construction bidding process for this project.
2. Selected Consultant 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.
3. The successful consultant must be an Equal Opportunity Employer.
4. The proposal shall conform to all attached documents. All proposals should use this RFP and its attachments as the sole basis for the proposal. The issuance of a written addendum are the only official method through which interpretation, clarification or additional information will be given. Only written responses to questions shall be official. The County reserves the right to not respond to questions submitted less than two working days prior to RFP due date.
5. All costs for preparing a proposal, attending the 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.
6. The proposal must be submitted in a single bound 8-1/2" x 11" document.
7. All materials submitted with the consultants proposals shall become property of Milwaukee County.
8. With the signing and submission of a statement or proposal the submitting consultant certifies that the standard terms and conditions of the Agreement for Professional Services (that will be used to contract with the selected consultant) has been read and understood and that the submitting consultant is ready, willing and able to sign the agreement when requested without making any substantive changes.

Please return six (6) hard copies of your proposal no later than **4P.M. on October 22st, 2015**, to

Sean Hayes, P.E.
Airport Engineering
General Mitchell International Airport
5300 South Howell Ave.
Milwaukee, WI 53207
Phone: 414-747-5722
shayes@mitchellairport.com

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

Sincerely,

Sean Hayes, P.E.
Project Manager

Attachments:

- Attachment 1: Project Vicinity Map
- Attachment 2: Site Map
- Attachment 3: Sample Consulting Contract
- Attachment 4: Proposal Preparation, Submission and Evaluation Guidelines
- Attachment 5: Consultant Proposal Form
- Attachment 6: Disadvantaged Business Enterprise (DBE) Instructions and Forms

Appendices:

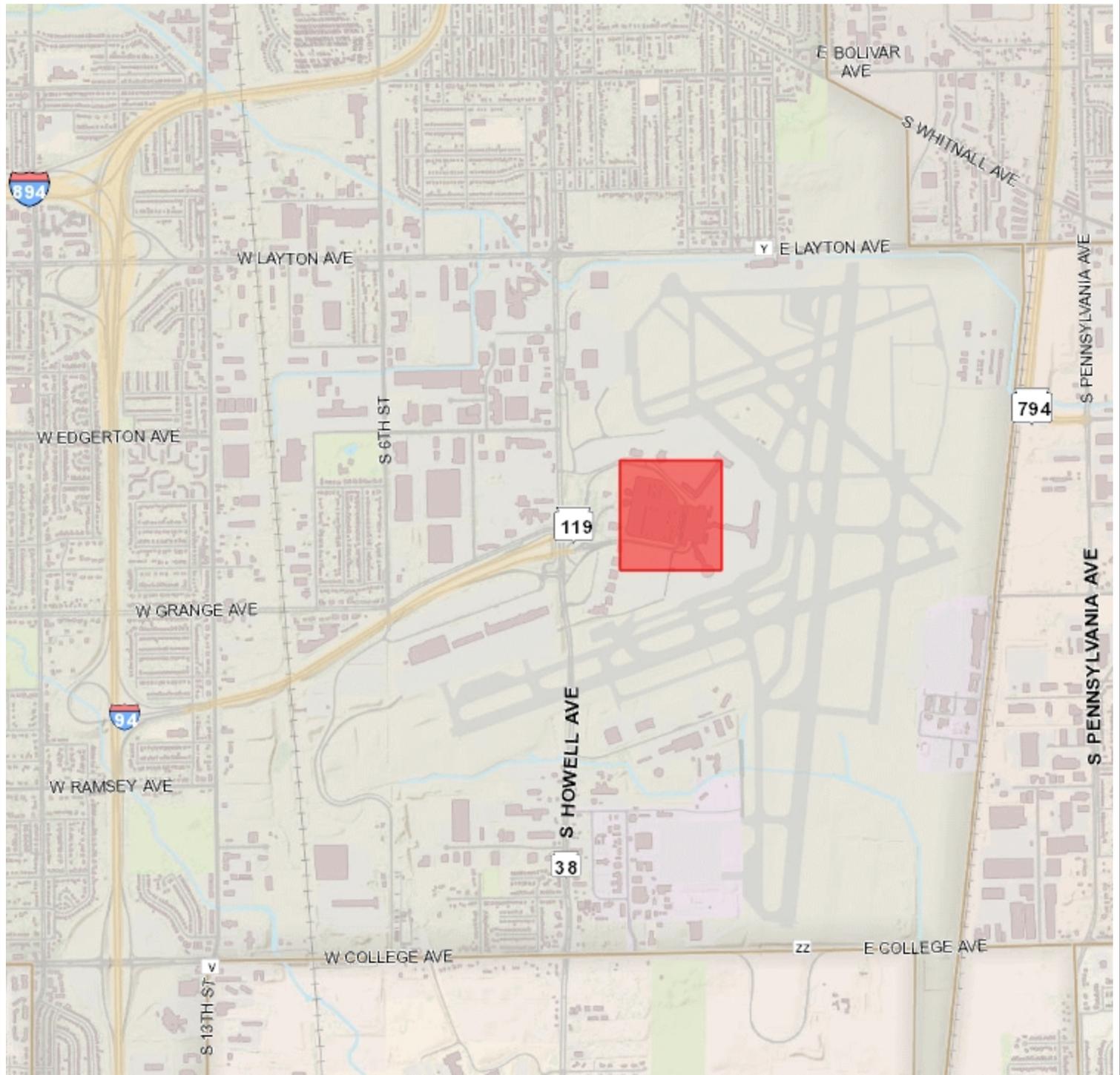
- Appendix A – General Mitchell International Airport – Skywalk and Stair Tower Glazing Examination Report, November 14, 2008
- Appendix B – Example Skywalk Design Plans - 1976

cc: G. High, DAS-FM J. Zsebe, GMIA
G. Drent, DAS-FM M. Phillips, CDBP

ATTACHMENT 1
PROJECT VICINITY MAP



Attachment 1: Project Vicinity Map



Projection
NAD_1927_StatePlane_Wisconsin
South_FIPS_4803

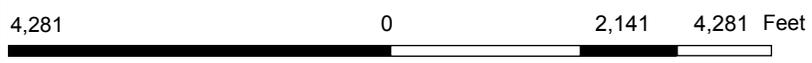
Notes

Legend 1 : 25,688

- County Boundary
- Streets
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71
- Transportation Poly
- Bridge Structure

THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLIS

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.



ATTACHMENT 2
PROJECT LOCATION MAP



Attachment 2: Site Map



Projection
NAD_1927_StatePlane_Wisconsin
South_FIPS_4803

Notes

Legend 1: 2,876

THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLIS

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- Tax Parcels
- Plat of Survey
- FORECLOSURE
- Subdivision Docs
- Condo Docs
- CSM Docs
- 2013 ACUPLUS
- Red: Band_1
- Green: Band_2
- Blue: Band_3

ATTACHMENT 3

MILWAUKEE COUNTY DEPARTMENT OF ADMINISTRATIVE SERVICES
(TYPE A, B, C, D or E) STANDARD AGREEMENT

MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES
FACILITIES MANAGEMENT DIVISION
CONSULTANT AGREEMENT
FOR
PROFESSIONAL SERVICES

Compensation Based on
"Not-To-Exceed" Sum and
Individual "Direct Salary Rates/Hour"
(Without Outside Construction Manager)

Type "C" Agreement

PROJECT TITLE: _____

PROJECT LOCATION: _____

PROJECT NO: _____

Agency _____ Org. No. _____ Object No. _____

Project Code _____ Activity _____ Function _____

Category _____

Consultant Firm: _____

Address: _____

(City) (State) (Zip Code)

Phone No. _____ Fax No. _____

E-Mail _____

Type of Services: _____

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ATTACHMENTS:

Pages

A - SCOPE OF PROJECT (BY OWNER)	A-1 TO A-__
B - MANPOWER, DIRECT SALARY RATE AND OVERHEAD & PROFIT FACTOR SCHEDULE (BY PRIME CONSULTANT & SUBCONSULTANTS).....	B-1 TO B-2
C - GUIDELINES FOR REIMBURSABLE EXPENSES (BY OWNER).....	C-1 TO C-2
D - CONSULTANT INVOICE FORMS (FORMS D-1, 2 & 3 - BY OWNER; FOR "FORMAT" ONLY)	D-1 TO D-3
E - INSURANCE CERTIFICATES & PROOF OF FINANCIAL	

RESPONSIBILITY (BY CONSULTANT & SUBCONSULTANTS).....E

F - MILWAUKEE COUNTY "DBE" UTILIZATION FORMS
(BY PRIME CONSULTANT)..... F-1 TO F-6

G - COST & SCHEDULING SYSTEM REQUIREMENTS (BY OWNER) G

H - RECORD DOCUMENTS (BY OWNER)H-1 TO H-4

I - COMPLETE LISTING OF SUBCONSULTANTS
(BY PRIME CONSULTANT)..... I

J - SUBCONSULTANT COMPLIANCE CERTIFICATION
(BY EACH SUBCONSULTANT)..... J

K - CONSULTANT AGREEMENT CLOSEOUT CHECKLIST K-1 TO K-2

L - SIGNATURE PAGE L

THIS AGREEMENT, entered into this _____ day of _____ 20_____, by and between MILWAUKEE COUNTY (hereinafter referred to as "MILWAUKEE COUNTY" or "OWNER") and

_____ (hereinafter referred to "CONSULTANT"), is subject to the following conditions.

1. GENERAL CONSULTANT

1.1 The CONSULTANT shall provide Professional Architectural and/or Engineering Services for the various phases of the Project, as may be authorized, in accordance with the terms and conditions of this Agreement.

1.2 The CONSULTANT shall designate in the space provided below one principal of the firm responsible to OWNER and available to answer questions, make decisions, and bear full responsibility for the Project.

_____ is the designated principal.

2. PROJECT SCOPE

2.1 Work within the scope of this Agreement shall include the tasks and objectives set forth in the OWNER's Request for Proposal ("RFP"), which is incorporated herein by reference, the CONSULTANT's Scope of Work (see **Attachment "A"**), and any Addenda, on a Not-to-Exceed Sum Basis with Reimbursable Expense if required as outlined in this Agreement.

2.1.1 CONSULTANT shall perform professional consulting services for OWNER when and as directed by OWNER and shall respond to OWNER inquiries within forty-eight (48) hours.

2.1.2 OWNER's desired completion dates for critical items: (refer to Paragraph 3.8 Performance Time)

- .1** Programming and Master Plan _____
- .2** Schematic Design _____
- .3** Design Development _____
- .4** Contract Documents _____
- .5** Bid Opening _____
- .6** Construction Start _____
- .7** Substantial Completion/Occupancy _____
- .8** _____
- .9** _____
- .10** _____

3. BASIC SERVICES

Services shall be furnished by the CONSULTANT for performance of the following as may be requested in the RFP and the Scope of Work. Basic Services shall include all work described herein except as more specifically described, required, added, or modified by the RFP, Scope of Work and Addenda.

3.1 Programming and/or Master Plan Phase

3.1.1 From interviews, research, and study of the OWNER's needs, the CONSULTANT shall prepare a program and an Estimate of Probable Construction Costs for the Project. Elements of the program shall include a full description of each of the following:

- .1 Exterior and interior functional areas and spaces of the Project, with technical and equipment requirements on each;
- .2 Comparisons between existing and proposed facilities and systems;
- .3 Diagrams to describe proposed circulation and relationships between functional areas and departments;
- .4 Descriptions of provisions for future changes and growth;
- .5 Narrative of the rationale for proposed program and prioritized options to maintain Project budget.

3.1.2 Upon completion of the Programming Phase documents, the CONSULTANT shall submit three (3) copies of drafts of same for review.

3.1.3 After review, the CONSULTANT shall incorporate necessary corrections and additions into the final report and submit three (3) copies to OWNER for approval.

3.2 Schematic Design Phase

3.2.1 Based upon the approved written program and budget, the CONSULTANT shall further examine the site and existing facilities, study existing conditions, and, based on the programmed analysis of OWNER's requirements, prepare studies and drawings of suggested solutions, outline suggested construction materials and systems, and submit recommendations for approval by OWNER.

3.2.2 The CONSULTANT shall prepare drawings and other exhibits which are conceptual in character and closely follow the program developed and accepted in the Programming Phase.

3.2.3 The CONSULTANT shall incorporate in these schemes conceptual building plans, preliminary sections and elevations, influence of site, selection of building systems and materials, and show approximate dimensions, areas and volumes.

3.2.4 The CONSULTANT shall submit an Estimate of Probable Construction Costs upon which OWNER can evaluate the Project and determine whether to proceed with the Design Development Phase.

3.2.5 The CONSULTANT shall submit three (3) copies of the Schematic Design Phase documents for review.

3.3 Design Development Phase

3.3.1 After receiving approval of the Schematic Design Phase submittal, the CONSULTANT shall develop design and prepare drawings and other documents to fix and describe the size and character of the entire Project as to site work, architectural, structural, mechanical, and electrical systems, equipment, construction materials, and such other essentials as may be appropriate, including functional and operational aspects of facilities.

3.3.2 The CONSULTANT shall design the Project in compliance with applicable federal, state, and local codes, ordinances and regulations, and with requirements or service rules of utilities having jurisdiction.

3.3.3 The CONSULTANT shall provide revised Estimate of Probable Construction Costs provided during Schematic Design Phase.

3.3.4 The CONSULTANT shall submit three (3) copies of the Design Development Phase documents for review.

3.4 Contract Documents Phase

3.4.1 After receiving approval of Design Development Phase submittal, the CONSULTANT shall prepare drawings and specifications for bidding and construction purposes, including what testing, warranties and guarantees are required of the parts and systems. When documents are approximately eighty percent (80%) complete, the CONSULTANT shall submit three (3) copies to OWNER for review and comments.

3.4.2 When the documents are one hundred percent (100%) complete, the CONSULTANT shall submit three (3) copies to OWNER for approval of completed Bidding Documents and an updated Estimate of Probable Construction Costs.

3.4.3 The CONSULTANT shall conform to OWNER's current standard formats on file in Architecture, Engineering and Environmental Services Section of the Facilities Management Division of Milwaukee County Department of Administrative Services, 2711 West Wells Street, 2nd Floor, Milwaukee, Wisconsin 53208.

3.4.4 After the one hundred percent (100%) complete bidding documents have been approved by OWNER, the CONSULTANT shall submit one (1) signed, stamped original set of Bidding Documents suitable for use in reproducing document sets for distribution during the bid process, unless otherwise specified in the Agreement.

3.5 Bidding Phase

3.5.1 OWNER will make Contract Documents available to Bidders. OWNER will determine cost and other terms. OWNER will direct bidding of Contracts (informal, formal, multiple or single prime construction contracts).

3.5.2 CONSULTANT shall:

- .1 Coordinate with OWNER for Advertisement of Bids. OWNER will prepare and place Advertisement of Bids.
- .2 Make application for required plan approvals. Pay local and state Examination Fees and be reimbursed at cost (fee for General Building Permit to be paid by Contractor).
- .3 Prepare necessary Addenda copies for distribution required to amend or clarify Bidding Documents. Complete Addenda so Bidders have access to them at least five (5) working days prior to bid opening. OWNER will mail out Addenda copies if they are delivered no later than seven (7) working days prior to bid opening.
- .4 Conduct a pre-bid conference, log attendance, tour site and take minutes of the conference, with one (1) copy to OWNER.
- .5 Review bids for conformance with bidding requirements. Make recommendations as to award of contract(s).

3.5.3 If the low acceptable bid total received exceeds by five percent (5%) the Estimate of Probable Construction Costs submitted prior to bidding, the CONSULTANT shall revise the Bidding Documents, and rebid the project at no additional cost to OWNER.

3.6 Construction Phase

- 3.6.1** The CONSULTANT shall provide clarifications necessary for construction; review and approve shop drawings and other submittals; coordinate colors and materials with OWNER as defined in the Contract Documents.
- 3.6.2** The CONSULTANT shall provide administration; coordination and on-site observation of the work in compliance with Wis. Stats. Chapter 443; confirm compliance with Contract Documents; determine quality and acceptability of materials provided and interpret Contract Documents; observe required tests; make recommendations regarding Change Orders and payments to contractors; and make recommendations as to Substantial Completion and final acceptance of the Project.
- 3.6.3** The CONSULTANT shall issue a Construction Bulletin ("CB") in response to all Requests for Information ("RFIs") estimated to impact the construction contract dollar amount by more than \$5,000.00. A CB may be required on a case-by-case basis by the OWNER for RFIs estimated to impact the construction contract dollar amount by less than \$5,000.00.
- 3.6.4** The number of additional CONSULTANT visits to site shall be as stated in the RFP.
- 3.6.5** The CONSULTANT shall not have authority over or responsibility for means, methods, techniques, sequences or procedures of construction selected by contractor(s) for safety precautions and programs incident to the work of contractor(s) or for the failure of contractor(s) to comply with laws, rules or regulations, ordinances, codes, or orders applicable to contractor(s) furnishing and performing work.

3.7 General Consultant Services

CONSULTANT services applicable to the above phases include the following:

- 3.7.1** Conferences with OWNER, Users, Prime Contractors and subcontractors required to review and resolve questions regarding the Project.
- 3.7.2** When requested by OWNER, the CONSULTANT shall attend presentations and appearances before public bodies with OWNER to discuss details, to comment, to recommend, to give progress reports, and to obtain approvals.
- 3.7.3 Cost Control:** The budget established by the OWNER for the construction of the Project and CONSULTANT fee shall be considered as absolute. The CONSULTANT shall advise OWNER in writing of the following:
 - .1** If directives or actions of OWNER increase the scope or cost of the Project or are considered by CONSULTANT to constitute Additional Services under this Agreement.
 - .2** If CONSULTANT becomes aware that current market conditions have changed sufficiently to preclude construction within the limits of the approved budget.
- 3.7.4** The CONSULTANT shall recommend to OWNER the obtaining of such investigations, surveys, tests, analyses, and reports as may be necessary for proper execution of CONSULTANT's services.
- 3.7.5** CONSULTANT shall comply with Wisconsin Laws pertaining to registered architects and engineers, and federal, state, and local laws, codes, and regulations relating to responsibilities in design and administration of this Agreement.

3.8 Performance Time

The CONSULTANT shall complete the following time schedule for the performance of CONSULTANT's services:

- .1 Programming and/or Master Plan Phase _____
- .2 Schematic Design Phase _____
- .3 Design Development Phase _____
- .4 Contract Document Phase _____

The schedule shall show each phase of the Project in working days, including review times, and, if required, sub-schedules to define critical portions of schedule. The schedule shall be mutually acceptable to CONSULTANT and OWNER and, at a minimum, shall be consistent with the completion dates included in Paragraph 2.1.2.

3.9 Record Documents

See **Attachment "H"**.

3.10 Subconsultant Services

Should CONSULTANT find it necessary or advisable to employ subconsultants for performing services under this Agreement, the following shall apply:

3.10.1 CONSULTANT shall:

- .1 Be responsible for services performed by any subconsultants under this Agreement.
- .2 Be compensated for the cost of any subconsultants as provided under Payments (subconsultant compensation is included in the overall basic compensation total).

3.10.2 Subconsultants employed shall be engaged in conformance with the following:

- .1 Obtain OWNER's written approval for the hiring of each proposed subconsultant to be used in performance of the contractual obligations under this Agreement. Milwaukee County's Project Manager will indicate such approval and/or rejection on **Attachment "I"**.
- .2 Within five (5) days of the above approval, subconsultant shall execute **Attachment "J"**, binding subconsultant to the terms and conditions of this Agreement including the Audit and Inspection of Records requirements.
- .3 Milwaukee County will not approve as a subconsultant a person connected with a firm manufacturing, selling, or installing material or equipment that is or may be included in Project.
- .4 Approved subconsultants shall also complete **Attachment "B"** (Manpower, Direct Salary Rate and Overhead & Profit Factor Schedule) for potential additional services to be requested at a later date.

3.10.3 Unless otherwise approved by OWNER, CONSULTANT shall not employ subconsultants within the CONSULTANT's specialties, i.e. architectural design for architects, electrical for electrical engineers, HVAC for HVAC engineers, etc.

3.10.4 Fees for subconsultants shall be compensated by OWNER as billed to CONSULTANT (there shall be no mark up for costs/fees billed by subconsultants).

3.11 Additional Services

Based on hourly service rates (see **Attachment "B"**).

Services described in this Section are not included in Basic Services, and shall be paid by OWNER in addition to compensation for Basic Services. The services described under this Section shall only be provided if authorized in writing by the OWNER following a mutual agreement of the scope of the additional services and negotiation of a fair and reasonable actual cost "not-to exceed" fee.

- 3.11.1** If OWNER and CONSULTANT agree that the performance of this Agreement requires representation at the construction site in addition to that described in Paragraph 3.6.2, then CONSULTANT shall provide one or more Project Representatives to assist in carrying out of such additional on-site responsibilities.
- .1 Through the observations by such Project Representatives, the CONSULTANT shall endeavor to provide further protection for OWNER against defects and deficiencies in work, but furnishing such project representation shall not modify rights, responsibilities or obligations of CONSULTANT as described elsewhere in this Agreement.
- 3.11.2** Making revisions in Drawings, Specifications or other documents when such revisions are:
- .1 The result of a change by OWNER from a previous instruction or approval given by the OWNER, including revisions made necessary by adjustments in OWNER's program or Project budget;
 - .2 Required by enactment or revision of codes, laws or regulations subsequent to preparation of such documents; or
 - .3 Due to changes required as a result of OWNER's failure to render decisions in a timely manner.
- 3.11.3** Providing services required because of significant changes in the Project including, but not limited to, size, quality, complexity, OWNER's schedule or method of bidding and contracting for construction.
- 3.11.4** Providing consultation concerning replacement of work damaged by fire or other cause during construction, and furnishing services required in connection with the replacement of such work.
- 3.11.5** Providing services made necessary by the default of a contractor, by major defects or deficiencies in the work of a contractor, or by the failure of performance of either the OWNER or a contractor under contract for construction.
- 3.11.6** Providing services in connection with a public hearing, arbitration proceeding or legal proceeding except where CONSULTANT is party thereto or as exempted by Paragraph 4.3.1.
- 3.11.7** Providing services to apply for and obtain code variances, if necessary.
- 3.11.8** Provide an inventory and placement of OWNER's existing furniture and equipment.
- 3.11.9** Providing other services as requested by the OWNER.

3.12 Reimbursable Expenses

See **Attachment "C"** for specific description of reimbursable expenses. Reimbursable expenses are limited to those not included in the CONSULTANTS and/or subconsultants' "Overhead Factor".

- 3.12.1** The allowance for all reimbursables for the project shall not exceed _____ Dollars (\$ _____)

4. COMPENSATION (applicable to both CONSULTANT and subconsultants)

CONSULTANT compensation for services shall be based on the following terms and conditions:

4.1 The Basic Services Compensation Total for the project for the CONSULTANT including all subconsultants shall be the "Not-To-Exceed" sum of _____ Dollars (\$ _____) on the basis of hourly rates set forth in Paragraph 4.2.

4.2 Additional Services Rate Itemization

The form on which the Additional Services Rate Itemization is reported and approved is included as **Attachment "B"** (by CONSULTANT and subconsultants).

On **Attachment "B"** list staff by name, including clerical staff, who will be assigned to the Project.

"Overhead Rate" (Overhead Factor less profit) contained within the Overhead Factor submitted by CONSULTANT and each subconsultant shall be Federal Acquisition Regulation ("FAR") (48 CFR 1-31) audit certified. Provide a copy of the most recent auditor's report for each rate.

