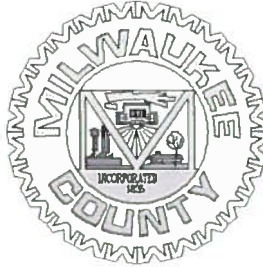


# MILWAUKEE COUNTY



## *Department of Administrative Services*

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

**REQUEST FOR PROPOSAL  
FOR**

**GMIA Airport Operations Center (AOC) Design**

**PROJECT NO. A253-18009**

**March 1, 2018**

MILWAUKEE COUNTY'S



GENERAL  
**MITCHELL**  
INTERNATIONAL AIRPORT

To All Interested Consultants

Project : GMIA Airport Operations Center (AOC) Design  
Project No.: A253-18009  
Subject : REQUEST FOR PROPOSAL (R.F.P.)

Milwaukee County Department of Administrative Services is requesting proposals for professional consulting services for planning and design of the relocation of the Airport Operations Center (AOC) project at General Mitchell International Airport (GMIA) in Milwaukee, Wisconsin.

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 indoor environment. The County will require that such strategies be explored in the design of this project.

**I. BACKGROUND**

- a. General Mitchell International Airport (GMIA) is located in Milwaukee, Wisconsin. The current Operations Control Center is located in the mezzanine area of the terminal mall. The 4900 square foot space currently houses all functions mandated by the FAA such as airside and landside operations including the primary EOC (Emergency Operations Center). Inadequate space and security concerns have strained the ability to provide efficient coordinated service.
- b. The Operations Control Center is projected to be relocated to the MKE Business Park (Old 440<sup>th</sup> Air Base) in Building 220. The two story brick façade structure houses the airport electrical department on the first floor. The second floor (5952 sf) is unoccupied and is the location of choice for the operations center. No other building locations are being considered (see needs analysis, Part 1).
- c. Constructed in 2000 by the 440<sup>th</sup> Air Wing Building 220 has remained in its original state until 2017; at that time the first floor was modified for airport electricians. Minor HVAC, floor drains and internet conductivity modifications were done. WE Energy service line is in the process of being upgraded to 800 from 600 amp circuit. The service line will be installed underground and independent of the MKE power grid.
- d. A facility assessment report dated August 5, 2016 was prepared by Milwaukee County Architecture and Engineering department documenting the overall building conditions
- e. The Operations Center Design project is included in the adopted 2018 capital budget.
- f. GMIA is owned and operated by Milwaukee County.

**II. GENERAL PROJECT DESCRIPTION**

- a. The new airport operations center will be a multipurpose facility consisting of, but not limited to; Operations Communication Center, Administration, Airside/Landside coordinators and Emergency Operations Center. The programmatic requirements for this project include closed office space as well as open offices, conference/meeting spaces, and building support spaces (locker room and kitchen facilities). Site development will include landscaping, employee parking with additional space for public and EOC vehicles (20 min), protected spaces for OPS vehicles, emergency generator, internet conductivity, site lighting and drainage. Develop an office space inside the terminal footprint to accommodate daily landside functions.

- b. Overall administration of the professional services agreements for this project will be through Milwaukee County Department of Administrative Services, Facilities Management Division, Architecture, Engineering & Environmental Services Section.

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) (copy will be emailed upon request).

a. *GENERAL REQUIREMENTS – Design Services*

- i. Architectural
- ii. Civil/Site
- iii. Mechanical
- iv. Electrical
- v. Plumbing
- vi. Fire Protection
- vii. Specialty Facilities and Systems

b. *BASIC SERVICES*

- i. Conceptual, Schematic, Design Development, Contract Documents, Bidding Phase Services, Construction Phase Services, Additional Services

c. *DELIVERABLES*

*The scope of this project consists of the following parts:*

*Part 1. A study and evaluation of the proposed location shall be conducted to establish a plan to best reconfigure existing space and improve airport operations and is compliance with the latest FAA guidelines as well as with City building standards.*

*Anticipated tasks for this part include, but are not limited to:*

- *Provide a space needs analysis based on equipment, personnel & function. Also include recommendations on possible AOC locations other than the Building 220 site. The purpose of this exercise is to fully explore all options and space requirements prior to committing to the 220 site. An "order of magnitude" of costs for alternate sites should be included.*
- *If selected inventory the existing condition of the GMIA Building #220 and systems (including electrical, mechanical, HVAC, communications, computer and fiber optic cabling, security, fire alarm, paging, etc.) and supporting infrastructure (lighting, sanitary and water service, drainage, etc.). The intent of this activity is for the design team to become knowledgeable of the existing conditions to the extent as needed for proper evaluation of the options and to complete the design required.*
- *Work with the affected GMIA departments to determine specific objectives and fully validate and develop preferred location. Preferred location development shall include formulation of complete interior space requirements robust and reliable voice, data and wireless communications; ergonomic workstations and integrated display system and programming parameters identified in the preliminary study.*
- *Evaluate and compare all options including, but not limited to, operational feasibility, project phasing, impact to the existing airport structures and systems, disruption to existing operations, impact on related airport expansion plans, project value and costs and other criteria as may be identified by the airlines, and GMIA during development of these options.*
- *Submit and present all options and evaluation results for review and alternative selection by GMIA.*

- *Provide essential required engineering assessment(s).*
- *Prepare construction documents (plans and specifications) in corroboration with and presented to Owner and Project stakeholders(s) at 30%, 60% and 90% stages, at a minimum.*
- *Perform Construction Administration throughout the construction of the Project. Participate in a turnkey project is expected.*
- *Preparation of critical path, and phasing schedules, life-cycle and system performance.*
- *Address all review comments and incorporate required changes into a final plan prior to commencement of the project design phase.*

*Part 2. Design services for the final accepted and approved Operation's relocation plan shall consist of complete Schematic Design, Design Development and Construction Contract Document preparation. This part shall not begin until Milwaukee County has issued a written notice-to-proceed for this part.*

*For the purposes of the proposal for this part of the project the following shall be assumed to include:*