If CONSULTANT or subconsultant does not possess a FAR audit certified rate then each shall submit as **Attachment "B-2"** their proposed rate, for the fiscal year, with identification of the accounting method used and certification that the proposed rate contains only those indirect costs proper and appropriate for the type of professional services sought by this Agreement. It is understood and agreed that no direct charge will be made for labor or expenses included in the Overhead Factor.

"Overhead Factor" and the "Principal's Flat Rate" shall include but are not limited to reimbursement of the following:

- Social Security
- Vacation, Holiday & Sick Pay
- Pension & Personal Insurance Plans
- Local Telephone & Fax Service
- Insurance
- Postage & Shipping (see "C-2")
- Taxes
- Office & Drafting Supplies
- Repairs & Maintenance
- Selling Expense
- Office Rental
- General Advertising
- Office Utilities
- General Office Expenses
- Dues & Subscriptions
- Profit
- Registration Fees
- Legal & Accounting Expenses
- Auto Expenses, Parking
- Travel costs to locations within a
100-mile radius of Milwaukee
- Meals
- Use of Cadd Equipment and Systems
(Including drawing plots)
- Miscellaneous Overhead

For personnel changes during the term of this Agreement submit a new **Attachment "B-1"** within sixty (60) days of adding or deleting staff used or permanent classification changes. In case of added personnel or classification changes, the new "Direct Salary Rate/Hour" will not increase more than 10 percent (10%) above the rate previously listed for the specific classification being replaced.

4.3 Payment for Approved Additional Services

If approved Additional Services as set forth in Paragraph 3.11 are performed, CONSULTANT shall be paid for such services and expenses on the basis of hourly rates set forth in Paragraph 4.2. Amounts paid may be in excess of the Basic Compensation.

4.3.1 Non-Reimbursable Costs and Services

If arbitration or court proceedings are brought against OWNER for damages or other relief attributable to the negligent acts of CONSULTANT or defective drawings, specifications, or other Contract Documents for which the CONSULTANT is responsible, CONSULTANT, to the extent CONSULTANT is found responsible, shall assume the defense, bear any related legal expense, and satisfy awards and judgments resulting from such claims. The CONSULTANT shall pay the costs of revisions to drawings or other documents because of errors or omissions on the part of CONSULTANT.

Costs not specifically mentioned in **Attachment "C"**.

5. PAYMENTS

Payments to CONSULTANT for services shall be made as follows:

5.1 Monthly invoices: Attachments "D-1" & "D-2" for "Basic Services Compensation" and Attachments "D-1", "D-2" and "D-3" for approved "Additional Services". All costs submitted on these attachments shall be supported by properly executed payrolls, time records, invoices, contracts or vouchers, or other official documentation evidencing in proper detail the nature and propriety of other accounting documents pertaining in whole or in part to the Agreement. Except for documentation specifically required by the attachments, all other supporting documentation shall not be submitted but shall be clearly identified and readily accessible as specified herein under Section 9, AUDIT AND INSPECTION OF RECORDS.

5.1.1 Bill each individual annual project or requested service separately following the format of OWNER's Attachments "D-1" through "D-3" not more than once monthly or when project CONSULTANT service is complete. Each billing shall be for not less than \$500, except for the final billing for an amount due.

5.2 Monthly Invoices and Retainage

OWNER will make payments to CONSULTANT within thirty (30) days of invoice approval on the basis of monthly billings prepared by the CONSULTANT and approved by the OWNER. Payments will be made on the basis of ninety five percent (95%) of the approved statement. No retainage, however, shall be withheld for reimbursable expenses.

5.3 Progress Payment limitations

Progress payments for basic services shall total no more than the following percentages of total basic compensation payable.

Program and Master Plan	Ten Percent (10%)
Schematic Design	Twenty Five Percent (25%)
Design Development	Forty Percent (40%)
Contract Documents	Seventy Eight Percent (78%)
Bidding	Eighty Two Percent (82%)
Construction Administration	One Hundred Percent (100%)

5.4 Final Payment

5.4.1 Final payment shall be made after the following have been accomplished:

- .1 OWNER is in receipt of CONSULTANT's signed Certification of Substantial Completion (A.I.A. Document G704) in conformance with Contract Documents (for each contract).**
- .2 OWNER is in receipt of "Record Documents".**

- .3 OWNER is in receipt of CONSULTANT's invoice labeled "Final Billing".
- .4 OWNER has determined that CONSULTANT has performed the obligations under this Agreement.

5.4.2 Final payment shall be the release of the five percent (5%) retainage, held by OWNER from partial payments for performance under this Agreement.

5.4.3 Upon notification from OWNER to the CONSULTANT that the obligations under this Agreement have been completed, the CONSULTANT shall within thirty (30) calendar days submit for payment a final invoice for any remaining unpaid charges. Should the CONSULTANT fail to respond within the thirty (30) days, the OWNER will assume no additional charges have been incurred. OWNER will transmit to CONSULTANT notice of termination of this Agreement with a check for any remaining retainage.

6. DISPUTE RESOLUTION

6.1 Claims, disputes and other matters in question between the CONSULTANT and the OWNER arising out of or relating to the Agreement or breach thereof, which cannot be resolved through negotiation between the parties, shall be subject to and decided at the sole discretion of the OWNER, either by the process and procedures set forth in Article 6 of AIA Document B901, Part 1, (1996 edition, not bound herein) Dispute Resolution – Mediation and Arbitration or in a court of law.

6.2 Any mediation or arbitration conducted under this Agreement shall take place in Milwaukee, Wisconsin, unless an alternative location is chosen by mutual agreement of the Parties. The exclusive venue for any cause of action brought in relation to this Agreement shall be Milwaukee County Circuit Court, Milwaukee, Wisconsin.

7. CONSULTANT'S RESPONSIBILITY

7.1 Insurance & Proof of Financial Responsibility for Claims

Purchase and maintain policies of insurance and proof of financial responsibility to cover costs as may arise from claims of tort as respect damage to persons or property and third parties in such coverage and amounts as required and approved by the County Risk Manager. Furnish acceptable proof of such coverage to the County Risk Manager prior to services commenced under this Agreement.

7.1.2 Provide evidence of the following coverage and minimum amounts.

<u>Type of Coverage</u>	<u>Minimum Limits</u>
Wisconsin Workers Compensation	Statutory (Waiver of Subrogation for Workers Comp by Endorsement)
Employers Liability & Disease USL&H and All States Endorsement	\$100,000/\$500,000/\$100,000
General Liability	\$5,000,000 Per Occurrence (name the OWNER as an Additional Insured in the general liability policy by endorsement)
Bodily Injury & Property Damage to include personal injury, fire, legal, products and complete operations Contractual Liability and X, C & U	\$5,000,000 Aggregate
Architects & Engineers Professional Liability &	

Errors & Omissions	\$2,000,000 Per Occurrence
(Refer to paragraph 7.2 for additional conditions)	
Environmental Impairment Insurance	\$1,000,000 Aggregate minimum (Unless not required)
Automobile Liability	(name the OWNER as an Additional Insured in the automobile policy by endorsement)
Bodily Injury & Property Damage All Autos	\$1,000,000 Per Accident

Note: Consultants performing work on the secured air side at General Mitchell International Airport and Timmerman airport shall maintain at least \$5,000,000 Auto & Commercial General Liability Limits. This can be satisfied through a combination of Auto and Umbrella, and General Liability and Umbrella Limits.

- 7.1.3 Except for Environmental Impairment Insurance, Professional Liability (Errors and Omissions), Workers Compensation and Employers Liability, name OWNER as an additional insured in the general liability and automobile policy as their interests may appear as respects services provided in this Agreement. A Waiver of Subrogation for Workers Compensation by endorsement in favor of Milwaukee County shall be provided. Afford OWNER Thirty (30) day written notice of cancellation or non-renewal.
- 7.1.4 Place insurance specified above with at least an "A" rated carrier per Best's Rating Guide approved to do business in the State of Wisconsin. Submit deviations or waiver of required coverage or minimums in writing to OWNER's Risk Manager for approval as a condition of this Agreement. Waivers may be granted when surplus lines and specialty carriers are used.
- 7.1.5 Submit certificate of insurance and endorsements for review to OWNER for each successive period of coverage for duration of this Agreement.
- 7.1.6 The insurance requirements contained within this Agreement are subject to periodic review and adjustment by the OWNER's Risk Manager.
- 7.1.7 Required certificates and endorsements shall be part of **Attachment "E"**.
- 7.2 Professional Liability - Additional Provisions**
 - 7.2.1 Provide additional information on professional liability coverage as respects policy type, i.e., errors and omissions for consultants, architects, and/or engineers, etc.; applicable retention levels; coverage form, i.e. claims-made, occurrence; discovery clause conditions; and effective, retroactive, and expiration dates, to OWNER's Risk Manager as requested to obtain approval of coverage as respects this section.
 - 7.2.2 Be responsible for the accuracy of the services performed under this Agreement and promptly make necessary revisions or corrections to services resulting from negligent acts, errors or omissions without additional compensation.
 - 7.2.3 Give immediate attention to these revisions or corrections to prevent or minimize delay to Project schedule.
 - 7.2.4 Be responsible to the OWNER for losses or costs to repair or remedy as a result of CONSULTANT's negligent acts, errors or omissions.
 - 7.2.5 It is understood and agreed that coverage which applies to services inherent in this Agreement will be extended for two (2) years after completion of work contemplated in this Project if coverage is written on a claims-made basis.

7.2.6 Deviations and waivers may be requested in writing based on market conditions to OWNER's Risk Manager. Approval shall be given in writing of any acceptable deviation or waiver to the CONSULTANT prior to the CONSULTANT effecting any change in conditions as contained in this section. Waivers shall not be unduly withheld nor denied without consultation with the CONSULTANT.

7.2.7 Obtain information on the professional liability coverage of subconsultants and/or subcontractors in the same form as specified above for review by OWNER's Risk Manager.

7.3 Compliance with Governmental Requirements

7.3.1 Evidence satisfactory compliance for Unemployment Compensation and Social Security Reporting as required by federal and state laws.

7.4 Indemnity

Each party agrees to the fullest extent permitted by law to indemnify, defend and hold harmless, the other party, and its agents, officers and employees, from and against all loss and expenses including costs and attorney's fees by reason of liability for damages including suits at law or in equity, caused by any wrongful, intentional, or negligent act or omission of its employees or agents which may arise out of or are connected with the activities covered by this Agreement. Each party shall further indemnify the other from, and defend against, any liability or expenses (including reasonable attorneys' fees) arising out of or relating to an act or omission by it or its employees arising out of or relating to (1) federal, state, or other laws or regulations for the protection of persons who are members of a protected class or category of persons, (2) sexual discrimination or harassment, (3) any personal injury (including death) received or sustained by any employee of either party, its subcontractors, agents, or invitees for any reason not covered by workers compensation, and (4) any personal injury (including death) sustained by a third party or property damage by reason of any act or omission, negligent, or otherwise, to the extent caused by a party or its employees. Milwaukee County's liability shall be limited by Wisconsin State Statutes § 345.05(3) for automobile and § 893.80(3) for general liability.

7.5 Conflict of Interest

7.5.1 CONSULTANT shall not specify, recommend, nor commit OWNER to purchase or install material or equipment from an entity with which CONSULTANT has financial or ownership interest without obtaining prior approval.

7.6 Cost and Scheduling

See **Attachment "G"** - Cost & Scheduling Systems Requirements.

The CONSULTANT shall prepare for inclusion with **Attachment "A"** a "Scope of Work and Budget" spreadsheet that is intended to represent the CONSULTANT's work plan, estimates of cost by task, and the consequent development of the "Not-To-Exceed" compensation totals for each service provided. The Spreadsheet shall identify all scheduled project tasks, assigned staff and firm, estimated labor hours for each staff by task, the cost per hour for each, reimbursable expenses, and total cost for each staff by task. Reimbursable expenses shall be totaled to correspond with each allowance indicated in Section 3. Additional columns on the spreadsheet shall provide a breakdown of project cost by CONSULTANT and subconsultant.

If specifically requested by OWNER, the spreadsheet shall also contain the direct salary rate per hour, overhead rate and profit for each staff and columns shall be totaled to identify the direct labor, overhead, and profit breakdown of each Basic Services Compensation Total indicated in Section 4 of this Agreement.

Concurrent with each monthly invoice the CONSULTANT shall submit an "Earned Value" spreadsheet in the same format as described above. This spreadsheet shall identify project cost

and value earned through the date of each invoice. A pay application will not be accepted for payment processing without an appropriate and accurate identification of earned value on this spreadsheet. Each "Earned Value" spreadsheet shall correspond and agree with the project schedule updates required in **Attachment "G"**.

8. OWNER'S RESPONSIBILITIES

- 8.1 OWNER will provide information regarding the requirements for the Project which will set forth OWNER's objectives, schedule, constraints and criteria.
- 8.2 OWNER will designate a representative authorized to act on the OWNER's behalf with respect to the Project. The OWNER or such authorized representative shall render, in a timely manner, decisions pertaining to documents submitted by the CONSULTANT.
- 8.3 OWNER will furnish surveys required by the Project, and not otherwise provided in the CONSULTANT's proposal, describing physical characteristics, legal limitations and utility locations for the site of the Project and a written legal description of the site. Surveys and legal information will include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data pertaining to existing buildings, other improvements and trees; utility services and lines, both public and private, above and below grade, including inverts and depths. Survey information will be referenced to the project benchmark.
- 8.4 OWNER will furnish the services of geotechnical engineers when such services are requested by the CONSULTANT.
- 8.5 OWNER will furnish structural, mechanical, and other laboratory and environmental tests, required by law or the Contract Documents.
- 8.6 OWNER will give prompt written notice to CONSULTANT if OWNER becomes aware of a fault or defect in the Project or CONSULTANT's nonconformance with the Contract Documents.
- 8.7 OWNER will utilize a consultant grading procedure for CONSULTANT's performance on each Milwaukee County project. The Project Manager will grade CONSULTANT's performance and share preliminary grading with the CONSULTANT. CONSULTANT will have an opportunity to review and comment on the performance report. The final report along with CONSULTANT comments will become part of the Project file and will also be added to a database tabulating all such performance ratings (see **Attachment "K"**).

9. AUDIT AND INSPECTION OF RECORDS

- 9.1 Pursuant to Milwaukee County Code of General Ordinances Section 56.30, CONSULTANT shall allow Milwaukee County or any other party the County may name, when and as they demand, to audit, examine and make copies of records in any form and format, meaning any medium on which written, drawn, printed, spoken, visual or electromagnetic information is recorded or preserved, regardless of physical form or characteristics, which has been created or is being kept by the CONSULTANT, including not limited to, handwritten, typed or printed pages, maps, charts, photographs, films, recordings, tapes (including computer tapes), computer files, computer printouts and optical disks, and excerpts or transcripts from any such records or other information directly relating to matters under this Agreement, all at no cost to the County. Any subcontracting by the CONSULTANT in performing the duties described under this Agreement shall subject the subcontractor and/or associates to the same audit terms and conditions as the CONSULTANT. The CONSULTANT (or any subcontractor) shall maintain and make available to the County the aforementioned audit information for no less than three (3) years after the conclusion of this Agreement.

10. OWNERSHIP OF DOCUMENTS

- 10.1** Upon completion of the Project or upon termination of this Agreement, it is understood that all completed or partially completed data, drawings, records, computations, survey information, and all other material that CONSULTANT has collected or prepared in carrying out this Agreement shall be provided to and become the exclusive property of the County. Therefore, any reports, information and data, given to or prepared or assembled by CONSULTANT under this Agreement shall not be made available to any individual or organization by CONSULTANT without the prior written approval of the OWNER (see **Attachment "H"**).

No reports or documents produced in whole or in part under this Agreement shall be the subject of an application for copyright by or on behalf of the CONSULTANT.

- 10.2** CONSULTANT further understands that oral and written communications with OWNER regarding CONSULTANT's services under this Agreement are confidential. No aspect of CONSULTANT's services may be discussed with any individual or organization other than OWNER, unless CONSULTANT receives prior written authorization from OWNER for such discussion.
- 10.3** If CONSULTANT's services are terminated prior to completion of the Project, OWNER will indemnify and hold CONSULTANT and CONSULTANT's subconsultants harmless for costs or claims for damages arising out of use the of incomplete documents, interpretation, revision, alteration, or omission to the documents which are not made by CONSULTANT or subconsultants . Should OWNER reuse documents, created by CONSULTANT, the seals and certifications of CONSULTANT and subconsultants shall be invalid, shall not be used and shall be deleted and OWNER will indemnify and hold CONSULTANT and CONSULTANT's subconsultants harmless for cost or claims for damages arising out of the reuse of the documents.

11. EQUAL EMPLOYMENT OPPORTUNITY

- 11.1** In accordance with Section 56.17 of the Milwaukee County Code of General Ordinances and Title 41 of the Code of Federal Regulations, Chapter 60, CONSULTANT certifies as to the following:

11.1.1 Non-Discrimination

- .1 The CONSULTANT shall not discriminate against an employee or applicant for employment because of race, color, national origin, or ancestry, age, sex, sexual orientation, gender identity and gender expression, or disability, marital status, family status, lawful source of income or status as a victim of domestic abuse, sexual assault or stalking, which includes, but is not limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising; lay-off or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship .
- 2 The CONSULTANT shall post in conspicuous places, available to employees, notices to be provided by the County, setting forth provisions of non-discrimination clause.
- 3 A violation of this Section 11 shall be sufficient cause for OWNER to terminate this Agreement without liability for uncompleted portion or for materials or services purchased or paid for by CONSULTANT for use in completing this Agreement.

11.1.2 Affirmative Action Program

- .1 CONSULTANT shall strive to implement principles of equal employment opportunity through an effective affirmative action program, which shall have as its objective to increase the use of women, minorities, and persons with disabilities and other protected groups, at all levels of employment in all divisions of CONSULTANT's work force, where these groups may have been previously under-used and under-represented .
- .2 In the event of dispute of compliance with these requirements, CONSULTANT shall be responsible for showing that the requirements have been met.

11.1.3 Affirmative Action Plan

- .1 CONSULTANT shall certify that if it has fifty (50) or more employees, a written affirmative action plan has been filed or will be developed and submitted (within 120 days of contract award) for each establishment. File current Affirmative Action plans, if required, with one of the following: The Office of Federal Contract Compliance Programs, the State of Wisconsin, or the Milwaukee County Department of Audit, 2711 West Wells Street, 9th Floor, Milwaukee, Wisconsin 53208. If a current plan has been filed,

indicate where filed _____ and the year covered _____.

- .2 The CONSULTANT shall require lower-tier subcontractors who have fifty (50) or more employees to establish similar written affirmative action plans.

11.1.4 Non-Segregated Facilities

CONSULTANT shall certify that it does not and will not maintain or provide segregated facilities for employees at its establishments, and that employees are not permitted to perform their services at a location under its control where segregated facilities are maintained.

11.1.5 Subconsultants

CONSULTANT shall certify that certifications regarding non-discrimination, affirmative action program, and non-segregated facilities have been obtained from proposed subconsultants that are directly related to contracts with Milwaukee County, if any, prior to the award of subcontracts, and that such certification will be retained.

11.1.6 Reporting Requirement

Where applicable, CONSULTANT shall certify compliance with reporting requirements and procedures established in Title 41 Code of Federal Regulations, Chapter 60 (Equal Opportunity Employment).

11.1.7 Employees

CONSULTANT shall certify that _____ employees are in the Standard Metropolitan Statistical Area (Counties of Milwaukee, Waukesha, Ozaukee, and Washington, Wisconsin) and that it has _____ employees in total.

11.1.8 Compliance

CONSULTANT shall certify that it is not currently in receipt of outstanding letters of deficiencies, show cause, probable cause, or other notification of non-compliance with EEO regulations.

12. TERMINATION OF AGREEMENT

- 12.1 This Agreement may be terminated by either party upon seven (7) days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.
- 12.2 This Agreement may be terminated by the OWNER without cause upon at least seven (7) days' written notice to CONSULTANT.
- 12.3 OWNER's obligation for CONSULTANT's services rendered to the date of termination shall be for that proportion of fee earned, plus retainage and authorized Reimbursable Expenses.
- 12.4 In the event of termination completed or partially complete work materials prepared by CONSULTANT in conduct of this Agreement shall be provided to and become the property of OWNER.

12.5 This Agreement shall terminate on December 31 of the calendar year in which the Agreement was executed, unless mutually extended in writing.

13. SUCCESSORS AND ASSIGNS

This Agreement is binding upon the OWNER, the CONSULTANT, and their respective successors, assigns, and legal representatives. Neither shall assign, sublet, nor transfer its interest in this Agreement without the prior written consent of the other.

14. APPLICABLE LAW

This Agreement shall be governed by the Laws of the State of Wisconsin.

15. INDEPENDENT CONTRACTOR

Nothing contained in this Agreement shall constitute or be construed to create a partnership or joint venture between OWNER or its successors or assigns and CONSULTANT or its successors or assigns. In entering into this Agreement, and in acting in compliance herewith, CONSULTANT is at all times acting and performing as an independent contractor, duly authorized to perform the acts required of it hereunder.

16. PROHIBITED PRACTICES

16.1 CONSULTANT during the period of this Agreement shall not hire, retain or utilize for compensation any member, officer, or employee of Milwaukee County or any person who, to the knowledge of CONSULTANT, has a conflict of interest with Milwaukee County.

16.2 CONSULTANT hereby attests that it is familiar with Milwaukee County's Code of Ethics which states, in part, "No person may offer to give to any County officer or employee or his immediate family, and no County officer or employee or his immediate family, may solicit or receive anything of value pursuant to an understanding that such officer's or employee's vote, official actions or judgment would be influenced thereby."

17. EXTENT OF AGREEMENT

17.1 This Agreement represents the entire and integrated Agreement between the OWNER and the CONSULTANT and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement shall not be superseded by provisions of contracts for design or construction and may be amended only by a written instrument signed by both the OWNER and the CONSULTANT.

17.2 Nothing contained herein shall be deemed to create any contractual relationship between the CONSULTANT and any of the contractors, subcontractors, or material suppliers on the Project; nor shall anything contained herein be deemed to give any third party any claim or right of action against the OWNER or the CONSULTANT which does not otherwise exist without regard to this Agreement.

DISADVANTAGED BUSINESS ENTERPRISE (DBE) UTILIZATION SPECIFICATIONS

- 18.1 The award of this contract is conditioned upon the Good Faith Efforts (GFE) put forth by the bidder/proposer in achieving this contract's assigned Disadvantaged Business Enterprise (DBE*) goal. The bidder/proposer shall operate in good faith to ensure that DBEs have opportunities to participate on this contract.
- 18.2 **DBE Goal:** This contract's DBE participation goal is ___%. For purposes of responsiveness, this participation goal shall be met based upon the dollar value of the base bid, initial offer or initial scope of work. As it may be in the best interest of Milwaukee County to accept the inclusion of alternates, or a best-final offer, approval of DBE participation shall be based upon total contract award. Likewise, if the successful contractor/consultant receives additional work on the contract, e.g., change orders, addendums, use of allowances, etc., DBE participation shall be based upon the revised contract total. **Contractors/Consultants, who are also DBE firms, must perform** at least thirty (30) percent of the contract with their own work force.

PRIOR TO BID/PROPOSAL OPENING

- 18.3 As a matter of responsiveness, the contractor/consultant shall submit with its original bid/proposal, the completed **Subcontractor/Subconsultant/Supplier Information Sheet (DBE-02)** and the signed and notarized **Commitment to Contract with DBE (DBE-14)** form(s) detailing the participation plan being proposed to meet or exceed this contract's participation goal. In the event the contractor/consultant is not successful in meeting the DBE goal, a complete **Certificate of Good Faith Efforts (DBE-01)** form and all relevant documentation shall be submitted with the bid/proposal in addition to the aforementioned forms. CBDP reserves the right to reject a bid/proposal, as non-responsive, if the required documentation is not submitted with the original bid/proposal.
- 18.4 Milwaukee County's Community Business Development Partners Department (CBDP) determines the sufficiency of the intended contract awardee's good faith efforts undertaken to achieve the assigned DBE participation goal. These efforts are proven by doing either of the following:
- a. Evidencing that it has met the DBE participation goal by submitting with its bid/proposal a signed and notarized **Commitment to Contract with DBE (DBE-14)** form for each DBE documenting sufficient participation; or
 - b. Documenting the good faith efforts made to meet the DBE participation goal, even though it did not succeed in achieving the goal. In this case, the contractor/consultant shall submit the **Certificate of Good Faith Efforts (DBE-01)** and all relevant documentation, which will include a signed and notarized **Commitment to Contract with DBE (DBE-14)** form for each DBE documenting the participation achieved toward satisfying the goal, with its bid/proposal. CBDP is prohibited from ignoring *bona fide* good faith efforts when making determinations on requests for modification of the contract goal, in whole or part. Determinations are made on a contract-by-contract basis.
- 18.5 The efforts employed by the contractor/consultant should be those that one could reasonably expect to be taken if the contractor/consultant were actively and aggressively trying to obtain DBE participation sufficient to meet the goal. Mere pro forma efforts are not good faith efforts.
- 18.6 In the event CBDP determines that the contractor/consultant has failed to meet the GFE requirements, the contractor/consultant is entitled to appeal this determination.
- 18.7 Listing a DBE on the **Commitment to Contract with DBE (DBE-14)** form shall constitute a written representation and commitment that the contractor/consultant has communicated and negotiated directly with the DBE firm(s) listed and secured actual pricing from the DBE firm. If awarded the contract, the contractor/consultant shall enter into contract agreement, directly or through subcontractors, with each DBE firm listed on the **Commitment to Contract with DBE (DBE-14)**

form(s) for the work and price set forth thereon. The agreement(s) must be submitted to CBDP within seven (7) days from receipt of the "Notice-to-Proceed" or execution of the purchase order.

18.8 The DBE participation credited towards the contract goal for both DBE and non-DBE prime contractors is calculated on the following criteria:

- a. Prime Contractor shall count towards the DBE requirement and be credited one hundred percent (100%) of expenditures to DBE firms, if all of the identified scope of work has a commercially useful function in the actual work of the contract and is performed directly by the listed certified DBE firm. CBDP is responsible for the determination and evaluation of whether or not the firm is performing a commercially useful function on this project.
- b. Prime Contractor shall be credited with one hundred (100%) percent for the work performed by the DBE subcontractor with its own forces. If a DBE further subcontracts a portion of its work to another firm, the value of the subcontracted work will not be counted towards the DBE goals unless the work is performed by another DBE firm. The Prime Contractor will be given credit for the cost of material and supplies obtained by the DBE and installed by the DBE for work on the contract. The Prime Contractor will also be given credit for the cost of equipment leased by a DBE subcontractor provided the equipment is not leased from the prime contractor or its affiliates.
- c. Prime Contractor shall be credited with one hundred percent (100%) of the expenditures to DBE manufacturers. A DBE manufacturer is a firm that operates or maintains a factory or establishment that produces on the premises goods from raw materials or substantially alters the materials or supplies obtained by the contractor.
- d. Prime Contractor shall be credited with sixty (60%) of the expenditures for materials or supplies purchased from a certified DBE regular dealer.

A Regular Dealer is a firm that owns, operates, or maintains a store, warehouse, or other establishment in which the materials or supplies are kept in stock, and regularly sold to the public in the usual course of business. A regular dealer in such bulk items as steel, cement, gravel, stone, and petroleum products need not keep such products in stock, if it owns or operates distribution equipment.

Brokers, packagers and manufacturers' representatives or other persons who arrange or expedite transactions are not regarded as regular dealers.

- e. Prime Contractor shall be credited one hundred percent (100%) for the fees or commissions charged for assistance in the procurement of material and supplies. A prime contractor shall also be credited with one hundred (100%) percent for fees or transportation charges for the delivery of material or supplies by a DBE to a job site provided that the County determines that the fee is reasonable and not excessive as compared with fees customarily allowed for similar services. The cost of the material and supplies will not be credited towards its DBE goals.
- f. Prime Contractor shall be credited with one hundred percent (100%) of transportation expenditures with DBE trucking firms provided the DBE firm is responsible for the management and supervision of the entire trucking operation for which it has contracted. The DBE must also use trucks it owns, insures, and operates using drivers it employs. The DBE may lease trucks from another DBE firm, including an owner-operator who is certified as a DBE. The DBE who leases trucks from another DBE receives credit for the total value of the transportation services the lessee DBE provides on the contract. The DBE may also lease trucks from a non-DBE firm, including an owner-operator; however, the DBE who leases trucks from a non-DBE is entitled to credit only for the fee or commission it receives as a result of the lease arrangement. The DBE does not receive credit for the total value of the transportation services provided by the lessee, since these services are not provided by

a DBE. (Concrete ready mix operations will not receive credit for leased concrete delivery trucks from non-DBE firms).

- g. Contractor/Consultant is required to notify the County Contract Administrator and CBDP if any DBE contractor(s) working on this contract will sublet any portion of their work on this project. Work will be credited based on actual participation by DBE firms.

18.9 Contractors/Consultants should note that for the purpose of determining compliance with the DBE requirements of this contract, only DBEs certified by the State of Wisconsin Unified Certification Program (UCP) prior to the bid/proposal submission deadline count towards the satisfaction of the goal. If a bidder/proposer wishes to utilize a DBE certified in another state for credit on this contract, the bidder/proposer shall include a copy of DBE certification from the home state along with its good faith efforts documentation upon submission of bid/proposal as a matter of responsiveness. Additionally, any such named DBE must apply for certification with the Wisconsin UCP prior to bid opening or proposal due date. For assistance related to certified DBE firms, contact the Certification and Compliance Administrator at (414) 278-4747.

18.10 When evaluating a contractor/consultant's proposed DBE commitment, Milwaukee County reserves the right to request supporting documentation from both the contractor/consultant and any listed DBE. If the information requested is not submitted by the contractor/consultant within the time specified for such submission, Milwaukee County may determine the contractor/consultant to be non-responsive and thereby remove them from further consideration for contract award.

FOLLOWING CONTRACT AWARD

18.11 When evaluating the performance of this contract after execution, Milwaukee County reserves the right to conduct compliance reviews and request, both from the contractor/consultant and any subcontractors/ subconsultants or material suppliers, documentation necessary to verify actual level of DBE participation. If the contractor/consultant is not in compliance with these specifications, CBDP will notify the contractor/consultant in writing of the corrective action that will bring the contractor/consultant into compliance. If the contractor/consultant fails or refuses to take corrective action as directed, Milwaukee County may take one or more of the actions listed below:

- a. Terminate or cancel the contract, in whole or in part;
- b. Remove the contractor/consultant from the list of qualified contractors/consultants and refuse to accept future bids/proposals for a period not to exceed three (3) years;
- c. Impose other appropriate sanctions, including withholding any retainage or other contract payments due which are sufficient to cover the unmet portion of the DBE contract commitment, where the failure to meet the DBE contract commitment is the result of a finding by CBDP of less than adequate good faith efforts on the part of the contractor/consultant; and/or
- d. If the contractor/consultant has completed its contract, and the DBE contract commitment was not met due to an absence of good faith on the part of the contractor/consultant as determined by CBDP, the parties agree that the proper measure of damages for such non-compliance shall be the dollar amount of the unmet portion of the DBE contract commitment. The County may in such case retain any unpaid contract amounts otherwise due the contractor/consultant, up to the amount of the unmet DBE contract commitment. If insufficient funds remain in the contract account to compensate the County up to that amount, Milwaukee County may bring suit to recover damages up to the amount of the unmet commitment, including interest at the rate of 12% annually, plus the County's costs, expenses and actual attorney's fees incurred in the collection action.

18.12 Contractor/Consultant shall be credited for expenditures to DBE firms toward the requirements, if the entire identified scope of work has a commercially useful function in the actual work of the contract and is performed directly by the listed DBE firm. CBDP is responsible for the determination and evaluation of whether or not the firm is performing a commercially useful function on this project.

- 18.13 After the execution of the contract, contractor/consultant must submit copies of executed **Subcontract Agreement(s)** for each DBE firm listed on the contract. Attach agreements to the first payment application. **APPLICATIONS FOR PAYMENT WILL NOT BE PROCESSED IF AGREEMENTS ARE NOT SUBMITTED AS REQUESTED.** In addition, **contractor/consultant** shall document that each DBE is notified at least three (3) working days before start of their subcontract work.
- 18.14 Contractor/Consultant is required to notify the County Contract Administrator and CDBP if any DBE contractor(s) working on this contract will sublet any portion of their work on this project. Work will be credited based on actual participation by DBE firms.
- 18.15 Contractor/Consultant must maintain DBE participation and performance logs. If the DBE firm(s) cannot perform, if the contractor/consultant has a problem in meeting the goal, or any other problem relative to these requirements, the contractor/consultant shall immediately contact CDBP at (414) 278-4747. The prime contractor/consultant must submit written notification of desire for substitution to the DBE affected, and forward a copy to CDBP, specifying the reason for the request, including the performance log. Any DBE so notified has five (5) business days to provide written objection/acceptance to the prime making the notification. The "right to correct" must be afforded any DBE objecting to substitution/termination for less than good cause as determined by CDBP. Approval must be obtained from CDBP prior to making any substitutions. DBE contractors are also required to notify and obtain approval from CDBP prior to subletting work on this project.
- 18.16 **Requests For Payment:** A ***DBE Utilization Report (DBE-16)*** form shall be submitted with each payment request by the contractor/consultant after contract award. This report must cover the period from the start of the project to the end of each period covered by the request for payment being submitted. This report must be submitted even if no DBE activity took place during the period being reported. Contractor/Consultant must indicate on the AIA Document ***G703 - Continuation Sheet***, or similar, work being performed by DBEs by either a) placing the word "DBE" behind the work item or b) breaking out the work done by DBEs at the end of the report. Contractor/Consultant shall notify DBEs of the date on which they must submit their invoices for payment. Failure to submit required forms with requests for payment will result in denial of payment, or other sanctions deemed appropriate by Milwaukee County, including those listed in Section 11, above.
- 18.17 **Final Payment Verification.** Contractor/Consultant shall submit a ***Contract Close-Out DBE Payment Certification (DBE-18)*** form completed by the contractor/consultant and each DBE along with its final request for payment, in addition to a final ***DBE Utilization Report (DBE-16)*** covering the entire project. Milwaukee County will not process the final request for payment without inclusion of these required forms.
- 18.18 Milwaukee County has a revolving loan program for DBE firms. The program is administered by CDBP. Should the Prime Contractor utilize a DBE that is a participant in this revolving loan program, the contractor will cooperate fully and completely with the County to facilitate repayment of said loan. Said cooperation includes, but is not limited to, written information regarding balance of DBE subcontractor's contract, prior payment (two or three party) agreements, and the issuance of two-party checks payable in the name of Milwaukee County and the DBE indebted to the County under the revolving loan program
- 18.19 Milwaukee County reserves the right to waive any of these specifications when it is in the best interest of the County and with the concurrence of CDBP.

If your firm does not possess a FAR audit certified rate, please complete the following:

Overhead Rate = _____ (Without Profit)

_____ does not have an audit-certified
(Name of Firm)

The above rate calculation, which includes all non-direct costs considered to be proper and appropriate to the provision of professional services covered by this Annual Consultant Agreement for Professional Services, was prepared in accordance with the standards of:

(Accounting Practice Used)

It is understood and agreed that no direct charge will be made for labor or expenses included in the Overhead Rate Factor.

Signature: _____ Date: _____

Title: _____

MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES, FACILITIES MANAGEMENT DIVISION

GUIDELINES FOR REIMBURSABLE EXPENSES

GENERAL.

Milwaukee County reimburses consultants under contract for expenses in connection with authorized out-of-town travel; long distance communications; fees paid to approving authorities; reproductions which are products of service; requested renderings, presentation models and mockups; and the expenses of requested additional insurance coverage. There may be other qualifying reimbursable expense items if the project or circumstances are unique and terms concerning them are contained in an approved and signed contract. These guidelines are intended to clarify the County's general policies concerning payments for reimbursable items.

DEFINITION.

Reimbursable expenses are out-of-pocket expenses incurred by the consultant and consultant's employees in direct support of the project. Over and above compensation for Basic and Additional Services, they are unique and non-recurring costs. By their nature, the cost is not predictable in advance of occurrence. Approved reimbursable expenses are billed at the same cost paid by the consultant and are not subject to retainage provisions found in Milwaukee County service agreements.

DOCUMENTATION.

Most reimbursables can be documented by presenting a copy of the original sales slip or invoice clearly highlighted, dated, and labeled with the appropriate job number/name and person incurring the expense. When the original charge has been recorded on an employee expense log, an in-house printing or copy log, or on a phone bill printout, for examples, a copy of the appropriate log or journal can be submitted as long as the costs are clearly highlighted, dated and labeled. All documentation must be attached to a cover sheet which itemizes and sub-totals the charges, by type. The documentation and cover sheet is attached to the consultant's monthly invoice.

REIMBURSABLES BUDGET ALLOWANCE.

All agreements shall establish a pre-approved budget allowance for the total out-of-pocket reimbursable expenses of consultant's. Changes to the approved allowance total require a written amendment to the consultant's contract. As part of final contract negotiations, the consultant shall prepare an itemized budget estimate for reimbursables for review and approval by the County. Special care should be taken to differentiate those out-of-pocket expenses that will be initially borne by the consultant and those that will be paid directly by the County (under a separate County Services line item in the project budget).

AUTHORIZED OUT-OF-TOWN TRAVEL.

Reimbursable travel expenses can accrue for both travel to and from Milwaukee for work in connection with a project if that travel involves a distance greater than a 100 mile radius from Milwaukee **or if the consultant's working office is more than 100 miles from Milwaukee.** Milwaukee County will reimburse consultant's for reasonable expenses incurred for such transportation, subsistence and lodging. Mutual agreement about what constitutes an authorized travel expense begins at the time of contract negotiations when the budget for these items is established and continues as the project proceeds. Milwaukee County policy is to pay for essential, not luxury, services.

Whenever possible, air travel dates should be planned in advance to take advantage of the lowest coach fares available on connecting airlines; Milwaukee County does not pay for first-class or business-class travel.

Daily rental car rates are rarely competitive with airport van or taxi fares to and from the airport, hotel and project meeting sites. Consultants should confer with Milwaukee County's project manager regarding the most reasonable and cost-effective means for transportation while in Milwaukee.

If traveling by personal car, the total mileage may be charged at the prevailing cost per mile rate allowed by the Internal Revenue Service. Highway tolls and parking fees for out-of town consultants are also reimbursable, if properly documented and if the consultant's office is more than 100 miles from Milwaukee.

Meals reimbursement qualifies if the consultant's employees are required to eat in restaurants in connection with an out-of-town (100 mile radius) visit/trip directly in service of the project. The consultant's choice of restaurants should be modest in every circumstance. Milwaukee County does not pay for meals taken in first-class restaurants, for cocktails, or for entertaining guests or in-town project team members. Milwaukee County discourages the scheduling of a business meeting over a meal period, thus avoiding the question of which meals might be authorized for reimbursement. Check with Milwaukee County's project manager if you are uncertain about which kind of meal expenditure might be disallowed.

Lodging costs at medium-priced accommodations will be approved. Deluxe accommodations and charges involving personal services of any kind will be disallowed.

LONG DISTANCE COMMUNICATIONS.

Milwaukee County will reimburse the consultant for properly documented long distance telephone tolls made for project business.

FEES PAID TO APPROVING AUTHORITIES.

Milwaukee County will reimburse the cost of fees paid for securing the approval of authorities having jurisdiction over the project. Consultants should plan for this expense in advance, because cutting County checks to coincide with dates of submittal cannot usually be done. The County will accept, however, an out-of-sequence invoice covering an unusually high plan exam fee in order to minimize the inconvenience to the consultant.

REPRODUCTIONS AND REPROGRAPHICS.

The cost of drawings, specifications, reports, exhibits and other documents which are products of service are reimbursed with proper documentation. Charges for postage, handling and shipping of reproductions are considered overhead expenses and are not reimbursed. Bid sets, which are often the most expensive segment of the out-of-pocket expense paid by the consultant, are sometimes contracted for by the County on larger jobs that could benefit from competitive bidding for that service. Consult with the County project manager if the furnishing of bid sets is not specifically excluded from consultant's reimbursable allowance budget.

ADDITIONAL INSURANCE.

When additional insurance coverage or limits, over and above that normally carried by a consultant is specifically requested by the County, the County will reimburse that additional premium cost. Specific documentation will be requested by the County project manager if this expense qualifies as reimbursable.

MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES, FACILITIES MANAGEMENT DIVISION

INVOICE FOR CONSULTING SERVICES
(Not-To-Exceed Sum Contract Form)

Invoice # _____

Date: _____

Project Title: _____

Project No. _____

Consultant: _____

Services for the Month Ending: _____

- 1.) **BASIC SERVICES (Attachment "D-3"):**
(Attach itemization for each service by name, classification, direct salary rate
x O.H. factor x man hours)
- 2.) **REIMBURSABLE EXPENSES (Attachment "D-2"):**
(Attach itemization and back-up copies of all charges)
- 3.) **ADDITIONAL SERVICES (Attachment "D-3"):**

TOTAL THIS MONTH:

LESS: Retainage @ 5% (On Items 1. & 3. Only).

CURRENT PAYMENT DUE: _____
(Attach continuation sheet, D-2, on job status)

Approved for billing: _____
Approved for Milwaukee County
Department of Administrative Services
Facilities Management Division:

Consultant

Signature

Signature

Title

Date

MILWAUKEE COUNTY DEPARTMENT OF ADMINISTRATIVE SERVICES, FACILITIES MANAGEMENT DIVISION
CONSULTANT INVOICE CONTINUATION SHEET FOR REPORTING JOB STATUS PROJ. NO. _____
 CONSULTANT: _____ INVOICE #: _____

Basic Services	Fee limit Per Phase/or Totals	Previously Billed	Billed This Month	Percent complete(%)	Total Billed To Date	Retainage To Date	Balance to Completion
Program, Master Plan							
Schematic Des							
Design Dev.							
Contract Doc.							
Bidding							
Const. Admin.							
Sub Total							
Reimbursables (itemize)	\$			-N.A.-		-N.A.-	
Subtotal							
Additional Services (itemize) INCR. _____	\$						
Sub-Total							
Totals							

**MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES, FACILITIES MANAGEMENT DIVISION**

INVOICE FOR BASIC & ADDITIONAL CONSULTING SERVICES

(Multiple of Direct Salary Rate Form)
(One FORM "D-3"/Ea. Increase/Billing)

Invoice # _____

Fee Incr. # _____

Fee Incr. Total \$ _____

Date: _____

Project Title: _____

Project No. _____

Consultant: _____

Services for the Month Ending: _____

1.) CONSULTANT LABOR (Refer to approved Manpower Direct Salary Rate & O.H. Factor Schedule)

Name	Classification	Direct Sal. Rate\Hr.	OH Factor	Man Hrs	Cost
_____	_____	\$ _____ x	_____ x	_____ =	_____
_____	_____	\$ _____ x	_____ x	_____ =	_____
_____	_____	\$ _____ x	_____ x	_____ =	_____
_____	_____	\$ _____ x	_____ x	_____ =	_____
_____	_____	\$ _____ x	_____ x	_____ =	_____
_____	_____	\$ _____ x	_____ x	_____ =	_____

Sub-total _____

2.) SUBCONSULTANTS

(Attach itemizations in same form as above)

Sub-total _____

3.) REIMBURSABLE EXPENSES:

(Attach itemization and backup copies of all charges)

Sub-total _____

TOTAL THIS MONTH:

LESS: Retainage @ 5% (On Items 1. & 2. Only).

CURRENT PAYMENT DUE:

(Attach continuation sheet on job status)

Approved for billing:

Approved for Milwaukee County
Department of Administrative Services
Facilities Management Division:

Consultant

Signature

Signature

Title

Date

DBE RFP LANGUAGE INSERT

NOTE: This language is typically inserted before or after the Affirmative Action/EEO Requirements sections.

DISADVANTAGED BUSINESS ENTERPRISE (DBE) UTILIZATION

The award of this contract is conditioned upon your good faith efforts in achieving this project's Disadvantaged Business Enterprise (DBE) goal of __%, and you must document those efforts. Your Proposal must state how you will meet the goal, including identifying the DBE firm(s) by name, the scope(s) of work/service(s) to be provided, the dollar amount(s) of such work, and the percentage of the DBE goal to be met. Failure to do this will result in a determination of non-responsiveness, and rejection of your Proposal will occur. During the Contract, the successful Proposer will use the County's online reporting system to document DBE participation. The *Disadvantaged Business Enterprise (DBE) Requirements* and forms to be used are attached in this RFP.

A necessary step in the good faith efforts process is contacting Community Business Development Partners (CBDP) at 414-278-4747 or cbdp@milwaukeecountywi.gov for assistance in identifying DBEs and understanding the County's DBE Program procedures. The official directory of eligible DBE firms can be accessed by the following link:

<https://app.mylcm.com/wisdot/Reports/WisDotUCPDirectory.aspx>



COMMUNITY BUSINESS DEVELOPMENT PARTNERS MILWAUKEE COUNTY

COMMITMENT TO CONTRACT WITH DBE

DIRECTIONS FOR COMPLETING THIS FORM:

1. **TOTAL CONTRACT AMOUNT:** The participation goal is based on the total dollar value of your base bid, initial offer or initial scope of work, less allowance and/or reimbursable items. The successful Bidder/Proposer will maintain the approved participation level during the term of the contract with the County, including any additional work on the contract, e.g., change orders, addendums, scope changes, etc. Contract adjustments shall include proportional changes in participation.
2. **COMMITMENT:** Bidder/Proposer will complete this section affirming that they are committing work to the Targeted Firm named on this form. The County requires that the successful Bidder/Proposer enter into contract, directly or through subcontractors, as stated in this form. Agreements/Purchase orders must be submitted to the County within 7 days of receipt of the Notice-To-Proceed. By executing this commitment, you are certifying that you have had contact with the named firm and that they will be hired if awarded the contract by the County. VIOLATION OF THE TERMS OF THIS COMMITMENT IS GROUNDS FOR TERMINATION OF YOUR CONTRACT.
3. **AFFIRMATION:** Targeted firm receiving the commitment will complete this section. Name the firm with whom you will be contracting directly, and include a contact telephone number for verification purposes. The services being rendered in regard to this contract are to be performed by the employees of the Targeted firm named

If you have any questions on forms or related to Milwaukee County's DBE Program, please contact us at 414-278-4851 or cbdpcompliance@milwaukeecountywi.gov



COMMUNITY BUSINESS DEVELOPMENT PARTNERS MILWAUKEE COUNTY

DIRECTIONS FOR COMPLETING THE "DBE" UTILIZATION REPORT

(This report must be submitted with each payment application)

1. Prime contractor's registered company name.
2. Prime contractor's business telephone number.
3. Prime contractor's business address, City, State and Zip Code for prime contractor's place of business.
4. Name/title of County Project
5. Project number as stated in the Bid Announcements and Specifications.
6. Total dollar amount of contract awarded prime contractor by Milwaukee County, Payments to Prime year to date, and % contract being completed.
7. Total DBE subcontract dollar amounts (all DBEs), Total payment made to all DBEs, and % of total prime's contract.
8. County Project Manager/Contact Person with whom your firm coordinates the progress of the project.
9. Telephone number of the above County representative.
10. The period and year for which payments are being reported.
11. The line next to Final Report is to be checked only when the final payments have been made to all DBE subcontractors.
12. The name(s) of DBE firm(s) having received payment in the preceding month or period.
13. Total dollar amount of the work subcontracted to the listed firm(s).
14. The work or service performed by the listed DBE firm(s).
15. The dollar amount of payments made to each DBE subcontractor for the period being reported.
16. The total dollar amount paid to each DBE subcontractor to date (cumulative). As an example--if the report covers the first payment to a DBE subcontractor, the amounts listed in the last two columns would be the same; however, if previous payments had been made in preceding periods the columns would differ: the column "Amount of Payments for the Period" would show only the payment for the period being reported and the next column would show the subtotal of payments (cumulative) to each DBE subcontractor to date.
17. Remaining balance of the subcontract to the listed DBE firm(s).
18. Prime contractor's staff that actually prepared the report.
19. Prime contractor's officer or personnel authorized to review and approve the DBE Utilization Report.