- *Design interior space at Building 220 for airport operations and emergency operations center. Include employee parking with spaces for EOC and public, covered airport vehicle parking, exterior lighting and electrical generator.*
- *Design terminal space for landside operations.*
- *Design the relocation of all communications systems including but not limited to: fire notification, ground radio, internet conductivity, security network, land line phone network, tower cab crash phone and camera surveillance network.*
- *Design, if required, the relocation of existing affected utilities such as but not limited to: sanitary, storm sewer, water, and electrical.*
- *Successfully resolve building code issues*
- *Design should incorporate but not be limited to current FAA Airport Technical Design Standards and TSA/Congress recommendations for integrated Airport Operations Centers.*
- *Coordinate and resolve exceptions or deviations to current FAA design standards*
- *Maximize facility efficiency within difficult site constraints*
- *Maximize user comfort, in terms of light, air quality, security and safety*
- *The airport operations control center relocation project will be required to comply with Milwaukee County's green building policy. The goal is to encourage sustainable designs, procurement of products and services that help to minimize the environmental impact resulting from the use and disposal of these products. These products and designs include, but are not limited to, those that contain recycled content, conserve energy or water, minimize waste or reduce the amount of toxic material used and disposed. In support of this policy, the successful Proposer will be required to work with the county to apply this policy where it is feasible to do so. In addition, Proposers should address any environmental considerations with their proposal response.*
- *A final estimate of the construction cost shall be provided at completion of the Construction Contract Documents phase.*

*Other design related services shall also be provided including preparation and coordination of applications for all required city, state, and federal plan approvals and permits.*

*Part 3. Bidding and Construction Administration Phase services for the components of the project designed under Part 2. Services shall be provided in cooperation with a Construction Manager team that may either consist of internal DPW personnel or a consultant under separate agreement with the Owner for such services. The services of a Construction Manager may include review of the project design at the conclusion of each phase with publication of comments to be addressed by the Design Team.*

*Bidding and Construction Administration Phase services shall also include:*

- *The consultant shall conduct a pre-bid conference, log attendance, conduct a tour to view the site and prepare meeting minutes.*
- *The consultant shall coordinate with the airport for the advertisement for bids. The airport will prepare and place the advertisement.*
- *Preparation of responses to bidders' technical questions posed during the Bidding Phase.*
- *The consultant shall review bids for conformance with the bidding requirements, and make a recommendation to award a contract.*
- *Review of contractor submittals required by the construction project manual technical sections.*
- *The consultant shall determine quality and acceptability of materials provided and interpret the contract documents. The consultant shall observe required tests, make recommendations regarding Change Orders and payments to contractors.*
- *Review of and response to construction manager and contractor requests for information (RFI), and value engineering and substitution proposals. Review of construction change orders as prepared by the construction manager.*
- *Participation in site visits and construction progress meetings at intervals appropriate to become familiar with the progress and quality of construction work completed.*
- *Participation in the substantial and final completion inspections with recommendations relating to each.*
- *The consultant shall prepare and submit all record documents to Milwaukee County, as specified in Attachment H of the Agreement. Documents include design documents, as-built/record documents, project manual, O&M manuals, state approved drawings and any other information that pertains to the project*
  - i. *Plans / Specs / Technical Reports / Etc.*
  - ii. *The Consultant shall deliver to General Mitchell International Airport complete and final documents including site investigation (land surveys, underground utility locating and mapping, geotechnical exploration, laboratory testing, and non-destructive testing), preliminary studies, design reports, drawings, specifications, calculation's, construction safety and phasing plans, construction schedules, and construction cost estimates ready for subsequent use to solicit and contract for the construction of all work.*
  - iii. *Sustainability Accomplishments Reporting*
  - iv. *The Consultant shall provide a written summary of any project features included in the design or in the construction process that adhere to LEED design criteria, improve energy-efficiency, reduce waste, or reduce negative impacts on the surrounding environment. Two reports shall be provided during the course of the project. The first report shall be provided at the completion of the design phase. This report shall be a narrative format. Items to be addressed shall include (but not limited to):*
  - v. *Description of equipment, systems or materials to be used that will reduce energy consumption*

- vi. Quantity of construction waste recycled (in tons and in terms of % of the total construction waste generated)

**IV. QUALITY CONTROL**

- a. 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.

**V. PROJECT SCHEDULE**

- 1. *Issue Request for Proposal* *March 7, 2018*
  
- 2. *Pre-Proposal conference in the Hardie Conference Room, in the GMIA Upper Level, Concourse C, Department of Public Works Administration, 5300 South Howell Avenue, Milwaukee, WI 53207* *10:00AM, March 15, 2018*
  
- 3. **RFP statements due @ 4:00PM CST** **Friday, April 13, 2018**
  
- 4. *Selection committee convenes to review proposals.  
(Interviewing some or all consultants may occur)* *April 25, 2018*
  
- 5. *Project award (will occur no sooner than).* *May 2, 2018*
  
- 6. *Consultant Agreement execution/project Notice-to-Proceed  
(as early as)* *June 1, 2018*
  
- 7. *Predesign & Schematic Design Phase* *July, 2018*
  
- 8. *Design Development Phase* *October, 2018*
  
- 9. *Construction Documents Phase* *December, 2018*
  
- 10. *Bidding Phase* *Undetermined*
  
- 11. *Construction Phase* *Undetermined*

**VI. PRE-PROPOSAL MEETING**

- a. Hardie Conference Room, 10:00AM, March 15, 2018

**VII. RELATED WORK BY OTHERS**

- a. When available: utility information, plats of survey and building structure plans.