THIS REPORT MUST BE SUBMITTED WITH EACH PAYMENT APPLICATION



COMMUNITY BUSINESS DEVELOPMENT PARTNERS
MILWAUKEE COUNTY

CONTRACT CLOSE-OUT
DBE PAYMENT CERTIFICATION

Prime Contractor/Consultant must attach this form to the request for final payment in order to receive payment.

County Department Issuing Contract/Project: _____

Prime Contractor/Consultant: _____

DBE Firm: _____

Project No.: _____ Project Name: _____

Complete Section A if full payment has been made.

Complete Section B if full payment will be made upon receipt of final payment from Milwaukee County.

***SECTION (A) DBE FIRM COMPLETES IF FINAL PAYMENT HAS BEEN RECEIVED**

I hereby certify that our firm received \$ _____ total payment for work on the above referenced Milwaukee County project or contract.

Date _____, 20__

(DBE Contractor/Consultant Signature)

(Print Name & Title)

***SECTION (B) BOTH PRIME CONTRACTOR/CONSULTANT AND DBE FIRM COMPLETE IF FULL PAYMENT HAS NOT BEEN MADE TO DBE FIRM AND A BALANCE REMAINS TO BE PAID.**

I hereby certify that our firm has paid to date a total of \$ _____ and will pay the balance of \$ _____ to _____ upon

receipt of payment from Milwaukee County for work on the above referenced project or contract.

Date: _____, 20__

(Prime Contractor/Consultant Signature)

(Print Name & Title)

(DBE Contractor/Consultant Signature)

(Print Name & Title)

MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES, FACILITIES MANAGEMENT DIVISION

COST & SCHEDULING SYSTEM REQUIREMENTS

GENERAL

SureTrak and Expedition are software packages produced by Primavera Systems, Inc. This software, in addition to Microsoft Project, is used by Milwaukee County.

Requirements According To Agreement Size

Schedule and control services using Sure Trak or Microsoft Project software are required for this project to the degree listed below:

- A. For consultant services agreements with fees up to \$50,000, FACILITIES MANAGEMENT DIVISION staff will enter schedule and control information on FACILITIES MANAGEMENT DIVISION's contract management information system. Prime Consultant shall provide scheduling information requested by FACILITIES MANAGEMENT DIVISION according to the needs of the project.
- B. For consultant agreements with a fee range from \$50,000 to \$500,000, Prime Consultant shall use Microsoft Project and provide scheduling information determined necessary by FACILITIES MANAGEMENT DIVISION according to the needs of the project. Milwaukee County will use Primavera Contract Manager for contract cost control.
- C. For consultant services contracts over \$500,000, consultant shall use Microsoft Project and provide scheduling information determined necessary by FACILITIES MANAGEMENT DIVISION according to the needs of the project. Milwaukee County will use Primavera Contract Manager for contract cost control.

SCHEDULE DEVELOPMENT

Before work begins, the Prime Consultant shall prepare a Baseline Schedule of the work scope in Critical Path Method form. Milwaukee County will furnish an activity coding format to facilitate reports and graphics used in project management activities. The Prime Consultant shall submit the completed schedule for review and approval (cd disc format or electronic mail) by FACILITIES MANAGEMENT DIVISION's project manager. The review will confirm the following: that the schedule is complete and reflects a realistic work plan; that the total schedule costs equal the contract values; that there is a defined, justifiable critical path with design activity durations subdivided into periods less than 20 working days or \$10,000 value; that responsible parties are assigned; and that all the key project milestone dates are recorded. Milwaukee County approval of the Baseline Schedule is required before any pay request from the Prime Consultant can be processed.

The consultant is responsible for information required to develop the schedule. Content includes work operations, sequencing, activity breakdown and time estimates. Milwaukee County may require additional schedules or reports to verify timely completion of scheduled activities and project milestones.

On a monthly basis, the consultant shall review the schedule and report on actual performance, i.e., the actual start and finish dates and durations, work performed since the last update, description of problem areas, delaying factors and their impacts, and corrective actions taken. The Prime Consultant shall also update the current schedule, identifying changes in network logic, work sequences and durations needed to meet contract requirements, and contract time adjustments, when authorized by Milwaukee County. Each schedule update will be submitted to the County project manager for approval on 3.5" discs or through electronic mail, concurrent with submittal of consultant's monthly invoice for professional services. Pay applications will not be processed if updated schedule with all information required is not submitted. Copies of approved schedule updates shall be distributed to other members of project teams with instructions to recipients to promptly report discrepancies and problems anticipated by projections shown in the schedule.

**MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES, FACILITIES MANAGEMENT DIVISION**

**RECORD DOCUMENT STANDARDS FOR PROFESSIONAL SERVICES
SECTION H – 2013**

I. RECORD DOCUMENTS

The Prime Consultant shall prepare and file record documents of the project with Milwaukee County FACILITIES MANAGEMENT DIVISION – DAS as per this attachment. Prime Consultant agreement close-out and final payment will be contingent on approval of complete record document submittal by Prime Consultant.

II. ELECTRONIC MEDIA REQUIREMENTS

A. Produce Project Manuals, Reports, and other permanent records in an electronic word processing format that can be read by Microsoft Office 2000. Produce Project Manual technical sections in Milwaukee County format. Obtain electronic formats for Project Manual technical sections through the Architect/Engineer of record for the Project or John Bunn (414-278-3921).

These materials shall be submitted on a CD-ROM that adheres to ISO 9660 CD, or CD-ROM XA (Mode 2) format for multi-session CD-ROM.

B. CADD drawings shall be produced in AutoCAD 2011 software, and be capable of residing on an IBM-compatible Pentium computer utilizing Windows 2000 or Windows XP operating systems. **Drawings submitted in DXF format will NOT be accepted.**

The consultant shall use AutoCAD 2011 for AutoCAD engineering drawings.

Obtain Milwaukee County drawing format standards (TITLE BLOCK DRAWING) by contacting the Architect/Engineer of record for the project or FACILITIES MANAGEMENT DIVISION, DAS Support Services (278-4829)

AutoCAD drawings shall be submitted on a CD which adheres to ISO 9660 CD, or CD-ROM XA (Mode 2) format for multi-session CD-ROM.

III. AUTOCAD DRAWING STANDARDS

The Prime CONSULTANT and his/her sub-CONSULTANTS shall prepare AutoCAD drawings in accordance with the following document standards:

A. Xref Files, Image Files, Blocks and 3rd Party Fonts

1. XBIND all Xref'd files to their drawing(s). Each individual electronic graphic document must be submitted in a single file format without any external files attached.
2. Insert all image files in Final Drawing
3. A document created with multiple files **MUST NOT SHARE LAYER NAMES** among the files.
4. Provide a **SINGLE DRAWING FILE** for each Drawing Sheet.
5. While working in Paper Space, **TURN ON VIEW LOCK** to prevent your viewport view from being accidentally altered while moving between Paper Space and Floating Model Space mode.
6. Purge all drawing files of all unused entities—Blocks, Layers, Fonts
7. "READ-ONLY" and "LOCKED" drawing files will not be accepted.

B. It is PREFERRED that all final drawings are submitted in Model Space. However, final drawings may be submitted in Paper Space as long as AutoCAD Drawing Standards A-1 thru A-7 are adhered to.

C. Consultants shall utilize the following Milwaukee County drawing format standards:

1. standard text set-up and dimension set-up (**Attachment H-20**)
2. standard drawing conversion scale (**Attachment H-21**)
3. standard title block (**see item C-6**)
4. the standard AutoCAD font to be used is **ROMANS.shx**
5. Sheet sizes to be used, on BOND PAPER, are:

<u>Architectural:</u>	<u>Engineering:</u>
A = 9" x 12"	Ansi A = 8-1/2" x 11"
B = 12" x 18"	B = 11" x 17"
C = 18" x 24"	C = 17" x 22"
D = 24" x 36"	D = 22" x 34"
E = 36" x 48"	E = 34" x 44"

6. Text and dimension set-up, drawing conversion scale, title blocks, and border are imbedded in Title Block Drawing (**available on diskette**). Contact Alma Guzman, FACILITIES MANAGEMENT DIVISION – DAS Support Services (414-278-3986).

D. Drawing Sheet numbers and electronic drawing files shall consist of the following:

1. Alphanumeric discipline designation
 - A** - Architectural, Interiors and Facilities Management
 - C** - Civil Engineering and Site Work
 - E** - Electrical
 - EV** - Environmental
 - F** - Fire Protection
 - L** - Landscape Architecture
 - M** - Mechanical
 - P** - Plumbing
 - S** - Structural

2. A maximum of 3 characters for sheet number

Example: A101.dwg

		Sheet number
		Discipline

E. The DOS 8+3 naming convention shall be used for all Drawing Sheet numbers *and* electronic drawing files (e.g., A101.dwg).

F. Consultants shall utilize the **AIA**, or Milwaukee County Standard Layer Index, including color and line-type (**Attachments H-6 through H-19**); **OR** for approval of your firm's standard layer index, contact your Milwaukee County Project Manager to arrange approval by AE&ES.

G. The room attributes shall be provided on all AutoCAD building plans. Window attributes shall be shown on elevation drawings. The following attribute data shall be included:

1. **Rooms**
 - Room number (serves as the room tag)
 - Dimensions (length, width, height)
2. **Doors**
 - Tag number
 - Door size
 - Frame size
 - Fire rating

3. **Windows**
 - Tag number
 - Size
 - Glazing
 - Framing material

IV. DOCUMENT REQUIREMENTS

A. **Design Documents:** Prepare and submit the following documents to the DPW-Records Management Office with a copy of the transmittal letter submitted to the respective Project Manager:

- | | |
|---------------------------------|---|
| 1. City/State Approved Drawings | (1) original set |
| 2. Bid Set Drawings | (1) set BOND PAPER (marked as "ORIGINAL") |
| | (1) set electronic file |
| 3. Project Manual | (1) set hard copy |
| and Detail Manual | (1) set electronic file |

B. **As-Built/Record Documents:** Prepare and submit the following record documents to the DPW-Records Management Office with a copy of the transmittal letter submitted to the respective Project Manager:

- | | |
|----------------------------------|--|
| 1. As-Built/Record Drawings | (2) sets BOND PAPER (marked as "ORIGINAL") |
| | (1) set electronic file |
| 2. Project Manual | (2) sets hard copy |
| and Detail Manual | (1) set electronic file |
| 3. Operating/Maintenance Manuals | (3) sets hard copy |

The Prime Consultant and his/her subconsultants shall prepare and submit the required As-Built/Record Drawings and Project Manuals in accordance with the following procedures:

1. Obtain from each Prime Contractor marked-up prints, clarification drawings, shop drawings and/or any other data showing significant changes in the work made during the construction phase, including all changes described in the original addenda.
2. Update the original electronic drawings and project manuals by transferring all addenda and field changes from the contractor's marked-up documents, describing significant changes to the original drawings and project manuals.

The Prime Consultant shall list all revisions on each drawing and identify each revision with boundaries. Each drawing shall be labeled **AS-BUILT/RECORD DRAWINGS** and **PROJECT and DETAIL MANUAL**, and have them dated and signed by the Principal in Charge.

3. The end product shall consist of a composite set of Record Drawings and Project Manuals accurately showing the as-built, on-site conditions of the entire project.

C. **Studies/Analysis/Survey Reports:** Prepare and submit the following documents to the DPW-Records Management Office with a copy of the transmittal letter submitted to the respective Project Manager:

- | | |
|--------------------------|---------------------------------|
| 1. Final Approved Report | (2) sets hard copy |
| | (1) set electronically produced |

V. FINAL DOCUMENT REQUIREMENTS FOR ELECTRONIC MEDIA

The Prime Consultant and his/her subconsultants shall prepare and submit:

- A. A Drawing Directory consisting of a drawing index, in hard copy and on electronic media, that is sorted by:

1. Property (Site)
2. Building
3. Discipline

and shall include:

1. Milwaukee County Project Number
 2. Milwaukee County Site I.D. and Building I.D.
 3. Milwaukee County Drawing Name and Description
 4. Sheet number
 5. Text Style
 6. Image Files
 7. 3rd-Party Fonts
 8. **Layer Log** for each Drawing Sheet including layer name, state (on/off), color, line-type, defined blocks, user blocks, dependent blocks and unnamed blocks.
- B. Detail Drawings produced as a MANUAL shall include a Drawing Index consisting of the detail title and/or description, and identification number sorted by discipline and page number. The Drawing Index shall be submitted in hard copy and shall be incorporated in the Detail Manual.
- C. Consultants shall also submit correspondence outlining all special loading or start-up procedures required to generate the drawings for viewing, manipulating and editing on Milwaukee County FACILITIES MANAGEMENT DIVISION – DAS's CADD system (AutoCAD 2011).
- D. Consultants shall label the CD-ROM identifying:
1. Project Number
 2. Project Title with Site I.D. and Building I.D.
 3. Name of Consultant Firm and Principal in Charge
 4. Date
- E. Consultants may insert their logos on Milwaukee County's Standard Cover Sheet with PRIOR APPROVAL from the Architect/Engineer of record for the project.

Submit the Project Cover Sheet Layout to the Architect/Engineer of record for review and approval. Consultants **MAY NOT** insert their logos on the Project Drawing Sheets. The consultant's name may be inserted in the designated space provided within Milwaukee County's Standard Title Block.

SUBMIT TO:

**MILWAUKEE COUNTY DEPARTMENT OF ADMINISTRATIVE SERVICES – FACILITIES MANAGEMENT
DIVISION - RECORDS
CITY CAMPUS BUILDING COMPLEX
2711 WEST WELLS STREET – FOURTH FLOOR
MILWAUKEE, WI 53208
ATTN: Alma Guzman
(Phone: 414-278-3986)**

**MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES, FACILITIES MANAGEMENT DIVISION**

COMPLETE LISTING OF SUBCONSULTANTS

(To Be Completed by Prime Consultant)

Date: _____
 Project Title: _____
 Project No. _____
 Prime Consultant: _____

In the execution of the subject Prime Consultant Agreement, I/We propose to use the following subconsultants:

<u>No.</u>	<u>Name & Address</u>	<u>Type of Service</u>	<u>Principal Contact</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

For Milwaukee County
 Department of Administrative Services
 Facilities Management Division

For Prime Consultant:

Approved (No.'s): _____

Rejected/Resubmit (No.'s): _____

 Signature

 Signature

 Name

 Name

 Title

 Title – Project Manager

 Date

 Date

**MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES, FACILITIES MANAGEMENT DIVISION**

SUBCONSULTANT COMPLIANCE CERTIFICATION

Date: _____

Project Title: _____

Project No. _____

Prime Consultant: _____

This is to certify that I/We:

Subconsultant Name: _____

Address: _____

Shall provide the following subconsulting services to the above named Prime Consultant:

Type of Services: _____

We also certify that if I/We are approved for this Project, we shall be bound by all the applicable terms and conditions, including the "Audit and Inspection of Records" requirements, required of the Prime Consultant. No work shall be started until we have an executed Agreement with the Prime Consultant incorporating all of the above requirements.

SUBCONSULTANT

Subconsultant's Name

Date: _____

Signature

If Principal is a Corporation
IMPRINT CORPORATE SEAL

Title

MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES, FACILITIES MANAGEMENT DIVISION

CONSULTANT AGREEMENT CLOSEOUT CHECKLIST

Consultant: _____

Project: _____ Project No. _____

Agreement (contract) No. _____ Effective Date: _____

C.B. File No. _____ Reference No. _____ Account No. _____

Type Agreement: A: _____ B: _____ (Annual) C: _____ D: _____

Consultant Selection Documentation in File: _____ Yes _____ No

These deliverable items from the CONSULTANT must be in the FACILITIES MANAGEMENT DIVISION Project (JOB) File:

A. Final Project Program Report (Sec. 3.1.3), (*scope of project as agreed by all parties*)

B. Final Estimate of Probable Construction Costs (Sec. 3.4.2), (*submitted before bid process begins*)

C. Copies of all State and Local Plan Examination approvals and receipts for paid application fees (Sec. 3.5.2.2)

D. Project Manual and all addendum originals (Sec. 3.4.2, 3.5.2.3)

E. Written recommendation as to Substantial Completion and final acceptance of the project (Sec. 3.6.2, 5.4.1.1) (AIA Form G704)

F. Written confirmation of compliance of the Work with Contract Documents (Sec. 3.6.2) (WI Commercial Bldg. Code, Form SBDB-9720)

G. Final updated cost loaded schedule (Attachment "G-1")

H. Record documents (**Attachment "H-1"**) are accessible and useable _____
(Mike Zylka)

I. Operation and maintenance manuals and data (*CONSULTANT approved*)

J. Confirmation of Site Clean-up (*i.e., environmental or geotechnical soil cuttings, purge water*)

K. DBE Participation (Attach Approved Final Utilization Report): DBD-016PS, DBD-018PS

All of the above items applicable to this project have been submitted.

Prime CONSULTANT Signature: _____

County Project Manager Approval: _____ Date: _____

Score: _____

MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES, FACILITIES MANAGEMENT DIVISION

CONSULTANT EVALUATION FORM

Consultant: _____

Consultant P.M. _____

Project Title: _____

Project No. _____ Contract No. _____

Date of Evaluation: _____

Evaluation Form Completed By: _____

Basic Services Provided By the CONSULTANT: _____

Please circle appropriate response
Performance Assessment:

I. Quality of Work:

- (4) Satisfied/Above Average
- (3) Acceptable/Average
- (2) Marginally Acceptable/Below Average
- (1) Unacceptable

Comments: _____

II. Adherence to Schedule/Timeliness/Responsiveness:

- (4) Satisfied/Above Average
- (3) Acceptable/Average
- (2) Marginally Acceptable/Below Average
- (1) Unacceptable

Comments: _____

III. Budget Management/DBE Compliance:

- (4) Satisfied/Above Average
- (3) Acceptable/Average
- (2) Marginally Acceptable/Below Average
- (1) Unacceptable

Comments: _____

Additional comments:

Composite Score = I + II + III / 3

IN WITNESS WHEREOF, This Agreement executed the day and year first above written.

FOR MILWAUKEE COUNTY

Gregory G. High, Director
DAS-Architecture, Engineering
And Environmental Services (DATE)

Teig Whaley-Smith, Director
Administrative Services (DATE)

Jeremy Theis, Director
DAS- Facilities Management Division (DATE)

Chris Abele, County Executive
Office of the County Executive (DATE)

Comptroller
Office of the Comptroller (DATE)

**REVIEWED AS TO DISADVANTAGED
BUSINESS ENTERPRISE REQUIREMENTS**
Approved with regard to
County Ordinance Chapter 42

REVIEWED AS TO INSURANCE REQUIREMENTS

Risk Manager (DATE)

Community Business
Development Partners (DATE)

**Approved as to form and
Independent contractor status
By Corporation Counsel**

**Approved As compliant under
Sec. 59.42(2)(b)5, Stats.**

Corporation Counsel (DATE)

Corporation Counsel (DATE)

BY CONSULTANT/CONTRACTOR

Contracting Firms Name

Date

Title

Signature

Witnessed by

If Principal is a Corporation
IMPRINT CORPORATE SEAL

CB File No. _____

ATTACHMENT 4
PROPOSAL PREPARATION, SUBMISSION AND
EVALUATION GUIDELINES

PROPOSAL PREPARATION, SUBMISSION & EVALUATION

I. Explanation to Prospective Offerors

Any prospective offeror desiring an explanation or interpretation of this RFP must request it in writing no later than seven business days before the last date for submission of proposals. Requests should be directed to the individual in charge at the address listed in the RFP. Any information given to a prospective offeror concerning a solicitation will be furnished promptly to all other prospective offerors as an amendment to the RFP, if that information is necessary in submitting offers or if the lack of it would be prejudicial to any other prospective offerors.

II. Complete Proposals

Proposals shall represent the best efforts of the offerors and will be evaluated as such. Proposals must set forth full, accurate, and complete information as required by this section and other sections of this RFP.

III. Unnecessarily Elaborate Proposals

Brochures or other presentations beyond those sufficient to present a complete and effective response to this solicitation are not desired and may be construed as unnecessarily elaborate and an indication of the offeror's lack of cost consciousness. Elaborate art work, expensive paper and binding, and expensive visual and other presentation aids are neither necessary nor desired. Concise and clear proposals are sought.

IV. Retention of Proposals

All proposal documents shall be retained by the County and therefore, will not be returned to the offerors. The County will not pay for preparation of proposals or for proposals that are retained by the County.

V. Examination of Proposals

Offerors are expected to examine the Site, Statement of Work and all instructions and attachments in this RFP. Failure to do so will be at the offeror's risk.

VI. Legal Status of Offeror

Each offeror must provide the following information in its proposal:

- A. Name of the offeror;
- B. Whether offeror is a corporation, joint venture, partnership (including type of partnership), or individual;
- C. Copy of any current license, registration, or certification to transact business in the State of Wisconsin if required by law to obtain such license, registration, or

certification. If the offeror is a corporation or limited partnership and does not provide a copy of its license registration, or certification to transact business in the State of Wisconsin, the offeror shall certify its intent to obtain the necessary license, registration or certification prior to contract award or its exemption from such requirements; and

D. Copies of any current license, registration or certification required in RFP;

E. If the offeror is a partnership of joint venture, names of general partners or joint venturers.

VII. Organization of Offeror

Each proposal must further contain a chart showing the internal organization of the offeror and the numbers of regular personnel in each organizational unit.

VIII. Offerors Authorized Agent

Each proposal shall set forth the name, title, telephone number, and address of the person authorized to negotiate in behalf of the offeror and contractually bind the offeror, if other than the person signing the proposal.

IX. Price Schedule Submission

Offerors are to submit prices for each item identified in the Proposal. Offers for services other than those specified will not be considered. The prices set forth in the schedule will be used for evaluation purposes and for establishing a contract price. Milwaukee County reserves the right to accept or reject any and all Proposals.

X. Certification and Representations

Offerors shall return with their proposal resumes and any other documents as may be requested in the RFP.

XI. Signing of Offers

The offeror shall sign the proposal and print or type its name on the form. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the County.

XII. Proposal Guarantee

By submitting a proposal the offeror guarantees that it will keep its initial offer open for at least 60 days.

XIII. Acknowledgement of Amendments

Offerors shall acknowledge receipt of any amendment to this solicitation by signing and returning the amendment or by letter or telegram including mailgrams. The County

must receive the acknowledgment by the date and time specified for receipt of offers. Offeror's failure to acknowledge an amendment may result in rejection of the offer.

XIV. Late Proposals and Modifications and Withdrawals of Proposals

Any proposal received at the office designated in the solicitation after the exact time specified for receipt will not be considered.

XV. Proposal Evaluation Criteria

Following a list of general criteria which will be used to evaluate the proposals:

SAMPLE CRITERIA

- a. Quality and responsiveness to the RFP. Weight: 20%
- b. Project approach and understanding, including strategy to perform requested work and time schedule. Weight: 30%.
- c. Qualifications and experience. Weight: 35%
- d. Fee and hourly rates. Weight: 15%.

XVI. Staffing

Consultant shall provide, at its own expense, all personnel required in performing the services under this agreement. Such personnel shall not be employees of Owner.

The offeror must describe his or her qualifications and experience to perform the work described in this RFP. Information about experience should include direct experience with the specific matter and similar facilities. Areas of expertise of each proposed staff member shall be provided (i.e., engineering, economics, architecture, planning). Specific examples of similar or related projects previously conducted shall cite:

- Name of client organization
- Name, address, and current telephone number of client contact person
- Contract number and inclusive dates
- Contract amount

Offeror shall provide the following information for every resume:

- Full name
- Title and areas of specialty
- Affiliation (that is, staff of offeror or subconsultant)
- Experience directly related to the proposed project

- Education/training
- Individual personnel hours and percentage of total project time which will be devoted to the proposed project in total and broken down by task. (See suggested matrix below)
- Resumes shall be included for all personnel expected to work on the project. Only resumes of staff or subconsultant staff employed by or under contract with the firm as of the date of proposal submission are to be included.

TASK	NAME OF EMPLOYEE 1	NAME OF EMPLOYEE 2	ETC.....	EXPENSES	SUB TASK	TASK TOTAL
	HOURLY RATE W/OH	HOURLY RATE W/OH	ETC.....		TOTAL	
DESCRIPTION						
1. TASK 1	Number of Hrs/Task	Number of Hrs/Task				
2. TASK 2						
3. TASK 3						
4. TASK 4						
5. TASK 5						
6. TASK 6						
TOTAL HOURS						
TOTAL COST						
% OF TIME						

TOTAL FEE

ATTACHMENT 5
CONSULTANT PROPOSAL

MILWAUKEE COUNTY
DEPARTMENT OF TRANSPORTATION & PUBLIC WORKS
ARCHITECTURE , ENGINEERING & ENVIRONMENTAL SERVICES DIVISION

PROJECT:

CONSULTANT PROPOSAL

I. BASIC SERVICES (Include services of all needed subconsultants)

A. "LUMP SUM" or "ACTUAL COST" fees: \$
(_____)

II. PRINCIPAL IN CHARGE

Name of Principal

Architect or Engineer's Registration No. in Wisconsin

Flat hourly rate for principal

Participation of Disadvantaged Business Enterprises at the rate of ___ will be required.

Firm Name

Authorized Signature

Title

Date

ATTACHMENT 6
DISADVANTAGED BUSINESS ENTERPRISE (DBE)
INSTRUCTIONS & FORMS



COMMUNITY BUSINESS DEVELOPMENT PARTNERS MILWAUKEE COUNTY

COMMITMENT TO CONTRACT WITH DBE

(This form is to be completed by the bidder/proposer and the DBE named for submission with bid/proposal)

PROJECT No.: _____ PROJECT TITLE: _____

TOTAL CONTRACT AMOUNT \$ _____ DBE Goal: _____

Name & Address of DBE(*)	Scope of Work Detailed Description	DBE Contract Amount	% of Total Contract

(* Separate commitment form must be completed for each DBE firm)

Bidder/Proposer Commitment (To be completed by firm committing work to DBE)

I certify that the DBE firm listed quoted the identified service(s) and cost(s). I further acknowledge our firm having negotiated with, and having received confirmation, on partnering, pricing and delivery from DBE firm listed herein. Our firm _____ (Phone No. _____), or one of our subcontractors, will enter into contract with the DBE firm listed, for the service(s) and amount(s) specified when awarded this contract. A copy of the contract between our firm and that of the named DBE will be submitted directly to CBDP within seven (7) days from receipt of Notice-to-Proceed on this contract. The information on this form is true and accurate to the best of my knowledge. I further understand that falsification, fraudulent statement, or misrepresentation will result in appropriate sanctions under applicable law.

Signature of Authorized Representative Name & Title of Authorized Representative Date

Subscribed and sworn to before me this _____ day of _____, 20 _____

Signature of Notary Public State of _____ My Commission expires _____.

[SEAL]

* Only firms certified as DBEs (within qualifying NAICS codes) by the State of Wisconsin UCP *prior to bid/proposal opening* will be credited on this contract

DBE Affirmation (To be completed by DBE Owner/Authorized Representative)

- I affirm that the State of Wisconsin UCP has certified our company as a DBE, and that our company is currently listed in the State of Wisconsin UCP Directory.
- I acknowledge and accept this commitment to contract with my firm for the service(s) and dollar amount(s) specified herein, as put forth by _____.
- I understand and accept that this commitment is for service(s) to be rendered in completion of the Milwaukee County project specified herein to be completed with my own forces, unless otherwise approved by CBDP.
- I affirm that approval from CBDP will be obtained prior to subletting any portion of this work awarded to my firm on this project.

Signature of Authorized DBE Representative Name & Title of Authorized DBE Representative Date

FOR CBDP USE ONLY

Commitment number _____ **of** _____ **Project Total:** (A) _____ (V) \$ _____ **Total %** _____

Verified with: _____ _____ _____
Authorized Signature Date



COMMUNITY BUSINESS DEVELOPMENT PARTNERS MILWAUKEE COUNTY

COMMITMENT TO CONTRACT WITH DBE

DIRECTIONS FOR COMPLETING THIS FORM:

1. **TOTAL CONTRACT AMOUNT:** The participation goal is based on the total dollar value of your base bid, initial offer or initial scope of work, less allowance and/or reimbursable items. The successful Bidder/Proposer will maintain the approved participation level during the term of the contract with the County, including any additional work on the contract, e.g., change orders, addendums, scope changes, etc. Contract adjustments shall include proportional changes in participation.
2. **COMMITMENT:** Bidder/Proposer will complete this section affirming that they are committing work to the Targeted Firm named on this form. The County requires that the successful Bidder/Proposer enter into contract, directly or through subcontractors, as stated in this form. Agreements/Purchase orders must be submitted to the County within 7 days of receipt of the Notice-To-Proceed. By executing this commitment, you are certifying that you have had contact with the named firm and that they will be hired if awarded the contract by the County. VIOLATION OF THE TERMS OF THIS COMMITMENT IS GROUNDS FOR TERMINATION OF YOUR CONTRACT.
3. **AFFIRMATION:** Targeted firm receiving the commitment will complete this section. Name the firm with whom you will be contracting directly, and include a contact telephone number for verification purposes. The services being rendered in regard to this contract are to be performed by the employees of the Targeted firm named

If you have any questions on forms or related to Milwaukee County's DBE Program, please contact us at 414-278-4851 or cbdpcompliance@milwaukeecountywi.gov

APPENDIX A

Skywalk and Stair Tower Glazing Examination Report 2008

**General Mitchell International Airport
Skywalk and Stair Tower Glazing Examination Report**

Milwaukee, Wisconsin

November 14, 2008



Prepared for:

Milwaukee County

Department of Transportation and Public Works

5300 South Howell Avenue

Milwaukee, Wisconsin 53207

Prepared by:

Graef Anhalt Schloemer & Associates, Inc

125 South 84th Street, Suite 401

Milwaukee, WI 53214-1470

GASAI Project No. 2008-0197

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west

Part I. Executive Summary

The skywalks and ~~east~~ stair tower curtain wall systems at General Mitchell International Airport were reviewed by Graef Anhalt Schloemer and Associates Inc to determine the present condition and to detect any deficiencies that could affect the performance of the aluminum curtain wall system. This study was initiated by the breakage of one glass panel on the north skywalk. No impacts are known to have occurred to cause this breakage. The purpose of this examination was to detect any deterioration or deficiencies that could explain the sudden breakage. This examination included document reviews, a glazing survey, visual exams and removal of several horizontal mullion caps.

The installed system does not provide for any relief of thermal movement. However no visual distress was found at any of the skywalk framing connections inspected. Slotted curtain wall connections to the third floor level were provided but are tightly fastened. No indication of past or present movement at these connections was observed. Upon removal of several horizontal retainer caps, some of the setting blocks were found to be loose or displaced indicating the glass panels have been moving relative to the curtain wall framing. However no indication of past panel breakage or replacement was found. No indication of impact to the bottom of this bridge was found. The lower interior gasket at the broken glass pane was observed to be missing which may have contributed to the breakage of this panel. Please note, that while rare, spontaneous breakage of glass panels is a known phenomenon caused by internal stresses induced from impurities in the glass.

At this time no conditions were found which would definitively indicate the potential breakage of additional glass panels. Additional structural analysis could be performed to better understand the forces and deflections created during thermal expansion and differential deflection of the floor beams. However this system has been performing since 1976 without any known glass breakage incidents and the present study has not found any recent changes that would alter the system performance as originally installed.

Tempered glass was not installed in the sloped skywalk roof as required by the original construction documents and the State of Wisconsin Building Code in affect at the time of construction. This code also requires tempered glass or a guard rail for glazing within 2 feet of the skywalk floor. The plans do not indicate a guardrail to be installed and none is present. The original designer's interpretation may have been to provide a horizontal mullion to meet this code provision. However the code specifies the guard shall not be in contact with the glass.

Various conditions were found that impact the water tightness of the skywalk structures including gaps in the outer gaskets, deteriorated retainer cap screw seals and open sealant joints. The west stair tower curtain wall system is in good condition. Several of the retainer caps have slide down exposing the expansion joint backer plate however this system drains any water entry into this cavity out at the bottom of the caps.

Part II. General Information

General Description

Skywalks

Two skywalk bridges at General Mitchell International Airport (GMIA) are used to connect the parking garage to the main terminal. These bridges span over the baggage claim and passenger pickup roadway. These skywalks are located at the north and south end of the main terminal. (See Figure 2.1) The north skywalk is a mirror image of the south skywalk. At the east end of each skywalk is an elevator lobby tower which connects to each floor of the parking garage. Each skywalk bridge consists of two levels. The lower level of the skywalk bridge connects the elevator tower lobby at the third floor of the parking garage to the upper level of the main terminal. The upper level of the skywalk bridge connects the fifth floor elevator lobby of the parking garage to an elevator tower above the main level of the terminal.

Each level of the bridge consists of two 5-foot deep girders spanning approximately 80 feet to the concrete framed elevator lobbies at each end. The 20 foot wide bridge decks are constructed of 12 inch deep steel stringers spanning between the girders with a 6-inch concrete deck. The exterior walls are an aluminum curtain wall system. The six inch deep I vertical mullions are spaced 4 feet on center and are fastened to the concrete floor slab at each level. Horizontal mullions located at the soffit line, at 7 inches above each floor and at 3 foot eight inches above each floor. Additional horizontal mullions are located above and below the hopper type windows throughout the north and south elevations. The roof over the fifth level is a sloped glazing with 6 inch I members supported by the wall system vertical mullions. (See Figure 2.2)

West Stair Towers

The stair towers at the west end of each of the skywalks have a floor at each of the parking structure levels. The structure is concrete framed columns and beams with a concrete floor slab. The exterior façade is a six inch deep tube curtain wall system supported on the foundation wall and spanning between floor slabs. A vertical expansion joints are located between the 3rd and 5th levels.

Site Plan and Building Elevations

Refer to Figure 2.1 for a partial site plan of the General Mitchell International Airport showing the skywalks and the relationship to the streets and adjacent buildings. Refer to Figures 2.3 – 2.6 for overall photographs of the skywalk elevations.

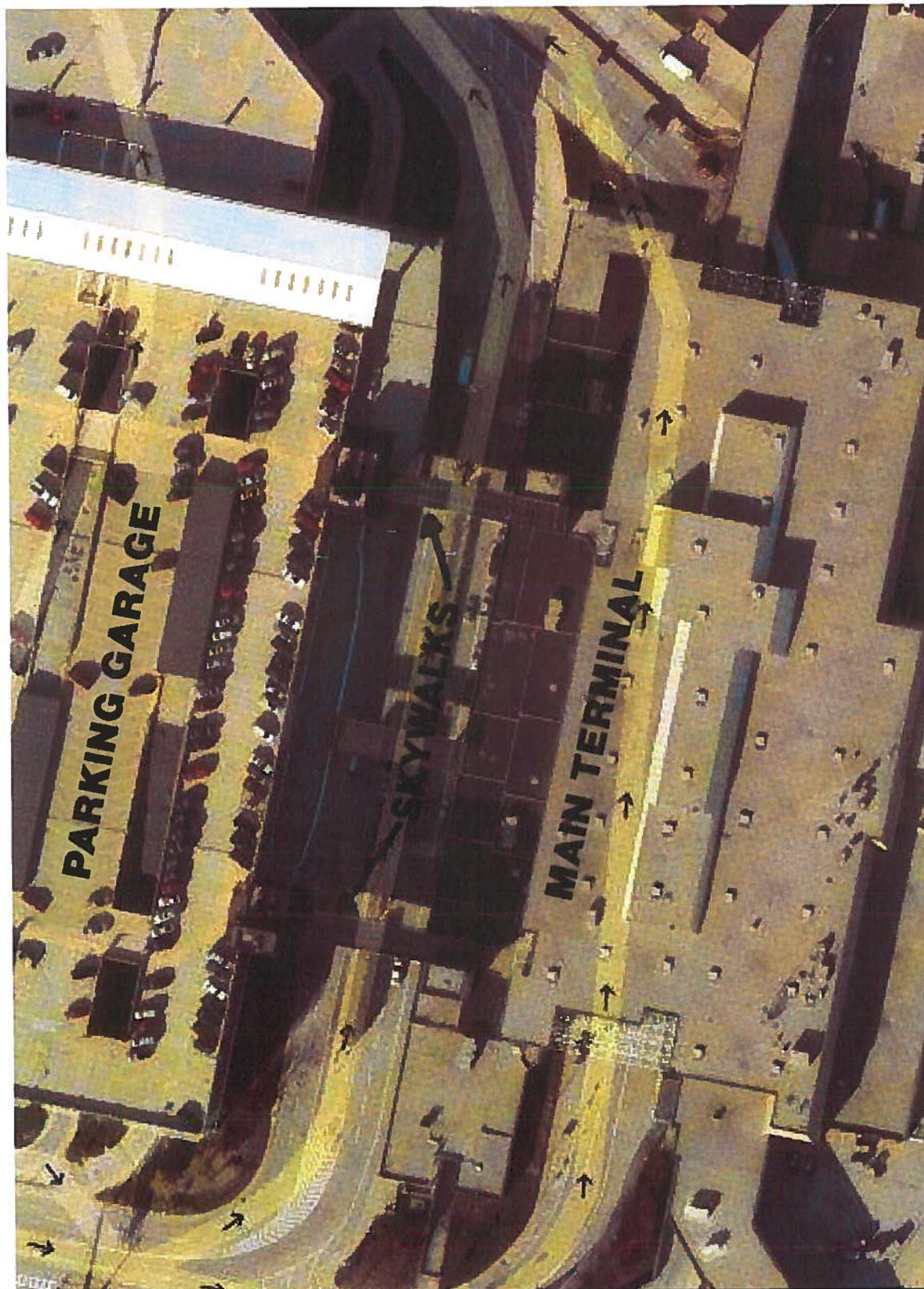


Figure 2.1. Site Plan.

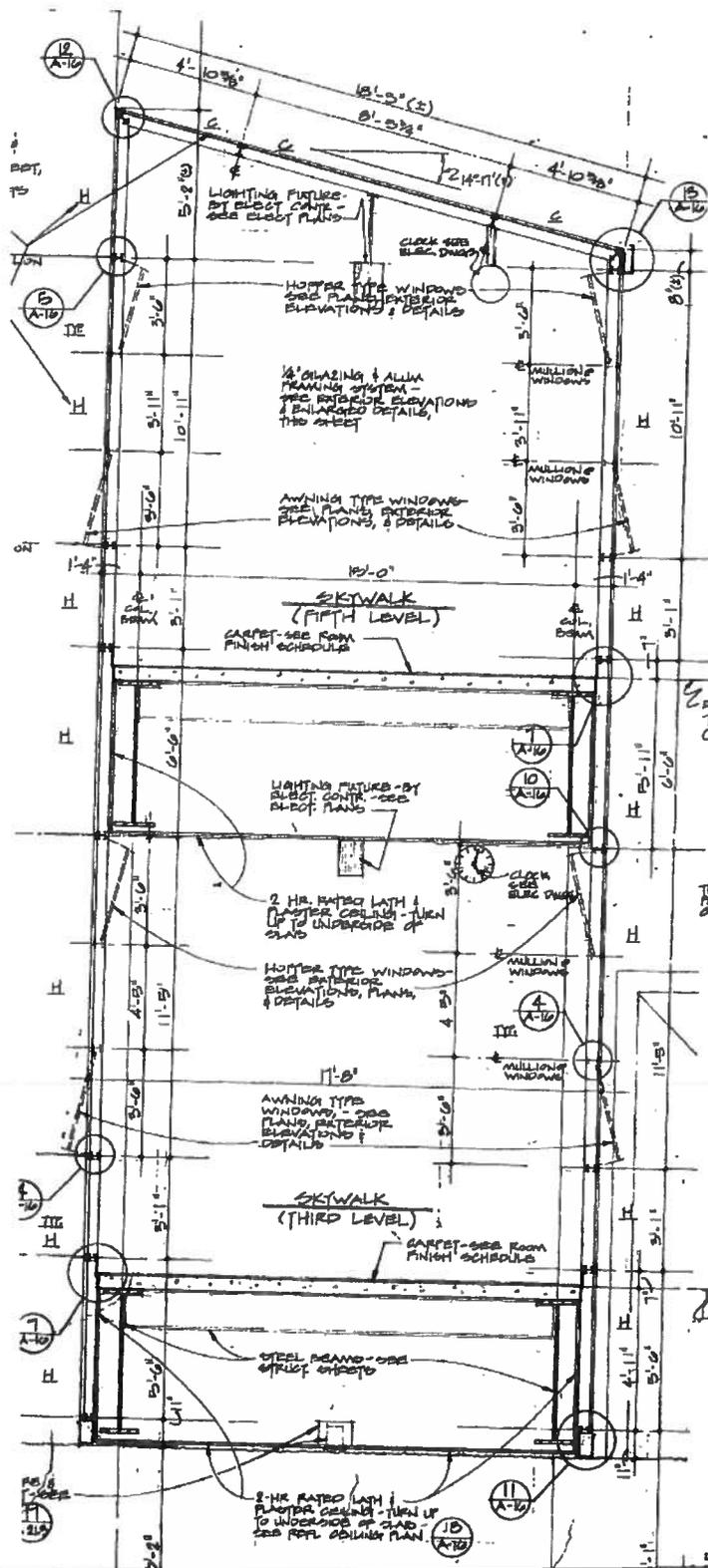


Figure 2.2. Skywalk Section.



Figure 2.3. South Skywalk - South Elevation



Figure 2.4. South Skywalk – North Elevation



Figure 2.5. North Skywalk - South Elevation.

Figure 2.6. North Skywalk - North Elevation.

Part III. Description of Examination

The examination of the skywalk and stair tower facade included building document reviews and visual examinations and removal of several retention caps.

Building Document Review

Building documents were reviewed to determine the specified designs of the facade and building structure in seeking to detect and determine the potential cause of existing conditions of significant distress and/or deterioration. The documents, made available by the owner, included selected architectural drawings of the original design. Subsequent alterations have been made to the north skywalk. A new connector link from the north parking garage expansion has been tied into the north face at the third level skywalk bridge. It does not appear that any other additions, alterations or renovations have been made since the original construction. No repair or maintenance documents were available for these structures. Refer to Appendix A for documents that were reviewed.

The original design documents provided of the skywalk façade agree with the construction observed in the field. The documents indicate the general layout and member arrangement. No connection details to the floor structure are provided. Plan notes indicate the skywalk contractor was responsible for providing and installing the supports for the curtain wall and sloped roof glazing. The fabrication and erection drawings provided by the manufacture of the system would indicate the proposed connections. These drawings are not currently available. The drawings do not indicate any means for providing movement joints for thermal expansion.

The original design documents indicate the glazing types to be used throughout these structures. The glazing indicated for the skywalk wall system is ¼ inch heat strengthened glass. The glazing indicated for the sloped roof is ¼ inch tempered glass. The glazing indicated for the for the stair towers is ¼ inch heat strengthened glass with the exception that tempered glass is indicated at the panels adjacent to the ground floor doors.

Glazing Survey

The individual glazing panels on the skywalk bridges were surveyed to determine the type of glazing provided and to determine if any of the glazing had been previously replaced. Generally the smaller panels were provided by the Texas Tempered Glass Company and the larger panels were provided by the Temp Glass Inc. Labels were not found on several panels due to the label being hidden by the curtain wall framing. Labels at several panels had a slight variations from the typical labels found. While not conclusive, these panels may have been replaced since the original construction. Since the same manufacture provided the panels it is also possible these are the original panels. The owner was unaware of any previous glass breakage or replacement on these structures.

The glazing panels provided for the sloped roof glazing on the skywalks does not match the specified glazing indicated on the design documents. The glass provided is a heat strengthened panel in lieu of the designated

tempered glass. A review of the 1974 Wisconsin State Building Code requires that safety glass be provided at all sloped roof surfaces. Safety glazing is defined as tempered glass, laminated glass or wire glass. In addition the code review indicates that all glazing within 2 feet of the floor system must be safety glazing unless protected by a guardrail. No guard rail currently exists or is indicated on the original design documents' provided. The original designer's interpretation of this code requirement may have been to provide the horizontal mullions as previously indicated above the floor surface. However the code requires the guard rail to be able to withstand a 100 pound load at any point without touching the glazing. Any load applied to the horizontal mullion would be in contact with the glazing.

During the interior glazing survey water entry thru the curtain wall system was observed at numerous locations on each skywalk bridge. The rainfall was driven from the north and the predominate leakage found was on the north walls. In addition the flashing between the sloped glazing and the east elevator shaft at the south skywalk was leaking.

Visual Examinations

The exterior of the skywalk and elevator lobby facade was visually examined between September 24 and October 2, 2008. The examination covered all applicable skywalk and elevator lobby elevations. The entire facade was examined remotely from ground and/or roof levels using binoculars (10-22 magnification). Eight close-up "arms-length" visual examinations were performed on the skywalk bridges from bottom of structure to top of façade. Three close-up visual examinations were performed on the west elevator towers from grade to top of façade. The extents of the close-up visual examinations, performed from a boom-lift platform, are indicated on the field survey elevations in Appendix C. During the close up examination several horizontal mullion caps were removed to view the setting blocks and verify the glass edge distance under the vertical mullion caps.