**VIII. SUBMISSION REQUIREMENTS:** The proposal shall conform to Milwaukee County's Proposal Preparation, Submission and Evaluation Guidelines (see Attachment 2). The proposal shall include the Consultant Proposal Form (Attachment 3) and the following information:

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

- b. Table of Contents: Include an identification of the material by section and page number.
- c. Letter of Transmittal: The name and description of the organization submitting the proposal briefly stating the proposer's understanding of the service to be provided.
- d. Description of the Organization: A description of the organization submitting the proposal. Include the name, size, legal status (corporation, partnership, etc.), professional registration/certification, major type of activity or areas of consulting.
- e. Description of the Organization's Experience: Include a list of similar projects that the consultant has participated with during the past five years. Attach a separate sheet for each project, up to five maximum, giving a brief description of each project, the consultant's participation, and a client contact reference and phone number. Provide a list of three (3) references that can be contacted with questions regarding your past work.
- f. Description of Project Team/Resumes: Provide an organizational structure of the consultant's project team, including any subconsultants to be used for this project. Include the name of the Principal in Charge of this project along with the name, occupation and title of the Project Manager who will be in charge of this project.

Provide a one-page resume for each individual involved in the project, and include their name, title, address, telephone number, e-mail address, fax number, duties for the project, professional registration, a brief description of related experience including time contribution in this capacity to past projects, and Proposals.

- g. 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.
- h. Project Approach: Provide a description of challenges 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.
- i. Project Schedule to Completion: Provide a timetable and relationship of tasks which are necessary to complete this project as noted in the "Project Schedule" section of this RFP.
- j. 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.
- k. DBE Goal: This project has a Disadvantaged Business Enterprise (DBE) participation goal of 17%. The award of this contract is conditioned upon your good faith efforts in achieving this goal, and you must document those efforts. Proposals 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. During the contract period, the successful proposer shall use the County's online reporting system to document DBE

participation. The DBE requirements and forms to be submitted are in Attachment 4.

- i. A necessary step in the good faith efforts process is contacting Community Business Development Partners at 414-278-4747 or [cbdp@milwaukeecountywi.gov](mailto: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>

Compliance reporting is accomplished from collection of data in the Diversity Management and Compliance System, utilizing B2GNow software. Prime contractors are required to report payments received from the County and amounts paid to subcontractors in the system. Subcontractors will receive an automated email requesting them to confirm the amounts and whether the terms of the prompt payments policy were followed. There is no cost to the Prime or any subcontractor, the only requirement is to become a registered user and complete the one hour webinar training.

- m. **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.
- n. **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.

#### IX. CONSULTANT SELECTION

- a. 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.

The proposal evaluation team will be made up of three to five individuals with technical knowledge of the requirements and familiarity with the project. Depending on the number and quality of the proposals, Milwaukee County may decide to conduct interviews of a short-list of consultants. The evaluation team may select up to three consultants to attend an interview, which, if required, will be held during the week of April 22, 2018. The interview will be evaluated based on project team, experience and qualifications, project understanding, and the overall presentation.

The project manager will post this RFP, as well as any pre proposal meeting minutes, sign in sheets, addendums and other information related to this project to the Milwaukee County Construction RFP website:

<http://county.milwaukee.gov/ConstructionBidsandR23075.htm>

The consultant should consider information on this website to be part of the official RFP. Please check the site frequently. To allow time for proposal preparation, Milwaukee County will not post anything new within two days of the proposal due date.

#### X. GENERAL REQUIREMENTS

- a. The selected consultant and/or any contractor affiliated with the prime consultant shall be prohibited from submitting bids in the construction bidding process for this project.

- b. 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.
- c. The selected consultant must be an Equal Opportunity Employer.
- d. Contractor shall input real-time project data into the Airport's Project Management System Primavera Unifier. These inputs will be used to report on the progress of the Project including information on the Contractor and subcontractors work, percentage of completion of the work, current estimates, forecasted contract growth, trade package buyouts, updated monthly schedules, including projected time to completion and estimated cost to complete the work, digital progress photographs, logs for Request for Information, submittals and shop drawings, pending and approved change orders, meetings minutes, and other Project metrics as requested by the Airport.
- e. Successful Firms and subcontractors will also be required to enter all payments, invoices and certified payrolls into the B2Gnow software.
- f. The proposal shall conform with 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.
- g. 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.
- h. The proposal must be submitted in a single bound 8-1/2" x 11" document.
- i. 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.

Submit six (6) copies of the proposal, sealed in an envelope or equivalent, no later than April 13, 2018 by 4:00PM CST.

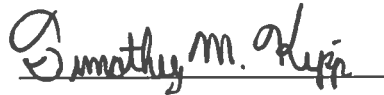
The proposals shall be addressed and submitted to:

Timothy Kipp, PE  
Managing Engineer-Design  
Airport Engineering  
General Mitchell International Airport  
5300 South Howell Avenue  
Milwaukee, WI 53207

Proposals submitted by telephone, fax, or email will be rejected.

Please direct any questions about this RFP to [TKipp@mitchellairport.com](mailto:TKipp@mitchellairport.com).

Sincerely,

Handwritten signature of Timothy M. Kipp in black ink, written over a horizontal line.