All examinations were documented by field notes and photographs. Refer to Appendix C for survey data of the visual examinations. Please note that many conditions of distress and/or deterioration cannot be detected by remote visual examination; therefore, areas examined close-up may be more typical of the condition of the façade. Additional conditions of distress or deterioration may exist that have not been detected at façade areas examined solely by remote visual examination. The conditions found and the potential repairs are documented in Part IV of this report.

Part IV. Conditions of Significant Distress or Deterioration

Conditions of significant distress and deterioration that affect the integrity of the facade are summarized below. Representative photographs of the conditions are included. Recommendations for repairs and stabilization, if applicable, are provided. Stabilization is temporary measures that can be employed to prevent façade components from becoming unsafe until permanent repairs are made. Please note that certain conditions of distress and/or deterioration cannot be detected by remote visual examination, other conditions of significant distress or deterioration may exist that have not been detected at facade areas examined by remote visual examination.

Refer to Appendix C for the locations of noted conditions. Refer to the Key Plan (Figure C 001) for the location of building elevations, the Note Legend (Figure C 002) for abbreviated material and condition notations, and the elevations (sheets C1 to C-10) for survey notes.

Condition #1 Skywalk Bolts Missing

Notation: B.M.

Location: Several locations on south skywalk

Photographs: Figures 4.01

Observations: Horizontal Mullion bolts are missing

Repair: Install new stainless steel bolts.



Figure 4.01. Missing mullion Bolt

Condition #2 Skywalk Deteriorated Fastener Seals

Notation: None

Location: Typical throughout – worse on south and top surfaces

Photographs: Figures 4.02 – 4.05

Observations: Plastic seal below exposed screw head are dried out and deteriorated. Allows water into cap system.

Repair: Replace seals.



Figure 4.02. Elevation A



Figure 4.03. Elevation A



Figure 4.04. Elevation C



Figure 4.05. Elevation H

Condition #3 Skywalk Glazing Gasket Gaps

Notation: G.G.

Location: Several locations found during close up inspection.

Photographs: Figures 4.06 – 4.07

Observations: Exterior cap glazing gasket is missing allowing water entry into the cap system.

Repair: Remove caps and install new gasket or wet seal system.



Figure 4.06. South Skywalk



Figure 4.07. South Skywalk

Condition #4 Skywalk Deteriorated Sealant Joints

Notation: JS. D

Location: Various locations throughout all elevations

Photographs: Figures 4.08 – 4.11

Observations: Sealant joints have deteriorated and opened up allowing water into cap system

Repair: Remove old sealant and reseal.



Figure 4.08. Cap Sealant Joint



Figure 4.09. Sealant Joint at downspout cover



Figure 4.10. Typical Sealant Joint - Mullion /Gutter



Figure 4.11 Typical Sealant Joint - Mullion /Gutter

Condition #5 Skywalk Flashing Leaks

Notation: Flashing Leaks

Location: South Skywalk at east elevator tower

Photographs: Figures 4.12 – 4.14

Observations: Water running down wall over elevator doors.

Repair: Disassemble flashing and reseal. May require redesign of flashing connection to skywalk and end terminations.

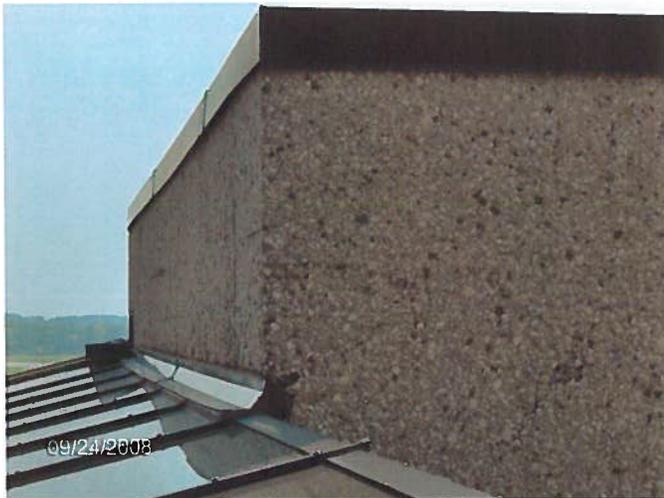


Figure 4.12. East Elevator Shaft Flashing– South Skywalk



Figure 4.13. Corner Flashing Seal - South Skywalk



Figure 4.14. Flashing Leaks– South Skywalk

Condition #6 Skywalk Broken Glass

Notation: Broken window

Location: Below fifth floor level at east end on south side of north skywalk.

Photographs: Figures 4.15 – 4.18

Observations: Glass panel has broken. Inner gasket along lower edge is missing.

Repair: Install new gasket and glass panel.



Figure 4.15. Missing Gasket at bottom



Figure 4.16. Setting block and shims in place



Figure 4.17. No visible movement at adjacent support



Figure 4.18. No visible movement at adjacent support

Condition #7 Skywalk Missing / Displaced Setting Blocks

Notation: Elevation note.

Location: West end of north skywalk.

Photographs: Figures 4.19 – 4.20

Observations: Glass panels are supported by side caps. Setting block shims are loose , missing and/or displaced

Repair: Remove horizontal caps during retainer screw seal replacement and observe additional locations.
Reset glass or re-shim.



Figure 4.19. Displaced setting pad



Figure 4.20. Missing setting pad

Condition #8 Skywalk Expansion Connection

Notation: None

Location: Third floor level around perimeter of skywalks

Photographs: Figures 4.21 – 4.24

Observations: Connection to third floor has slotted connection. Bolts are tight and no evidence of mullion movement is visible.

Repair: Now modifications should be made until detailed structural analysis of entire curtain wall system and supports are made.



Figure 4.21.



Figure 4.22.



Figure 4.23.



Figure 4.24.

Condition #9 Skywalk Deteriorated Plaster

Notation: None.

Location: Typical all elevations of skywalks, worse on south sides

Photographs: Figures 4.25 – 4.28

Observations: Plaster beam cover behind glass is cracked and paint is delaminating.

Repair: Remove glass panel to patch and paint. Repainting only may be done from inside without removing glass.



Figure 4.25. South Skywalk – South side



Figure 4.26. South Skywalk -North side



Figure 4.27. South skywalk - South side



Figure 4.28. North Skywalk – North side

Condition #9 Stair Tower Displaced Caps

Notation: C.D.

Location: All elevations of stair towers

Photographs: Figures 4.25 – 4.28

Observations: lower portions of retainer clip cap has slid down exposing expansion joint

Repair: Remove covers and realign.



Figure 4.25. Elevation E

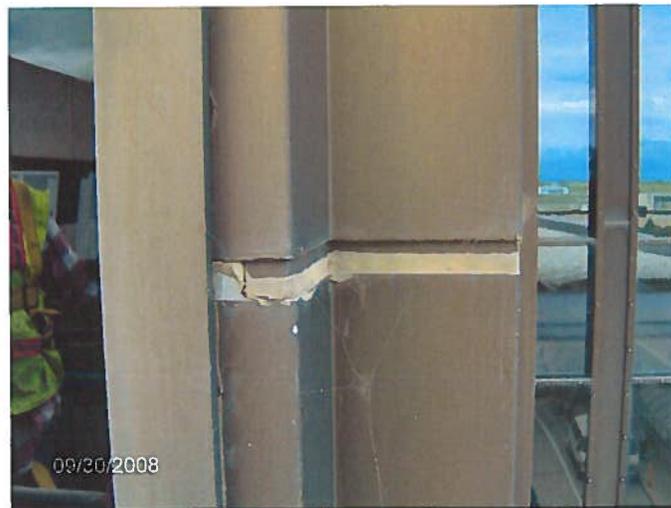


Figure 4.26. Elevation F



Figure 4.27. Elevation F



Figure 4.28. Elevation N

Appendix A. Building Document Reviewed

Appendix B. Glazing Survey

Appendix C. Visual Examinations

Appendix D. Report Preparation and Use

Appendix A. Building Document Reviewed

The following pertinent documents were made available for review.

Skywalk and Elevator Tower Drawings

Date	Rev Date	Author	Document
10-28-76	December 1979	MOCHON SCHUTTE HACKWORTHY JUERISSON INC.	Parking Structure - General Mitchell Field Sheets A-14, A-16, A-17, A-18, A-20, A-20.1, A-20.2

Appendix B. Glazing Survey

Key Plan: Refer to Figure B.001.

Documentation: For field surveys, refer to following figures for elevations as noted below.

<u>Figure</u>	<u>Elevations</u>
B 1	South Elevation A
B 2	East Elevation B
B 3	North Elevation C
B 4	Plan View D
B 5	South Elevation H
B 6	East Elevation J
B 7	North Elevation K
B 8	Plan View L

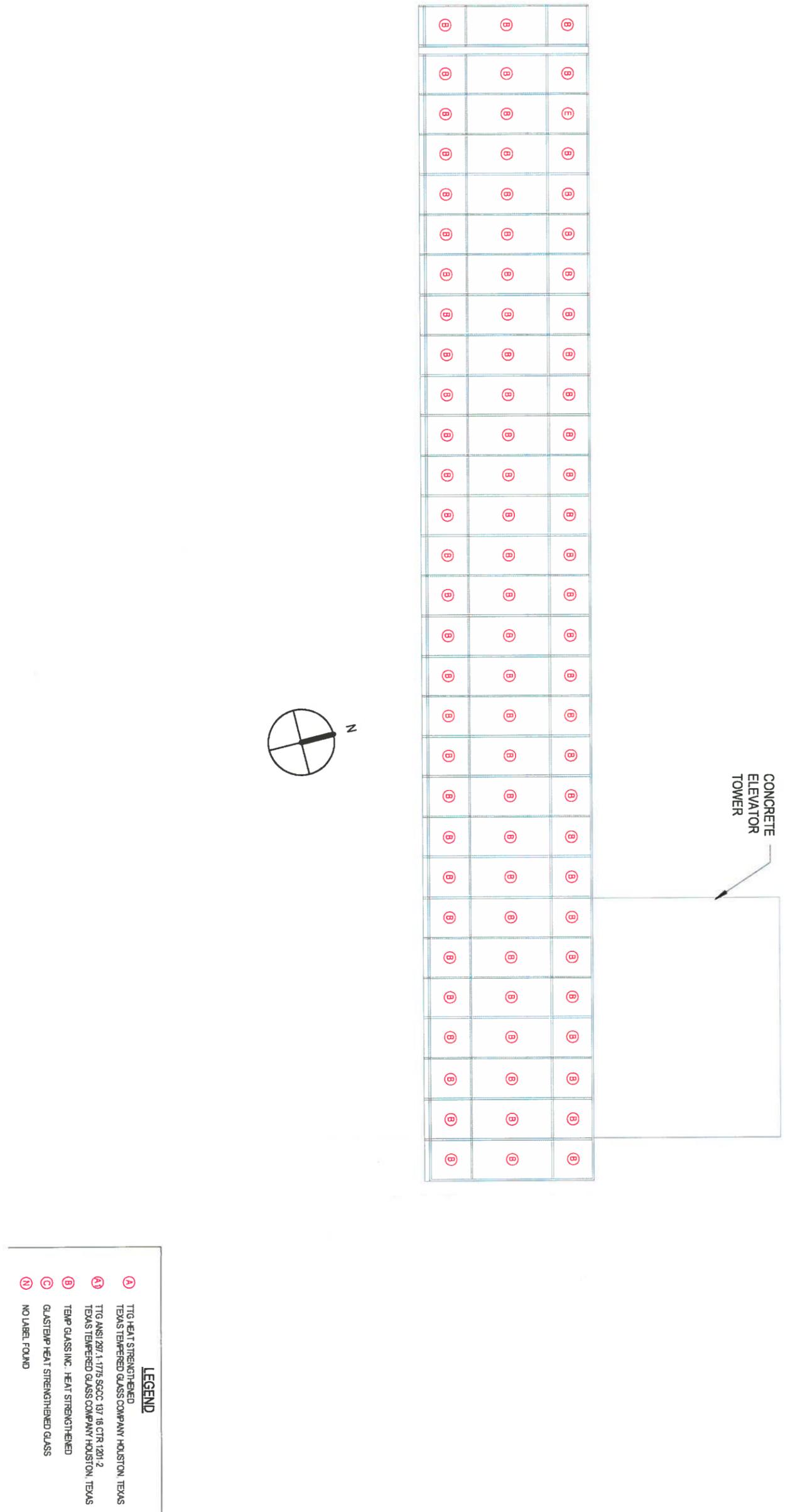


Figure B.8. Plan View L

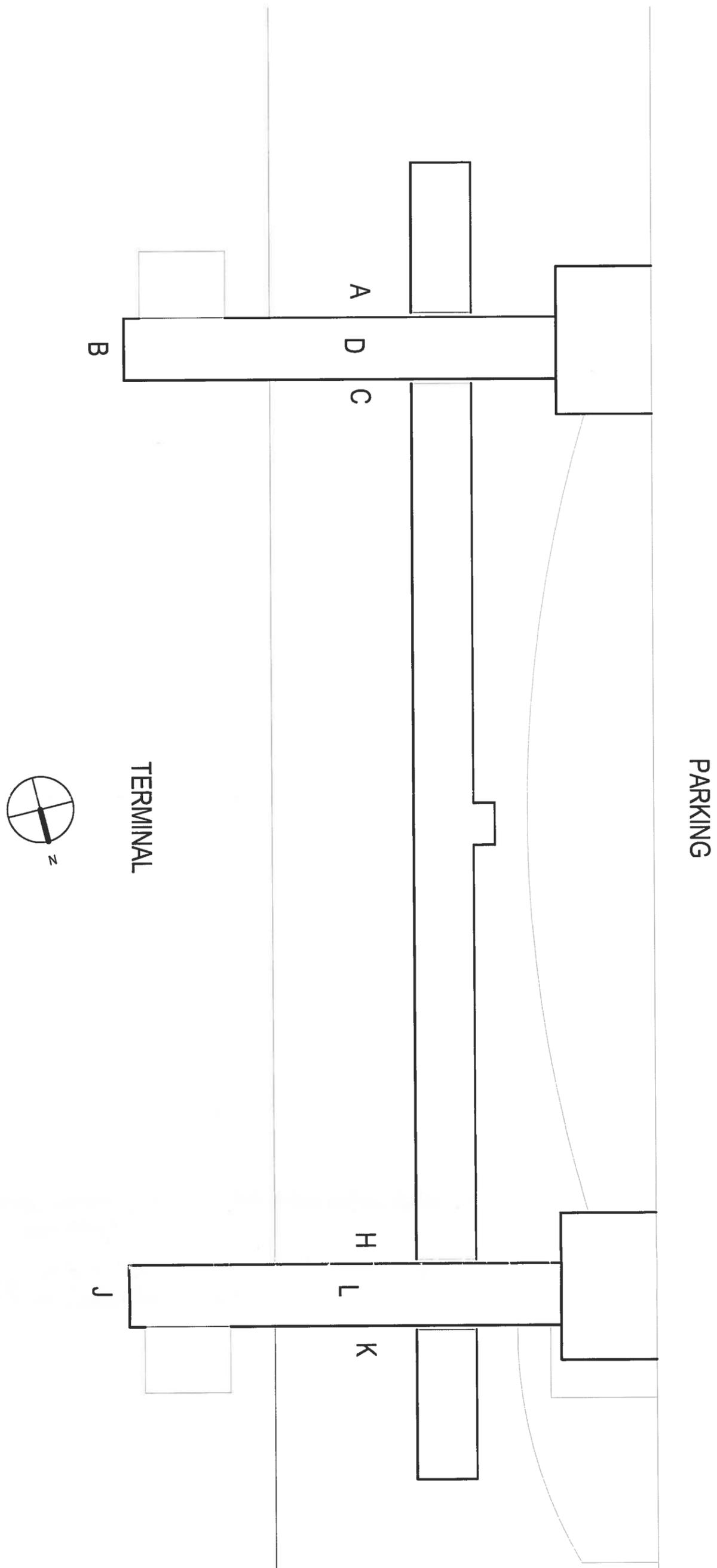


Figure B.001. Key Plan

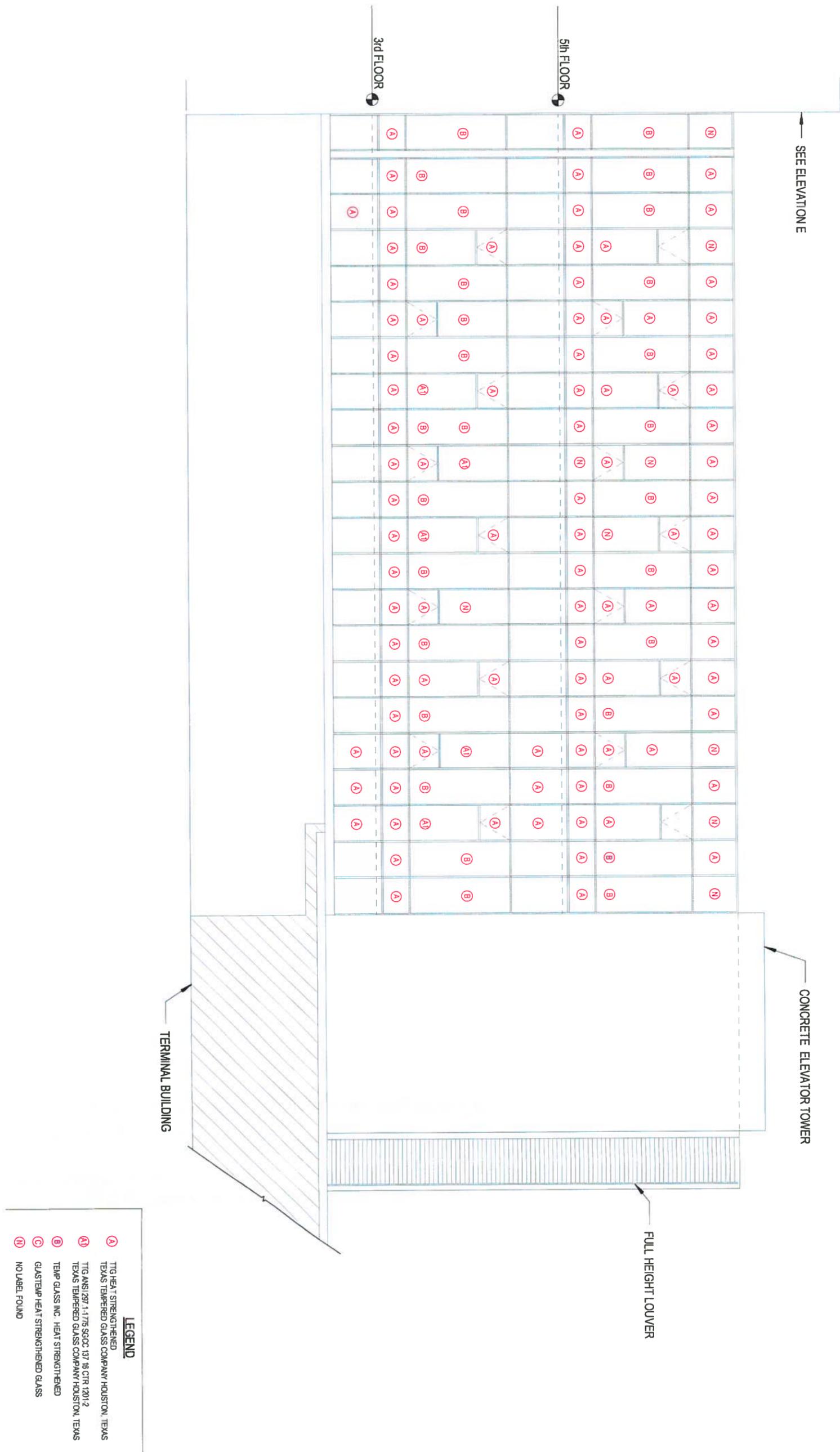
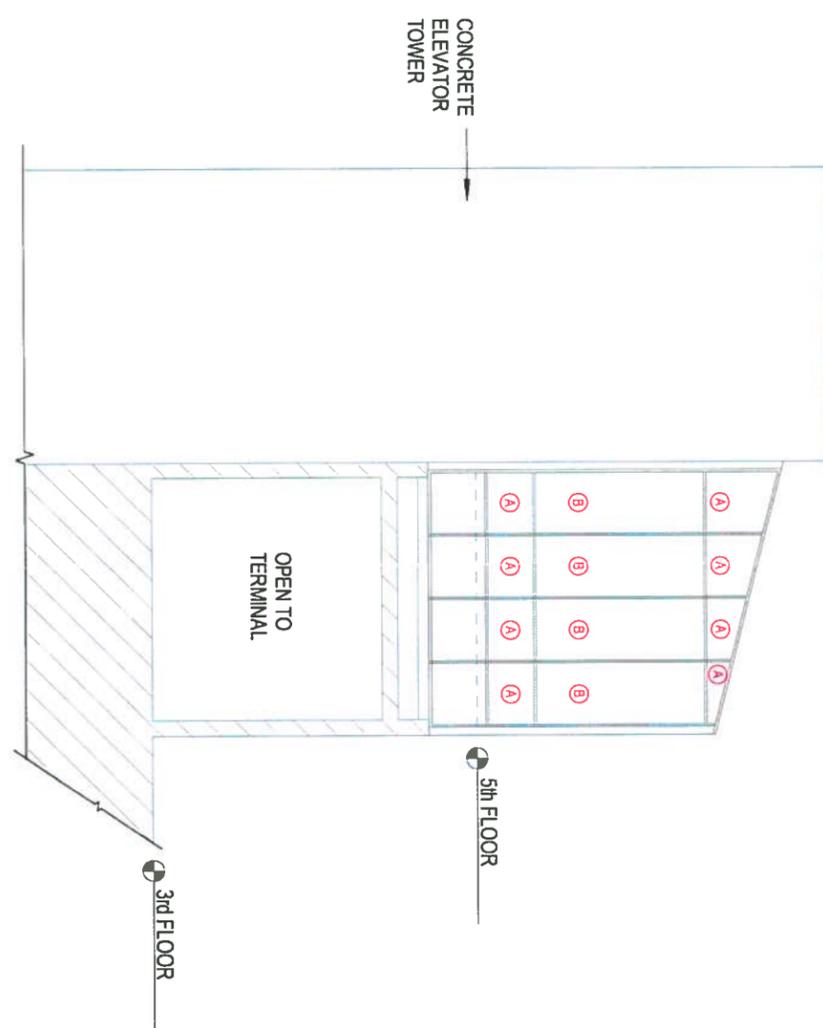


Figure B.1. Elevation A



LEGEND	
(A)	TTG HEAT STRENGTHENED TEXAS TEMPERED GLASS COMPANY HOUSTON, TEXAS
(B)	TTG ANS/297, 1-1775 S90C 137, 16 CTR 1201, 2 TEXAS TEMPERED GLASS COMPANY HOUSTON, TEXAS
(C)	TEMP GLASS INC. HEAT STRENGTHENED GLASTEMP HEAT STRENGTHENED GLASS
(N)	NO LABEL FOUND

Figure B.2. Elevation B

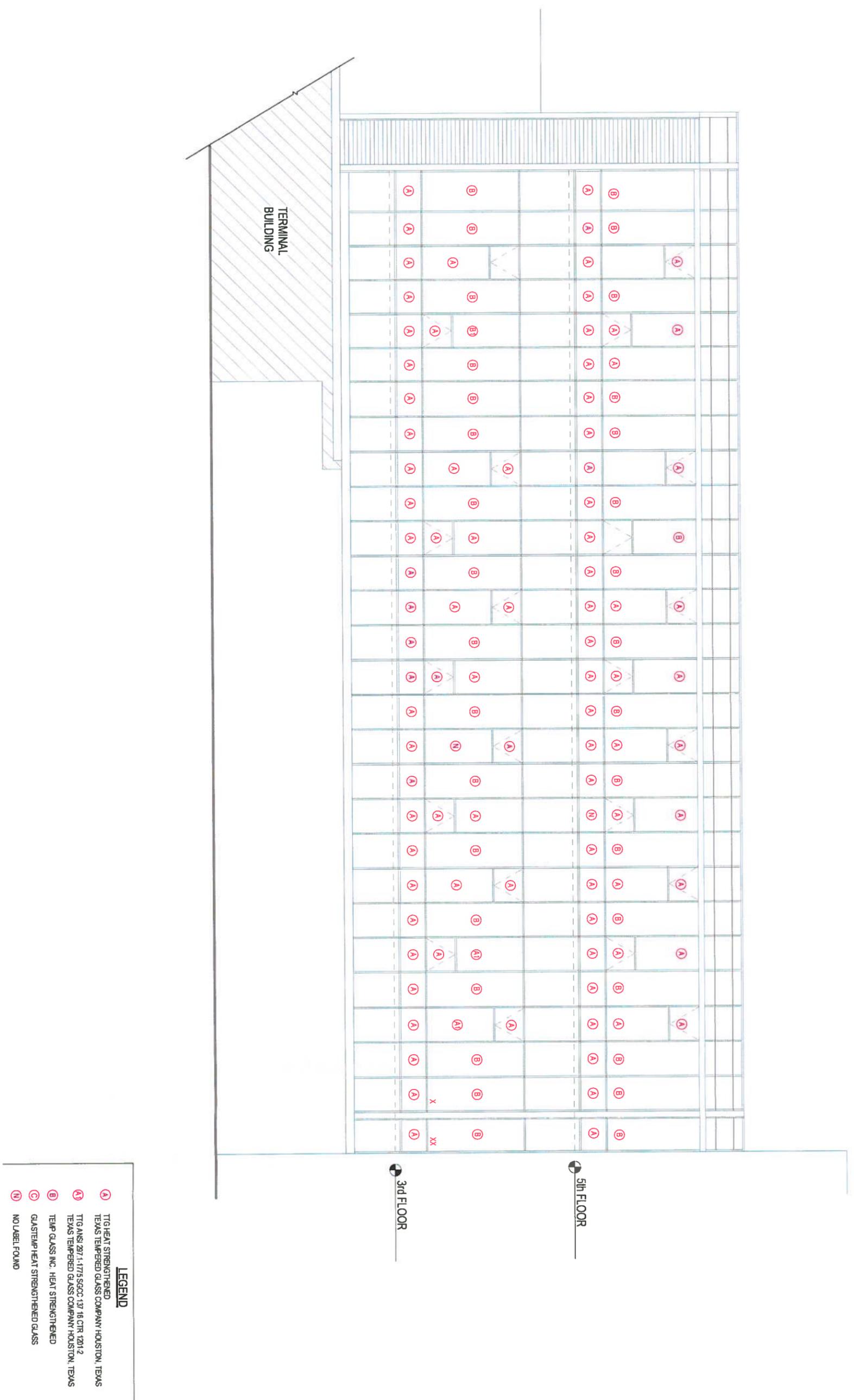


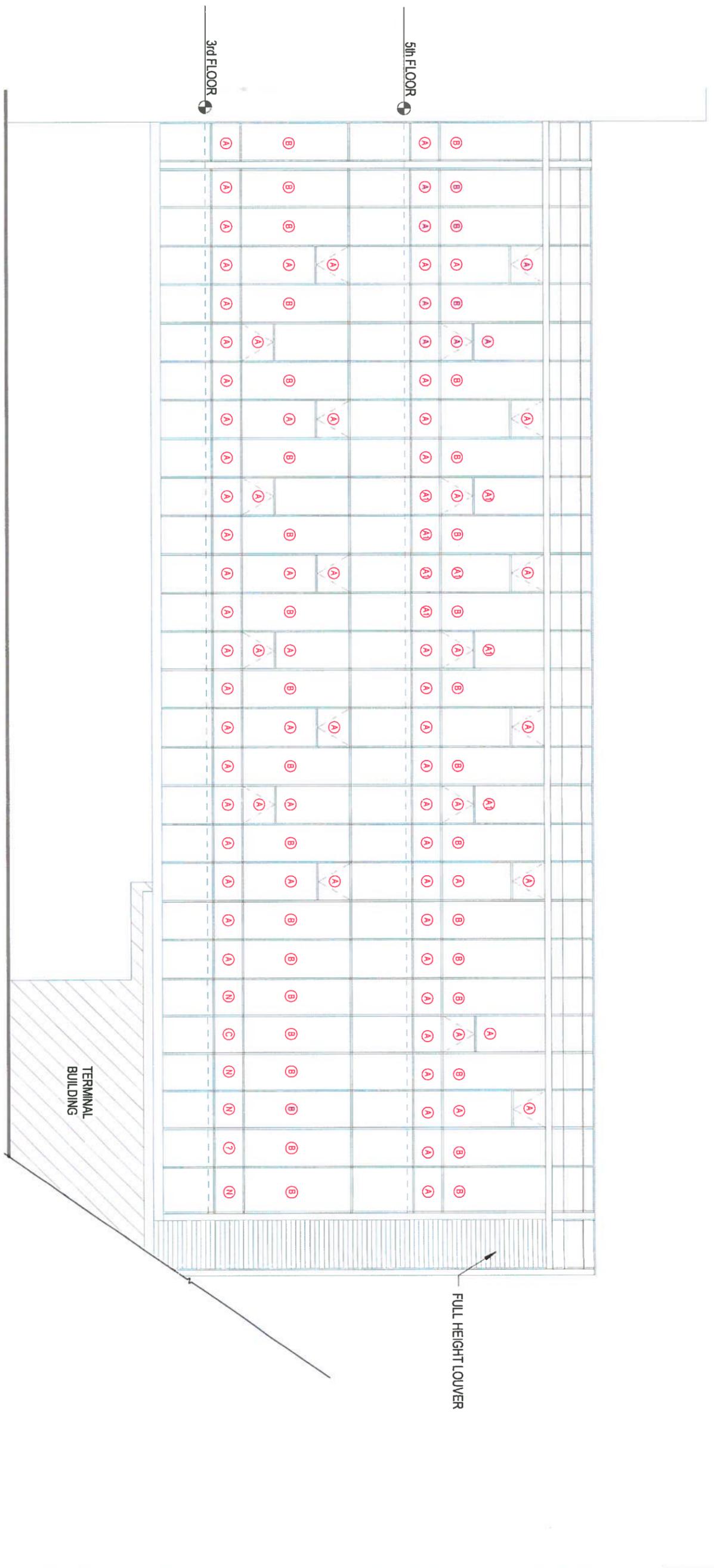
Figure B.3. Elevation C



LEGEND

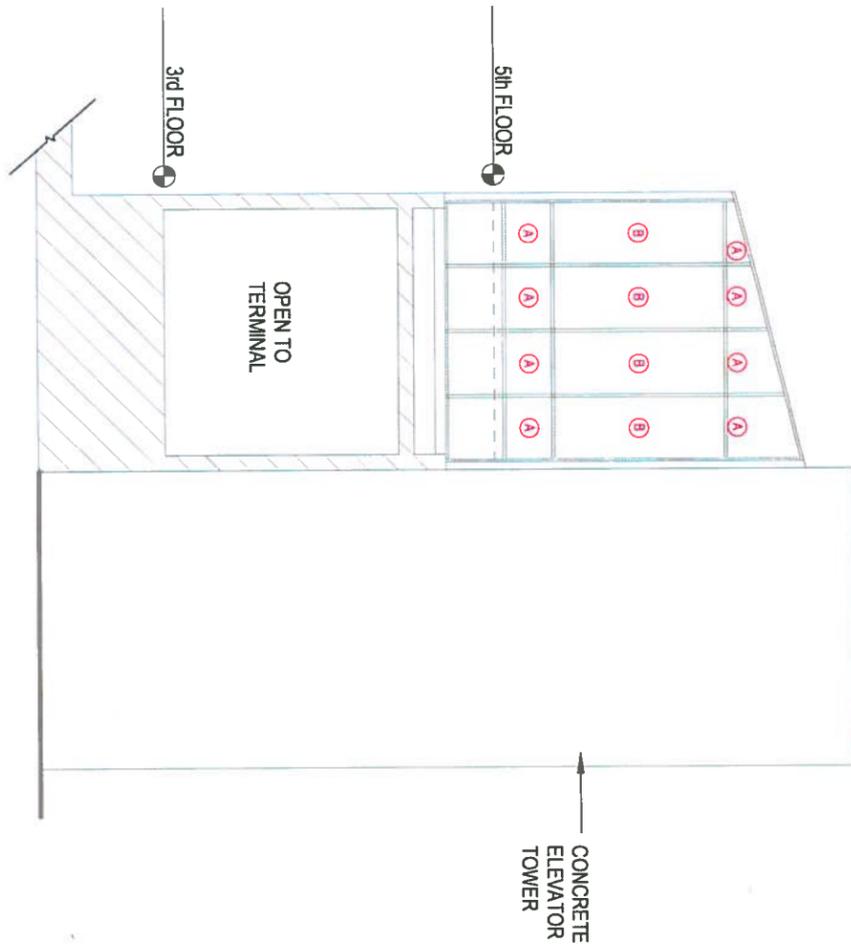
A	TTG HEAT STRENGTHENED TEXAS TEMPERED GLASS COMPANY HOUSTON, TEXAS
A1	TTG ANS1 297 1-1775 SGGC 137 16 CTR 120H 2 TEXAS TEMPERED GLASS COMPANY HOUSTON, TEXAS
B	TEMP GLASS INC. HEAT STRENGTHENED GLASTEMP HEAT STRENGTHENED GLASS
N	NO LABEL FOUND

Figure B.4. Plan View D



LEGEND	
(A)	TTG HEAT STRENGTHENED TEXAS TEMPERED GLASS COMPANY/ HOUSTON, TEXAS
(A1)	TTG ANSI 287.1-1778 S9CC 137 18 CTR 1201 2 TEXAS TEMPERED GLASS COMPANY/ HOUSTON, TEXAS
(B)	TEMP GLASS INC. HEAT STRENGTHENED
(C)	GLASTEMP HEAT STRENGTHENED GLASS
(N)	NO LABEL FOUND

Figure B.5. Elevation H



LEGEND	
(A)	TIG HEAT STRENGTHENED TEXAS TEMPERED GLASS COMPANY HOUSTON, TEXAS
(A1)	TIG ANSI Z97.1-1778 SGGC 137 16 CTR 1201 2 TEXAS TEMPERED GLASS COMPANY HOUSTON, TEXAS
(B)	TEMP GLASS INC. HEAT STRENGTHENED GLASTEMP HEAT STRENGTHENED GLASS
(C)	GLASTEMP HEAT STRENGTHENED GLASS
(N)	NO LABEL FOUND

Figure B.6. Elevation J

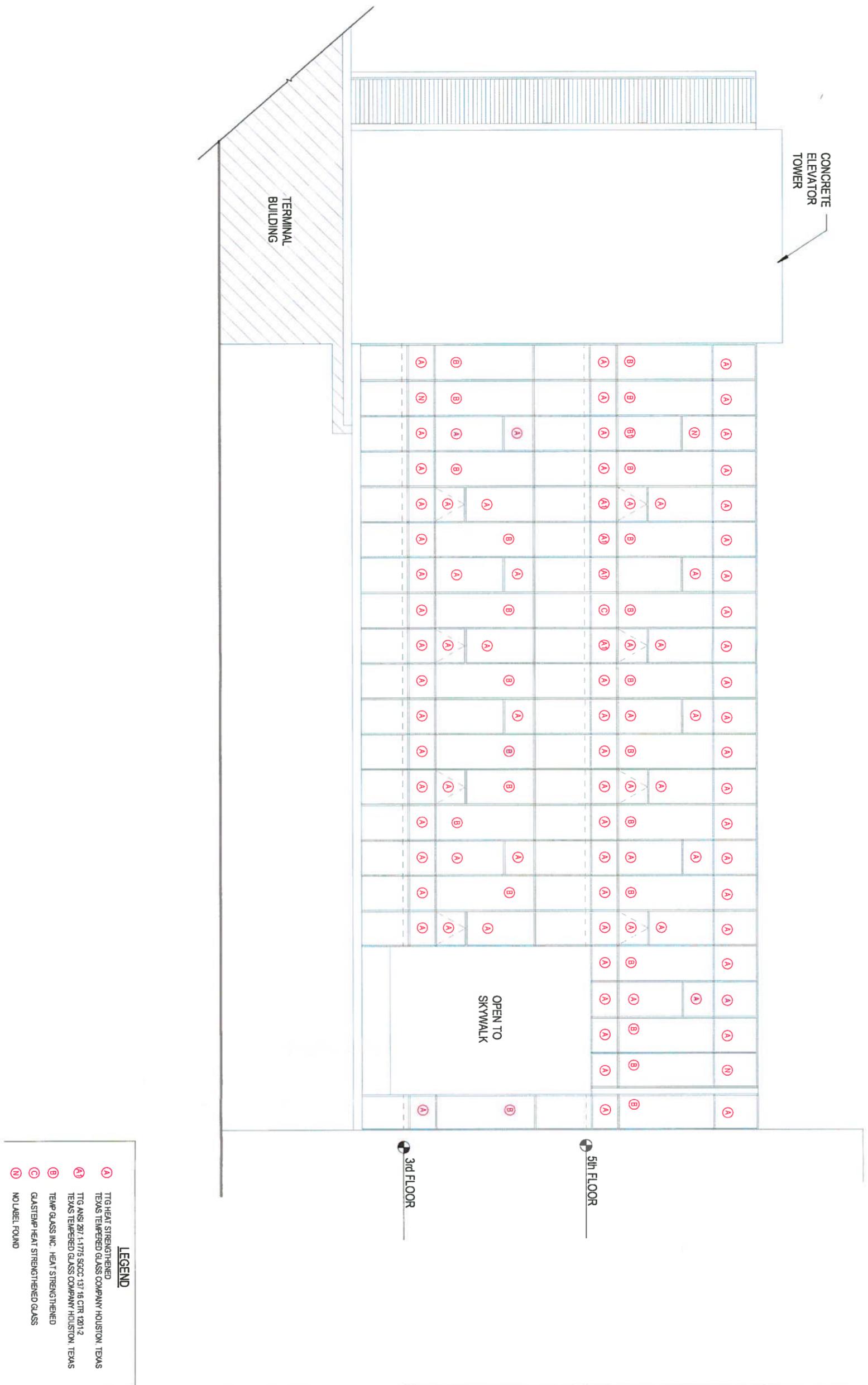


Figure B.7. Elevation K

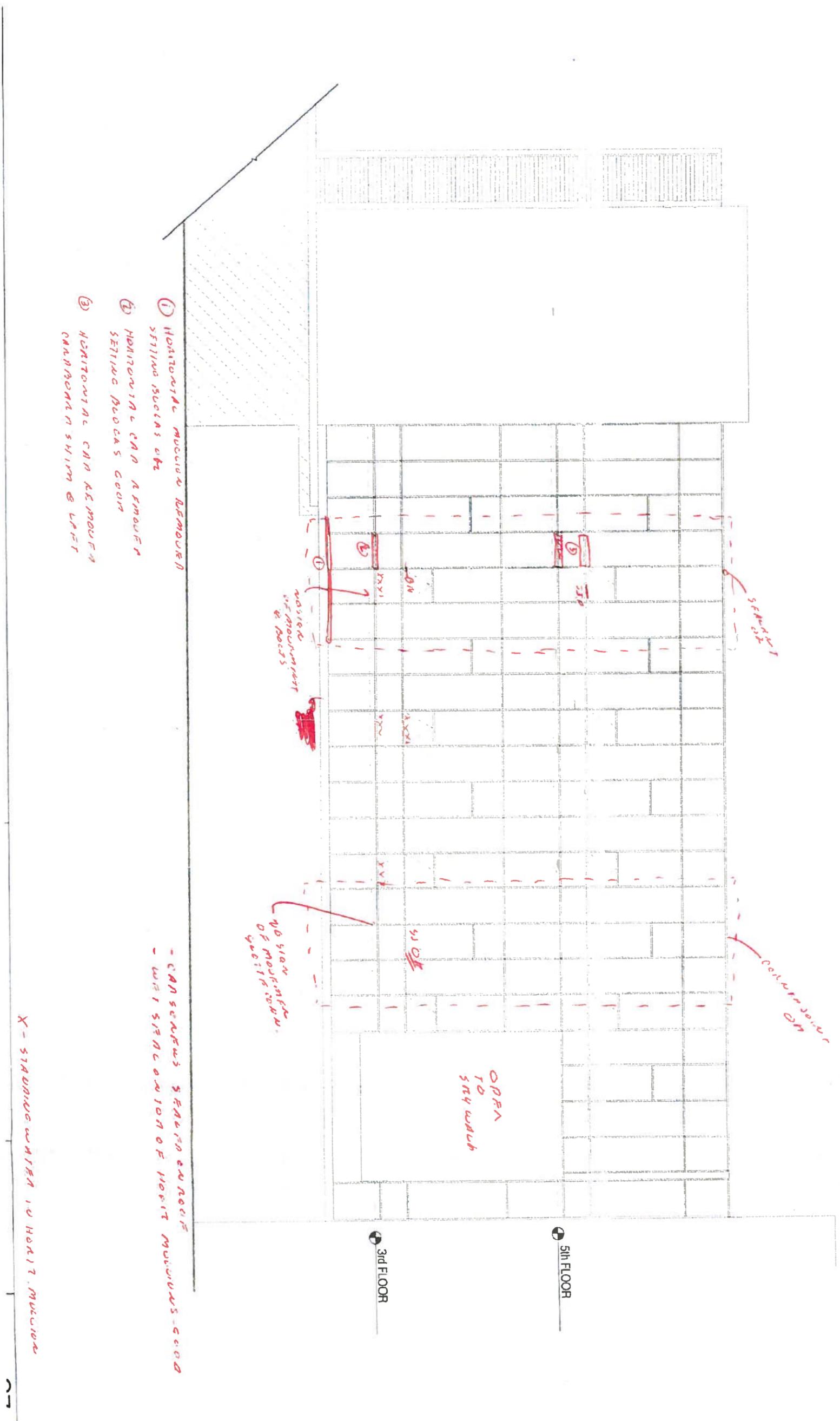


Figure C.7. - Elevation L

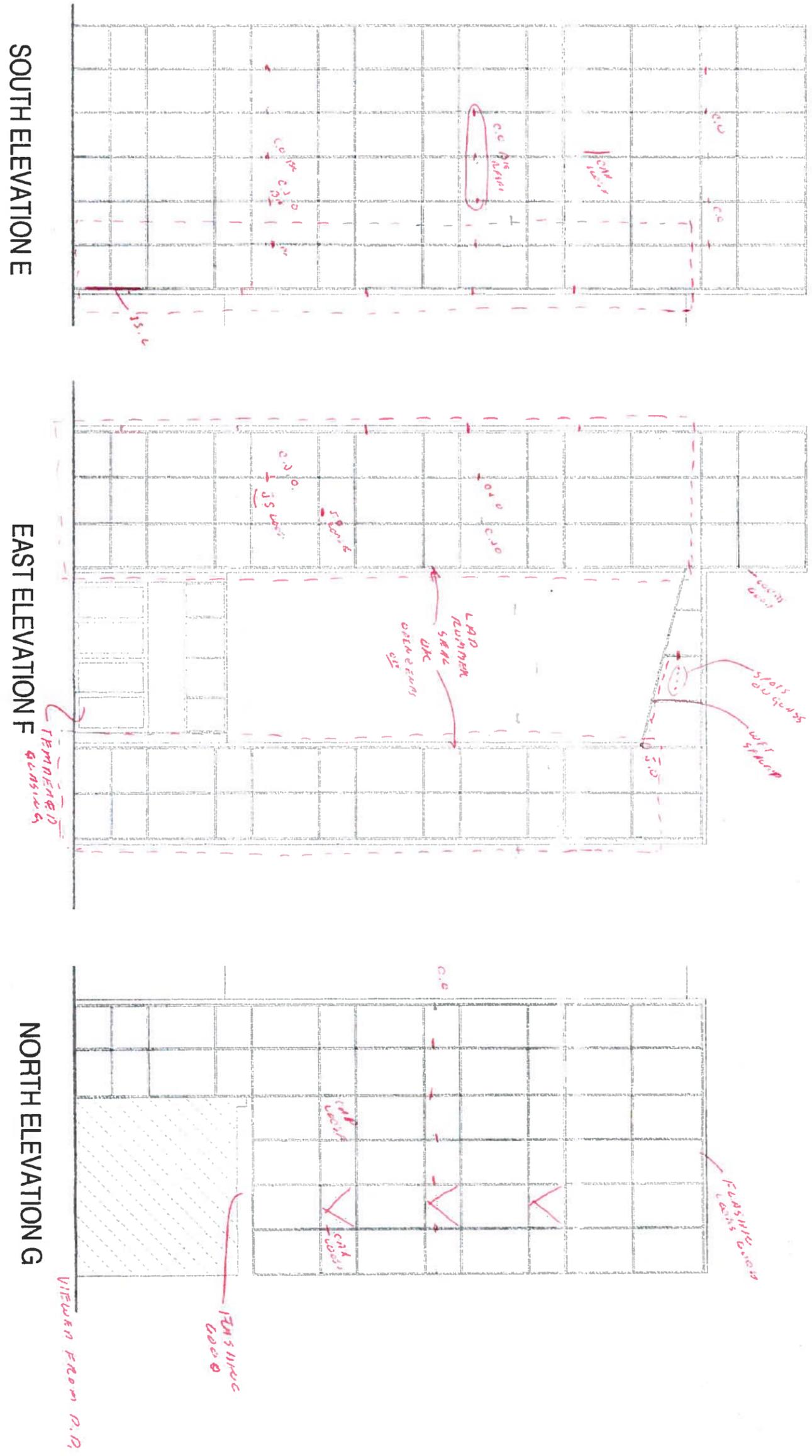


Figure C.9. Elevation E, F, & G

Appendix C. Visual Examinations

Note Legend: Refer to Figure C 001.

Key Plan: Refer to Figure C 002.

Documentation: For field surveys, refer to following figures for elevations as noted below.
Refer to the enclosed CD for photographs taken of each elevation.