Project Manager

Attachments: ***(at a minimum)***

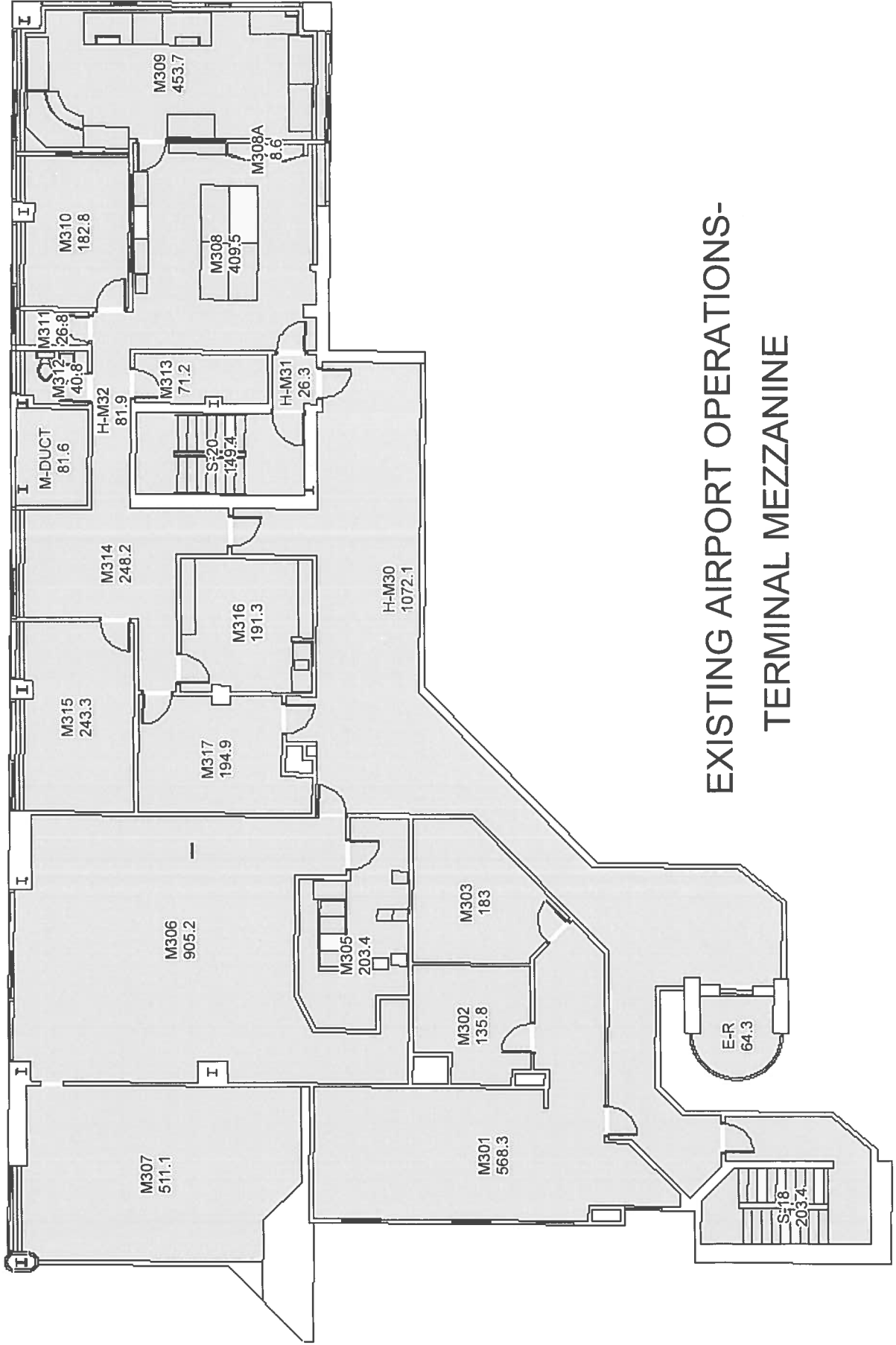
1. Project Location Maps
2. Proposal Preparation, Submission & Evaluation Guidelines
3. Consultant Proposal Form
4. DBE / TBE Forms
5. 2016 Facility Assessment Report-Building #220

cc: G. High, DAS-FM  
C. Hardy, DAS-FM

Owner Dept. Representative  
Project Manager, DAS-FM

B. Engel, CDBP

ATTACHMENT 1-  
PROJECT LOCATION



EXISTING AIRPORT OPERATIONS-  
TERMINAL MEZZANINE

1 inch = 15 feet



ATTACHMENT 2

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 via email 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 ventures.

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:

- a. Quality and responsiveness to the RFP. Followed the format of 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.

GMIA Airport Operations Center (AOC) Design  
 A253-18009

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 3  
CONSULTANT PROPOSAL

MILWAUKEE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
ARCHITECTURE AND ENGINEERING DIVISION

**PROJECT: GMIA Airport Operations Center (AOC) Design  
A253-18009**

**CONSULTANT PROPOSAL**

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

A. Type "C" Agreement: "NOT-To-Exceed" Sum and Individual "Direct Salary Rates/Hours" for design, contract documents and construction services: \$  
( \_\_\_\_\_ )

II. **PRINCIPAL IN CHARGE**

Name of Principal

Engineer's Registration No. in Wisconsin

Flat hourly rate for principal

Participation of Targeted Business Enterprises at the rate of 17% will be required.

Firm Name

Authorized Signature

Title

Date

ATTACHMENT 4

DISADVANTAGED BUSINESS ENTERPRISE (DBE)  
INSTRUCTIONS & FORMS



COMMUNITY BUSINESS DEVELOPMENT PARTNERS  
**MILWAUKEE COUNTY**  
CERTIFICATE OF GOOD FAITH EFFORTS

**Completion of this form is required for all bidders who have not achieved participation goal. Submission of a complete form is a matter of responsiveness to this bid. Completion of all three tabs in this spreadsheet is required.**

**Certificate of Good Faith Efforts**

**Guidance on completing these documents.**

This guidance and information is provided to assist bidders in compliance with the provisions under all Milwaukee County Ordinances and US DOT 49 CFR part 26, pertaining to the implementation of the US DOT disadvantaged business enterprise program. Like all guidance material, these questions and answers are not, in themselves, legally binding or mandatory, and do not constitute regulations. They are issued to provide an acceptable means, but not the only means, of compliance with Part 26 and other guiding statutes, regulations and laws. For US DOT projects the regulations in 49 CFR 26 and others can be reviewed at: <https://www.transportation.gov/civil-rights/disadvantaged-business-enterprise/dbe-program-overview>. The Milwaukee County CBDP program can be reviewed in more detail at: <http://county.milwaukee.gov/cbdp> including links to relevant regulations.