<u>Figure</u>	<u>Elevations</u>
C.1	South Elevation A
C.2	East Elevation B
C.3	North Elevation C
C.4	Plan View D
C.5	South Elevation H
C.6	East Elevation J
C.7	North Elevation K
C.8	Plan View L
C.9	Elevations E, F & G
C.10	Elevations M, N & P

Materials		Conditions	
A	Anchors (fasteners & connectors)	B	Bent
B	Brick masonry	BI/BO	Bulge In/Out
C	Concrete (cast-in-place)	BL	Bond Loss
CM	Concrete Masonry	C	Crack
CT	Clay Tile	CP	Caulk/Pointing (inappropriate caulking)
D	Door	D	Delamination
DF	Door Frame	DA	Deterioration - Aged
E	Eifs	DC	Discoloration - Coating
F	Flashing	DD	Deterioration - Defaced
G	Glass	DE	Deterioration - Etched
GB	Glass Block	DF	Deterioration - Finish (faded, pitted)
I	Interior wall	DM	Discoloration - Mismatch
IC	Interior Ceiling	DP	Discoloration - Pollution
IF	Interior Floor	DR	Discoloration - Rust
IS	Interior Structure	DS	Discoloration - water Stain (dry)
J	Joint	DW	Discoloration - Water (wet)
JC	Joint - Control	E	Efflorescence
JE	Joint - Expansion	ES	Efflorescence (Sub)
JG	Joint - Gasket	F	Failure
JM	Joint - Mortar	FA	Failure - Adhesive (to substrate)
JS	Joint - Sealant	FC	Failure - Compressive (joint closed)
L	Louver	FF	Failure - Fogged (water vapor)
LM	Lintel - Metal (steel)	FS	Failure - Shear (joint translated)
LP	Lintel - Precast	FT	Failure - Tensile (joint opened)
LS	Lintel - Stone	G	Gap
M	Metal (cladding or fabrication)	GA	Growth - Algae
P	Precast concrete	GM	Growth - Mold
R	Roof (perimeter)	GV	Growth - Vegetation
S	Stone masonry	I	Indentation
SR	Steel Reinforcement	JC/JO/JT	Joint Closed/Opened/Translated
ST	STucco	L	Loose
T	Terra cotta	LI/LO	Leaning In/Out
W	Window	M	Missing
WC	Window Component	P	Penetration (hole)
WF	Window Frame	PA	Penetration w/ Air leakage
WO	WOod	Q	Questionable workmanship
		R	Rust (corrosion)
		RL/RR	Racked Left/Right
		RT	RoTation
		S	Spall
		SG	SaG
		TI/TO	Translation In/Out
		TL/TR	Translation Left/Right
		TU/TD	Translation Up/Down
		W	Weeps (non-functional)
		X	eXposed
		XF	eXFoliation
		Z	miscellaneous (Z)
Comment			
*	Repaired Previously		
L	Light		
M	Moderate		
H	Heavy		
(d)	For conditions, such as bulging or cracking: d = degree of condition, inches		
(h/v)	For linear and area conditions: h=horizontal length, feet v=vertical length, feet		
(%)	Estimated percentage of condition		

Figure C 001. Note legend. Format of field survey notes – Material.Condition(Comment).

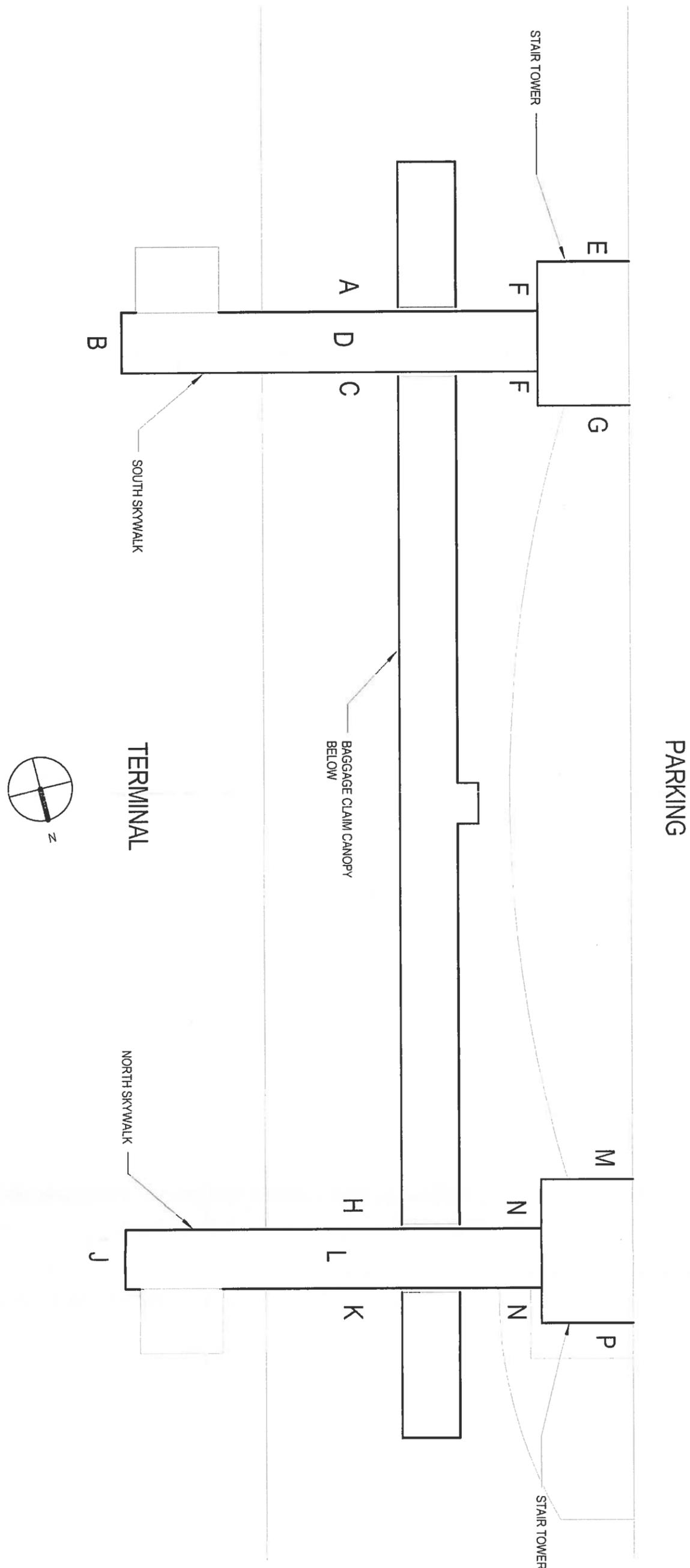
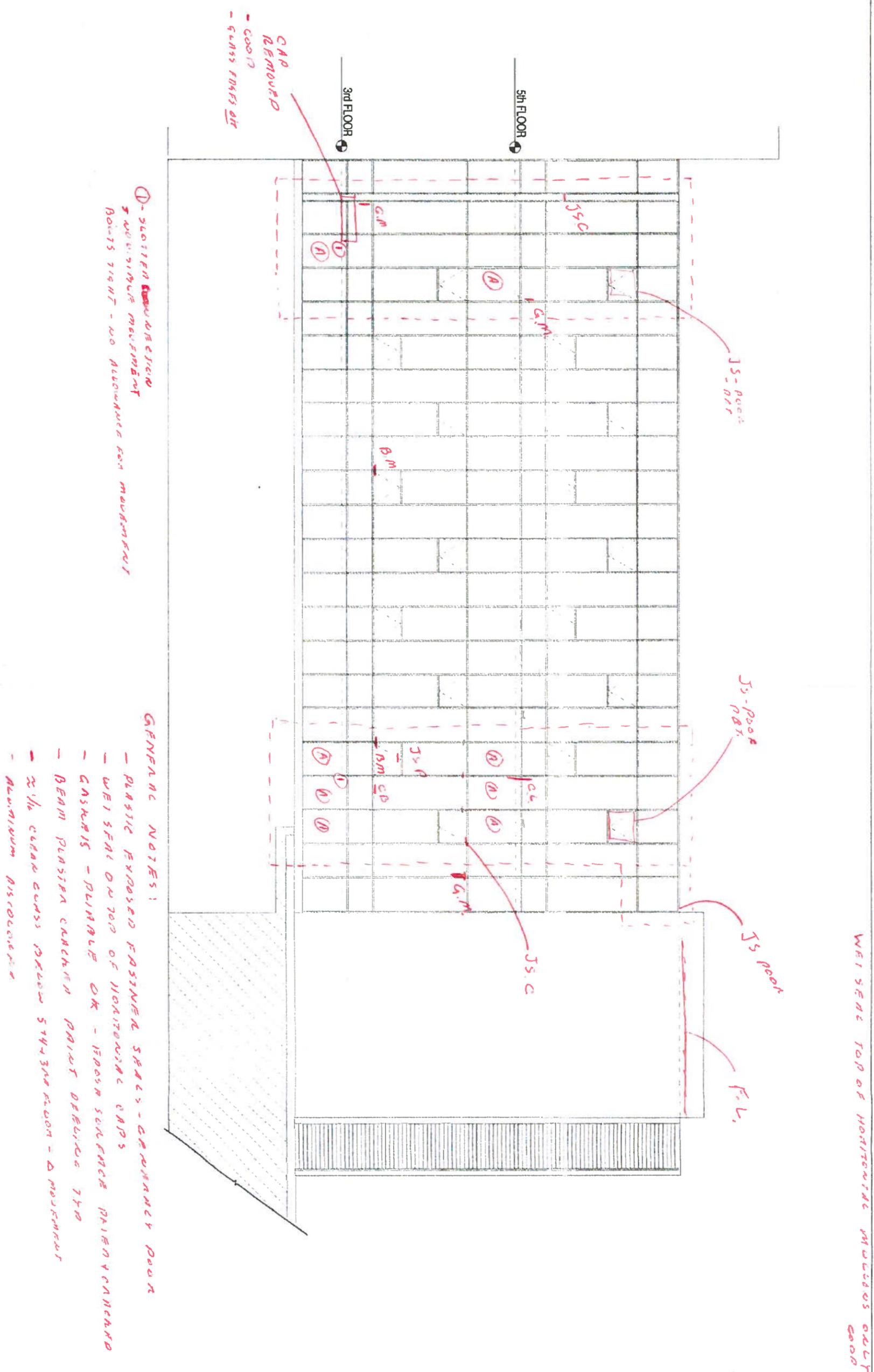


Figure C.002. Key Plan



① - SLOTTED ~~WOOD~~ JOIST
 → NO STRUCTURE MOUNTING
 BOLTS TIGHT - NO ALLOWANCE FOR MOVEMENT

GENERAL NOTES:

- PLASTIC EXPOSED FASTENER SPACES - GENERALLY DOWN
- WEI SEAL ON TOP OF HORIZONTAL CAPS
- GASKETS - PLUMBLINE OK - LEAKS SURFACE PLUMBLINE OK
- BEAM PLASTER EACH END PAINT OFFICE TOP
- 2 1/2" CLEARANCE BELOW STYRENE FOAM - 2 MOVEMENTS
- ALUMINUM DISCOVERED

WEI SEAL TOP OF HORIZONTAL MULLIONS ONLY GOOD

Figure C.1. Elevation A

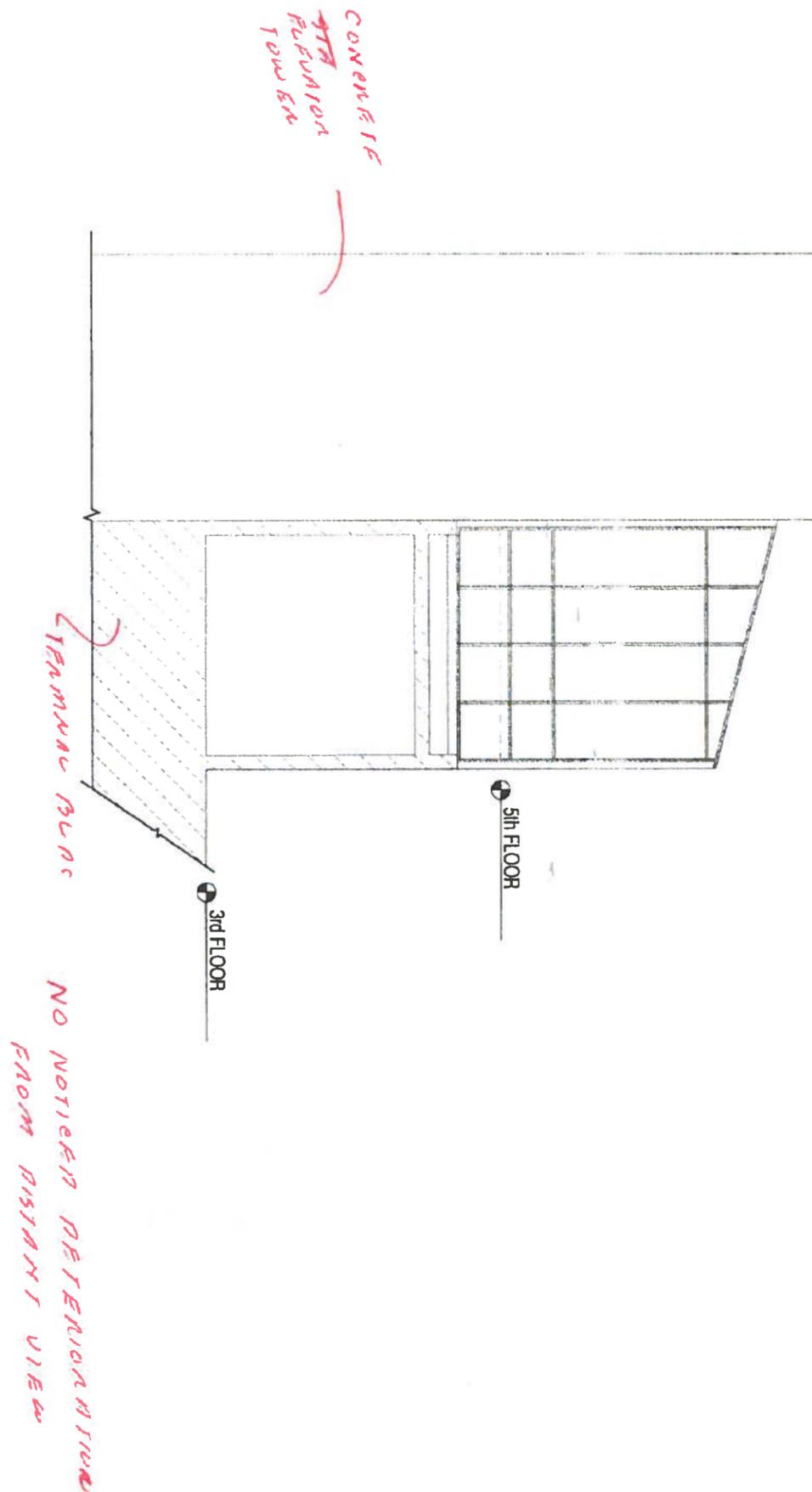


Figure C.2. Elevation B

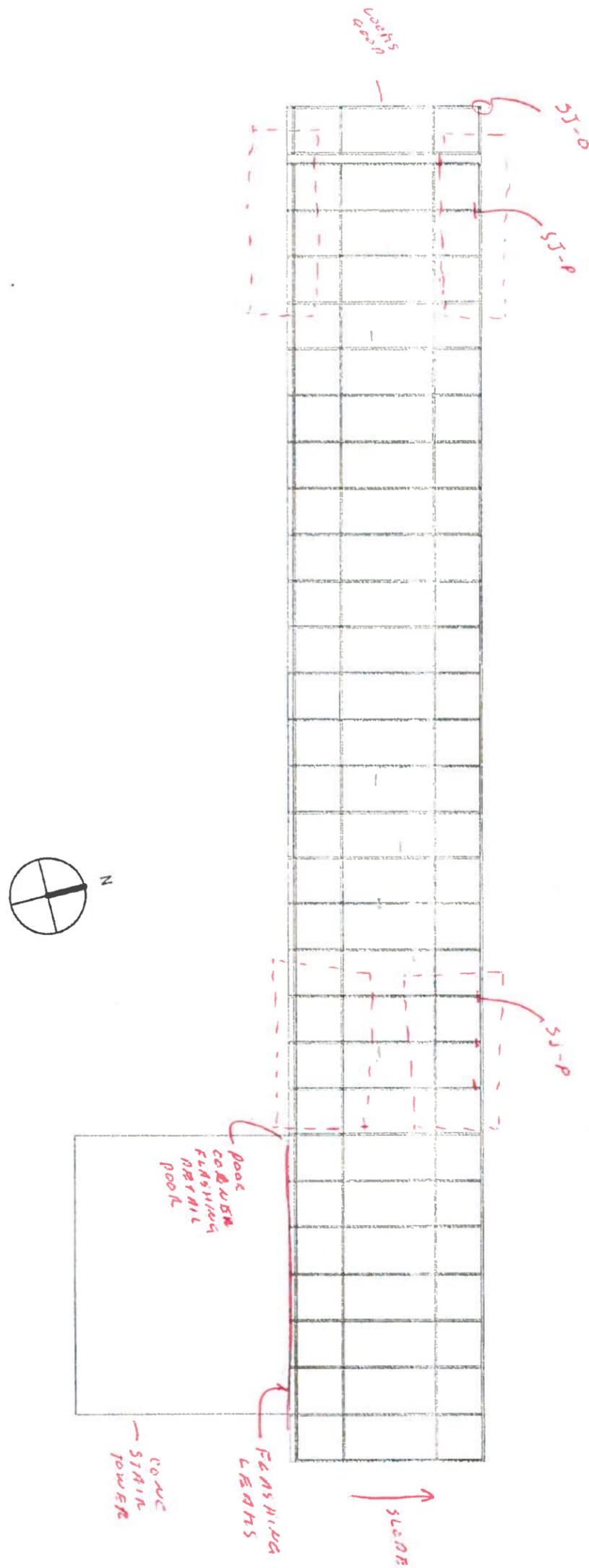


Figure C.4. Plan View D

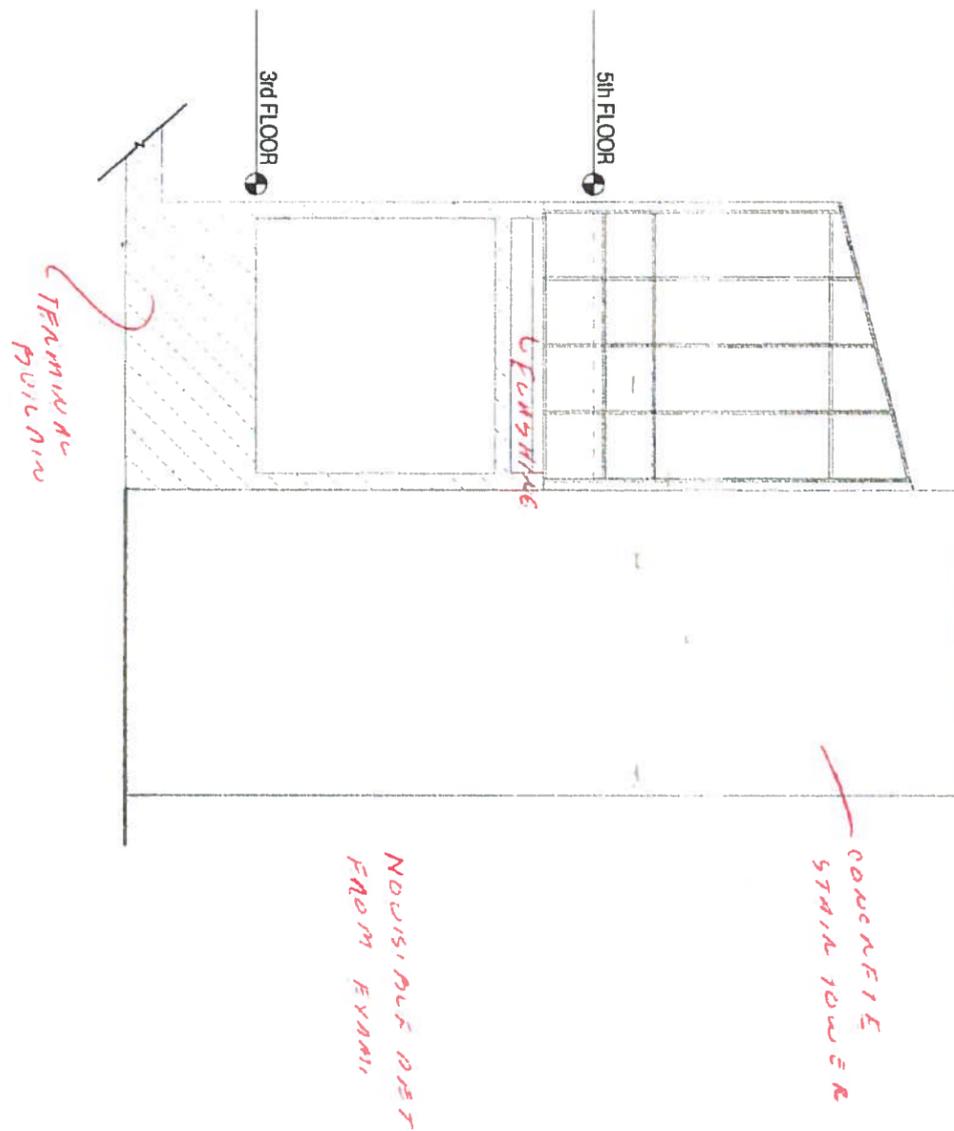


Figure C.6 Elevation J

Appendix D. Report Preparation and Use

Purpose

The purpose of this project is to observe, document, and evaluate the current condition of the curtain wall facade. Facades are typically composed of a number of systems and materials designed to serve three main functions: 1) structural support, 2) weather resistance, and 3) aesthetics. For the purpose of this project, observations are given for consideration and evaluation of the first two main functions. Facades encompass all walls, windows, and sloped roof surfaces. Areas needing repairs as evidenced by visible external distress are to be identified. Potential repairs are identified to correct deficiencies, such as potentially unsafe conditions, or conditions that if left uncorrected could result in critical system failure or a significant escalation of costs to repair.

In general, the lack of weather resistance, such as water-tightness, may not initially affect the structural integrity of the facade, but over prolonged periods may cause deterioration that reduces structural performance and significantly escalates repair costs. The lack of weather resistance may also affect the performance of other building components, such as building insulation and interior finishes; however, these considerations are beyond the scope of this project. Preventative maintenance is recommended to prolong the facade in quality working order through the expected useful life of the building.

The facade evaluation contained in this report shall not be construed as a warranty or guarantee of the current or future performance, or remaining useful life, of any building material, system, or improvement.

Limitations

This report is based on information obtained from reviews of building documents and from on-site visual examinations. Review of building documents included pertinent drawings of the building provided by the Owner. The on-site visual observations included remote examinations of all facades and close-up examinations of "representative" areas. The observations were performed with minimal disassembling of the existing curtain wall cap on the skywalk bridges. No calculations have been performed to determine the adequacy of the original facade design, or subsequent alterations or repairs. No physical tests were made, or samples taken evaluate performance of the existing facade. Such are beyond the scope of this project.

Consequently, certain assumptions have been made regarding conditions and operating performance. Any additional information relative to the condition, performance, and anticipated remaining useful life of systems and improvements should be forwarded to the reviewer for evaluation and, as applicable, inclusion into this report. Additional studies may be warranted to fully evaluate conditions and performance of the facade.

Reliance And Use Restrictions

The observations, findings, and conclusions contained in this report are based on the professional judgment of a qualified professional experienced in this type of work using that degree of skill and care normally exercised by reputable consultants performing similar services under like assignments and circumstances. This report is intended to be read in its entirety. Information provided in a specific section may be related and clarified by descriptions and discussions in another part of the report. Therefore, interpretations and conclusions drawn by reviewing only isolated statements are the sole responsibility of the reader. This report has been prepared in the present tense as it is intended to only describe conditions at the time of the on-site visual examinations.

Possession of this report does not imply the right to publication, nor may it be used for any purpose by anyone but the Building Owner without the prior written consent and approval of Graef Anhalt Schloemer & Associates, Inc. and, in any event, only in its entirety.

APPENDIX B

Example Skywalk Design Plans 1976