When Milwaukee County assigns a participation goal, you will make good faith efforts to meet this goal prior to submitting a bid or proposal in order to be responsive. If you do not meet the goal, you can document adequate good faith efforts toward that end. This means that you must show that you took all necessary and reasonable steps to achieve the participation goal. The County will make a fair and reasonable judgment as to whether you made adequate good faith efforts according to the following guidelines. It is important to consider the quality, quantity, and intensity of the different kinds of efforts that were made. These efforts should be those that one could reasonably expect you to take if you were actively and aggressively trying to obtain participation sufficient to meet the participation goal. Going through the motions by making a phone call or two to a firm that you think should qualify is not good faith efforts to meet the project requirements. The County's determination concerning the sufficiency of your good faith efforts is a judgement call and meeting quantitative formulas is not required. The following is a list of types of actions the County considers as part of your good faith efforts. This is not a mandatory checklist, nor is it all-inclusive. Other factors or types of efforts may be relevant in appropriate cases, see regulations for more information.



**COMMUNITY BUSINESS DEVELOPMENT PARTNERS  
MILWAUKEE COUNTY  
CERTIFICATE OF GOOD FAITH EFFORTS**

**Certificate of Good Faith Efforts**

This document is required to detail what your firm has done to meet this project's participation goal if the participation you have attained is less than the goal set for this project. Guidance as to acceptable 'good faith efforts' is found on the Guidance page of this spreadsheet. Failure to use and properly document good faith efforts to meet the assigned participation goal will result in the rejection of your bid/proposal. By submitting this document, do hereby acknowledge that I am authorized as the representative for the bidder/proposer on the following Milwaukee County Project and that we have provided documented proof of our firm's good faith efforts to solicit, negotiate with and utilize certified firms to meet the participation goal of this contract as demonstrated by my response to the questions contained in this fully completed set of documents.

Prime Contractor Firm Name and Address	Authorized Representative	Email Address	Telephone Number	Other Contact Info	Is the Prime a DBE?

Project Number	Bid Number	Project Title	Total Contract Amount	DBE Total Project Percentage	
				Goal	Pledged

Provide a brief summary of why your firm is unable to meet the participation goal on this project.







**COMMUNITY BUSINESS DEVELOPMENT PARTNERS  
MILWAUKEE COUNTY**

**COMMITMENT TO CONTRACT WITH DBE**

PROJECT No. \_\_\_\_\_ PROJECT TITLE \_\_\_\_\_

TOTAL CONTRACT AMOUNT (less allowances) \$ \_\_\_\_\_ DBE Goal: \_\_\_\_\_

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

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

I certify that the DBE firm 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

[SEAL]

State of \_\_\_\_\_ My Commission expires \_\_\_\_\_

\* Only firms certified as DBEs (within qualifying NAICS codes) by the 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 Wisconsin UCP has certified our company as a DBE, and that our company is currently listed in the 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                      Phone Number                      Date

**FOR CBDP USE ONLY**

Commitment number \_\_\_ of \_\_\_ Participation: (A) \_\_\_\_\_ (V) \_\_\_\_\_ Project Total \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature                      Date



# COMMUNITY BUSINESS DEVELOPMENT PARTNERS MILWAUKEE COUNTY

## COMMITMENT TO CONTRACT WITH DBE

### **ADDITIONAL INFORMATION & REQUIREMENTS:**

1. The Directory of Certified DBE firms eligible for credit toward the satisfaction of this project's DBE goal will be found at the following link, and can be searched by Name and/or NAICS code.

<http://wisconsindot.gov/Pages/doing-bus/civil-rights/dbe/certified-firms.aspx>

2. **CONTRACT ADJUSTMENTS:** The successful Bidder/Proposer will maintain the approved DBE 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 DBE participation.

3. **WRITTEN CONTRACTS WITH DBEs:** The County requires that the successful Bidder/Proposer enter into contract, directly or through subcontractors, as stated in this form. Agreements 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 DBE firm and that they will be hired if you are awarded the contract by the County.

4. **SUBSTITUTIONS, DBE SUBCONTRACTING WORK, TRUCKING FIRMS:** The successful Bidder/Proposer must submit written notification of desire for substitution to the DBE affected, and send a copy to the County, stating the reason(s) for the request. The DBE will have five (5) business days to provide written objection/acceptance of the substitution. The "right to correct" must be afforded any DBE objecting to substitution/termination for less than good cause as determined by the County. Approval must be obtained from the County prior to making any substitutions. DBEs are also required to notify and obtain approval from the County prior to seeking to subcontract out work on this project. In the case of DBE trucking firms, credit will be given for trucks leased from other DBE firms; however, if the DBE leases trucks from non-DBE firms, the commission or fee will be counted for DBE crediting.

5. **REQUESTS FOR PAYMENT:** The successful Bidder/Proposer must indicate on the Continuation Sheet (AIA form G703, or equivalent) the work being performed by DBE 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. The successful Bidder/Proposer shall notify DBE firms of the date on which they must submit their invoices for payment.

6. **DBE UTILIZATION REPORTS:** The successful Bidder/Proposer will enter payments to subs and suppliers directly into the County's online reporting system on a monthly basis. These entries will cover payments made during the preceding month and will include zero dollar (\$0) entries where no payment has occurred.

If you have any questions related to Milwaukee County's DBE Program, please contact:

**414.278.4747** or [cbdpcompliance@milwaukeecountywi.gov](mailto:cbdpcompliance@milwaukeecountywi.gov)

ATTACHMENT 5-  
FACILITY ASSESSMENT REPORTS



*Department of Administrative Services*  
**Milwaukee County**  
*Facilities Condition Assessment Program*

**MKE Regional Business Park**

# **Building #220**

## **2016 Facility Assessment Reports**

- **Asset Detail Report**
- **Systems List Report**
- **Funding Needs Report**

Prepared by:

**Milwaukee County – AE & ES Section**  
**Facilities Condition Assessment Team**

**Final Reports**

August 5, 2016

Property: Airports  
Site: GMIA: MKE Business Park

Asset: 34th Aerial Port Squadron  
Asset Number: 220

Assets are ordered by Asset Name      Currency: USD

Statistics

FCI Cost:	24,498	FCI:	0.01
RI Cost:	1,461,708	RI:	0.48
Total Requirements Cost:	1,461,709	Asset Condition Rating:	Good
Current Replacement Value:	3,074,782	Date of most Recent Assessment:	Jun 1, 2016

Type	Building	Construction Type	IBC - Type 1A
Area	21,520 SF	Historical Category	
Use	Maintenance Facility	City	Milwaukee
Floors	2	State/Province/Region	UNITED STATES OF AMERICA
Address 1	475 E. Henry	Zip/Postal Code	53207
Address 2	-	Architect	U.S. Army Corps of Engineers
Year Constructed	2000	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	County Owned		

Inventory:                                      No                                      Facility Category:                                      Category 3

Photo



Northwest

Asset Description

ARCHITECTURAL

Building 220, the former 34th Aerial Port Squadron was part of the old 440th Air Squadron, which is located now within the



## Asset Detail Report *By Asset Name*

MKE Regional Business Park at 475 E. Henry Ave. Milwaukee, WI, 53207. Included in the assessment of the building are adjacent walkways, parking lots, stairways, light fixtures and surrounding fences.

The building is a part one (1) story and part two (2) story, 21,520 square foot structure with no basement, built in 2000. It contains offices, training and conference rooms on the second floor, two large open spaces designed for rigging and cargo prep/ storage on the ground floor along with restrooms, storage areas and multiple mechanical rooms.

Per the International Building Code, the building is classified as a mixed-use occupancy with major Office, Education and Assembly Occupancies. According to the International Building Code, the facility is construction class Fire Resistive IA - protected as determined from field observations and drawings.

### Building Exterior

The building envelope is 4"brick veneer with a concrete masonry unit (cmu) backup system. The roof type is fully adhered membrane roofing and standing seam metal roofing above the stair towers. The main entries and stair towers are covered by large steel tube truss system with steel framing and glass block cladding systems. The windows are fixed and sliding, aluminum with insulated glazing. The majority of the doors are aluminum-framed entrance systems with push/pull hardware and push/panic bars. There are some insulated hollow metal doors at service areas. There are also some coiling overhead doors at the Cargo Area.

### Building Interior

The ceilings are a mix of painted gypsum wall board, suspended acoustical ceiling tile and exposed painted structure. The wall finishes consist of glazed ceramic tile on toilet room walls and painted GWB, CMU and wall covering in most of the second floor rooms. The floor coverings consist of ceramic tile in the toilet rooms, VCT in the stair wells, carpet in all offices and corridors on the second floor, sealed concrete in storage, mechanical and Cargo area, painted concrete in the Rigging area. The toilet partitions are painted metal. The interior doors are hollow metal with painted steel frames with lever type hardware. Concrete filled metal pan stairs with metal handrails provide access to the second floor.

### Structure

The substructure consists of concrete perimeter foundation walls on strip footings. The floor structure in the ground level is reinforced concrete slab on grade. The exterior walls consist of reinforced CMU and brick cavity walls. The interior walls consist of CMU and metal stud framing with GWB on the interior. The second floors consist of poured concrete on precast concrete plank. The roof framing consists of metal deck on steel joists and trusses.

### Handicapped Accessibility

Building 220's compliance with handicapped accessibility was evaluated utilizing International Building Code Chapter 11 and ICC/ ANSI A117.1 and ADAAG. This building is not exempt per the Codes and is fully accessible with the exception of some doors with knob style handsets/ hardware.

### Hazardous Materials

An asbestos report was not provided for this building, however, based on the 2000 date of construction, the presence of asbestos containing or lead-containing materials is not likely.

### MECHANICAL

## HVAC

The building has three air handling units supplying conditioned air. The air handling units 1 and 2 provide heating and ventilation for the first floor. The building has a 20 ton mechanical cooling system for AHU-3 that serves the second floor offices. Zone thermostats control VAV box electric re-heat coils and dampers to satisfy the desired temperature.

The building is primarily heated by natural gas duct furnaces located in the first floor mechanical room. The HVAC equipment is controlled by a hybrid of pneumatic and low voltage programmable controls.

A package rooftop type unit provides cooling and ventilation to offices 112, 113, and 114 in the garage area.

The building has eight mechanical exhaust fans providing ventilation for electrical rooms, toilet rooms, and other rooms needing ventilation.

## PLUMBING

Domestic water is supplied by the city of Milwaukee via an 8-inch service reduced to a 6-inch supply to the building. A 6-inch double detector check valve protected pipe supplies the fire protection equipment. The incoming supply also includes a 2-inch back-flow protected pipe that supplies domestic cold water to the building.

A natural gas meter is located on the north side of the building where a 2-inch natural gas supply pipe enters the building.

A 120-gallon natural gas water heater generates domestic hot water. Distribution is primarily by copper piping.

The building has men's and women's restrooms located on each level. A 6 inch sanitary sewer pipe is gravity fed to the city sewer pipe at the street level. Storm water is removed from the roof via gutters and downspouts to grade.

## FIRE PROTECTION

The building is equipped with an automatic wet sprinkler system and is monitored by the buildings fire alarm system.

## ELECTRICAL

The facility is supplied electrically underground from a MKE Business Park owned pad mounted transformer located west of the building. It feeds a 120/208Y volt, 600 amp service/distribution panel, which supplies five electrical panels and other mechanical equipment throughout the building. There is a meter in the transocket which is located on the west side of the building.

The lighting within the facility varies with the use and design of the specific areas within the facility. Office areas utilize 2x4 recessed troffers, both 2 lamp and 3 lamp fluorescents with parabolic lenses. Hallways utilize 2x4 recessed troffers with 2 lamp fluorescents and acrylic lenses. Restrooms, storage rooms, and mechanical rooms utilize both 1x4 lay-in or surface mount fluorescents. Stairwells utilize 1x4 wall mounted fluorescents. In the large work areas, HID high bay fixtures are utilized. HPS wall units are used for area lighting around the buildings exterior. All 4 foot fluorescent lamps are T8 type.

The facility has both dual head battery back-up lights and Exit signs throughout.

The facility is equipped with a Monaco fire alarm system. It is a wireless response system, complete with control panel, power supply, smoke and heat detectors, A/V devices, pull stations, and antenna.

There is a Cornell Rescue Assistance Communication System. It consists of a 4 zone panel, 4 call stations, lighted signs, and a power supply.



## Asset Detail Report

*By Asset Name*

There is both a multi-pair phone cable and 26 pair fiber-optic cable for communications. The facility has 2 small IT rooms that house the communications equipment. Category 5 cabling is installed throughout the facility.

There is 1 security camera that is located on the southwest corner of the building's exterior.

### Disclaimer

This report reflects the equipment or system deficiencies, and that the cost estimates do not reflect the actual costs of the project. All projects need to be submitted to the DAS-FMD to verify actual cost estimates for any Capital Budget requests. All small building structures (storage sheds, booths, etc.) should be submitted for review and approval to the local building inspector to ensure compliance with the Wisconsin Administrative Code.



# System List Report By Asset Name

Currency : USD

Property: Airports  
Site: GMIA: MKE Business Park

Asset: 34th Aerial Port Squadron 220  
Asset Size: 21,520 SF  
Asset Replacement Value: 3,074,782

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
A - Substructure	Foundation Wall and Footings - No Basement	75	0.00	2077	Jun 1, 2016	6,839	113,988
A - Substructure	Structural Slab on Grade - Light Industrial	75	0.00	2077	Jun 1, 2016	9,765	156,240
B10 - Superstructure	Concrete - Precast Floor Structure	75	0.00	2077	Jun 1, 2016	4,473	74,550
B10 - Superstructure	Single-Story - Steel Framed Roof on Bearing Walls	75	0.00	2077	Jun 1, 2016	5,194	91,560
B2010 - Exterior Walls	Brick Cavity Walls	75	0.01	2077	Jun 1, 2016	123,923	991,383
B2010 - Exterior Walls	Glass Block Walls	75	0.00	2077	Jun 1, 2016	5,775	48,128
B2020 - Exterior Windows	Aluminum Windows	30	0.00	2037	Jun 1, 2016	63,330	50,664
B2030 - Exterior Doors	Door Assembly 5 - Average	30	0.00	2032	Jun 1, 2016	27,177	27,177
B2030 - Exterior Doors	Overhead Rolling Doors - Electric Operation	30	0.17	2032	Jun 1, 2016	36,095	28,876
B30 - Roofing	Adhered Membrane (EPDM) Single Ply	25	0.00	2032	Jun 1, 2016	133,869	107,095
B30 - Roofing	Metal Roofing - Economy	50	0.00	2047	Jun 1, 2016	11,894	9,516
C1010 - Partitions	Gypsum Wall Board Walls	50	0.00	2052	Jun 1, 2016	6,775	10,811
C1020 - Interior Doors	Swinging Doors - Average	50	0.32	2052	Jun 1, 2016	5,055	6,221
C1030 - Fittings	Restroom Accessories - Economy	20	0.00	2032	Jun 1, 2016	4,258	8,516
C1030 - Fittings	Toilet Partitions - Average	40	0.00	2037	Jun 1, 2016	5,580	4,464
C3010 - Wall Finishes	Ceramic Tile	25	0.00	2032	Jun 1, 2016	25,528	20,422
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	0.00	2022	Jun 1, 2016	18,612	18,612
C3010 - Wall Finishes	Wall Covering - Vinyl	15	0.21	2022	Jun 1, 2016	16,955	13,564
C3020 - Floor Finishes	Carpeting 3 - Carpet Broadloom - Medium Range	15	0.00	2017	Jun 1, 2016	53,966	43,172
C3020 - Floor Finishes	Ceramic Tile	25	0.00	2037	Jun 1, 2016	24,962	19,970
C3020 - Floor Finishes	VCT/Rubber Treads - Average	15	0.00	2017	Jun 1, 2016	12,767	10,214
C3030 - Ceiling Finishes	ACT System - Standard	20	0.00	2029	Jun 1, 2016	33,581	44,775
D1010 - Elevators and Lifts	Hydraulic Passenger Elev - 12-Story	35	0.00	2037	Jun 1, 2016	124,231	99,385
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	0.00	2032	Jun 1, 2016	7,686	7,686
D2010 - Plumbing Fixtures	Restroom Fixtures 7, Std Density, Avg Quality	30	0.00	2032	Jun 1, 2016	19,163	15,570
D2020 - Domestic Water Distribution	Water Dist Complete, Low Volume	30	0.00	2031	Jun 1, 2016	9,598	29,085
D2020 - Domestic Water Distribution	Water Heater - Gas - Comm - 75.5 MBH	15	0.00	2025	Jun 1, 2016	7,734	7,734
D2030 - Sanitary Waste	Sanitary Waste Syst, no Pump, Average	50	0.00	2052	Jun 1, 2016	5,912	11,825
D3012 - Gas Supply System	Natural Gas System	40	0.00	2037	Jun 1, 2016	2,117	2,117
D3030 - Cooling Generating Systems	DX Condensing Unit - 20 Ton	15	0.01	2027	Jun 1, 2016	18,631	18,631
D3040 - Distribution Systems	AHU 1 and 2 - Const Volume w/Distribution	25	0.00	2029	Jun 1, 2016	97,476	97,476
D3040 - Distribution Systems	AHU-3, VAV Syst., w/Distribution	25	0.00	2022	Jun 1, 2016	67,332	89,776
D3040 - Distribution Systems	General Building Exhaust	25	0.00	2029	Jun 1, 2016	12,955	25,909
D3040 - Distribution Systems	Restroom Exhaust System w/Roof Fan	20	0.00	2027	Jun 1, 2016	7,037	14,074
D3050 - Terminal and Package Units	Computer Room Cooling - DX w/Air Cooled Remote Condenser	20	0.00	2032	Jun 1, 2016	15,356	15,356
D3050 - Terminal and Package Units	Replace Duct Furnaces - Gas Fired	25	0.00	2022	Jun 1, 2016	49,427	24,713
D3050 - Terminal and Package Units	RoofTop Unitary AC - Cooling Only < 10 Ton	15	0.00	2027	Jun 1, 2016	5,743	5,743
D3050 - Terminal and Package Units	Unit Heaters - Electric	15	0.00	2029	Jun 1, 2016	3,208	6,416
D3060 - Controls and Instrumentation	DDC/Pneumatic Control Systems - Hybrid - Average	25	0.01	2017	Jun 1, 2016	93,239	93,239
D40 - Fire Protection	Fire Extinguishers, Dry Chem, w/Cabinet	30	0.00	2037	Jun 1, 2016	92	185
D40 - Fire Protection	Wet Sprinkler System - Light Hazard w/Pump	35	0.00	2035	Jun 1, 2016	26,602	80,612
D5010 - Electrical Service and Distribution	Electrical Distribution	30	0.00	2031	Jun 1, 2016	23,343	93,371
D5010 - Electrical Service and Distribution	Electrical Service	30	0.00	2031	Jun 1, 2016	24,412	24,412
D5010 - Electrical Service and Distribution	Primary Transformer	40	0.00	2032	Jun 1, 2016	18,783	18,783
D5022 - Lighting Equipment	Lighting Fixtures	20	0.00	2021	Jun 1, 2016	15,139	50,464
D5034 - Call Systems	Rescue Assistance Communication System	10	0.01	2032	Jun 1, 2016	4,588	4,588
D5037 - Fire Alarm Systems	Fire Alarm System	10	0.00	2017	Jun 1, 2016	7,693	21,980



# System List Report

*By Asset Name*

Currency : USD

System Category	System Name	Lifetime	SCI	Renewal Action FY	Date Inspected	Renewal Action Cost	Replacement Cost
D5039 - Local Area Networks	LAN System - Average Density	15	0 00	2032	Jun 1, 2016	20,377	20,377
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	10	0 00	2017	Jun 1, 2016	587	2,349
D5092 - Emergency Light and Power Systems	Exit Signs	10	0 00	2017	Jun 1, 2016	1,157	5,784
E - Equipment and Furnishings	Fixed Casework - Average	25	0 02	2029	Jun 1, 2016	27,315	27,315
E - Equipment and Furnishings	Office Equipment - Medium	25	0 00	2032	Jun 1, 2016	54,087	43,269
E - Equipment and Furnishings	Warehouse Equipment - High End	20	0 00	2029	Jun 1, 2016	215,122	215,122
E10 - Equipment	Access Ladder	30	0 00	2042	Jun 1, 2016	1,487	1,487
<b>Asset: 34th Aerial Port Squadron 220</b>							<b>3,074,782</b>
<b>Site: GMIA: MKE Business Park</b>							<b>3,074,782</b>
<b>Property: Airports</b>							<b>3,074,782</b>
<b>Summary</b>							<b>3,074,782</b>



# Asset Funding Needs Report By Name

Property: Airports

Site: GMIA: MKE Business Park

Asset: 34th Aerial Port Squadron

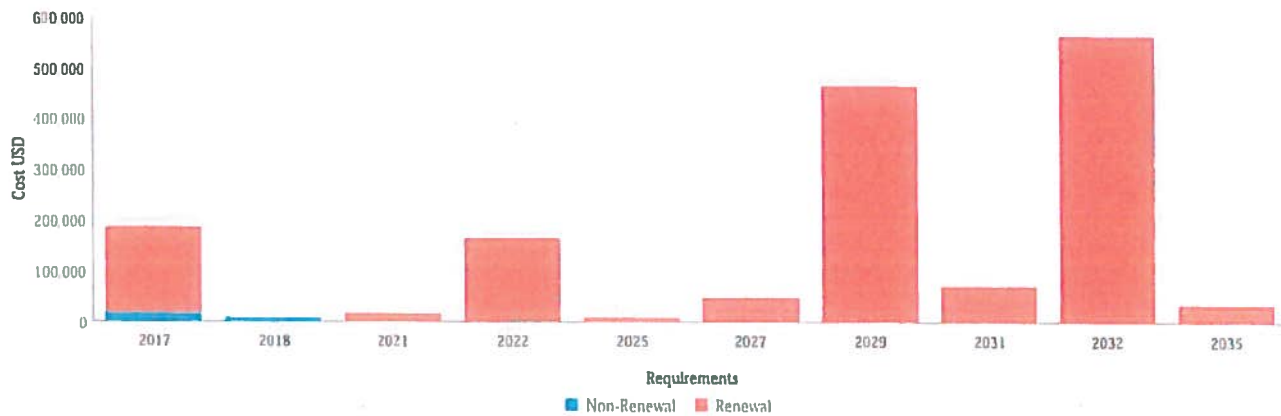
Currency: USD

Period: 20 years

Inflation: 1.50%

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

## Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2017	169,409	16,648	186,057
2018	0	7,422	7,422
2021	16,068	0	16,068
2022	164,098	580	164,678
2025	8,712	0	8,712
2027	47,405	0	47,405
2029	465,881	0	465,881
2031	70,644	0	70,644
2032	565,871	0	565,871
2035	34,778	0	34,778
<b>Total</b>	<b>1,542,867</b>	<b>24,649</b>	<b>1,567,516</b>



# Funding Needs Report

**Site:** GMIA: MKE Regional Business Park  
**Asset:** Office, Shop & Assembly Building  
**Asset Number:** 220  
 475 East Henry Street  
 Milwaukee, WI 53207

## Detail of Requirements/Renewals and Funding Needed by Year

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2017	Architectural	B2010 - Exterior Walls	Replace Aged Caulking	\$0	\$9,125	\$9,125
		B2010 - Exterior Walls	Repair & Point Brick Wall	\$0	\$885	\$885
		C1023 - Interior Door Hardware	Install ADA Compliant Hardware on Interior Doors	\$0	\$1,977	\$1,977
		C3010 - Wall Finishes	Repair Worn Wall Coverings (2nd Floor)	\$0	\$2,912	\$2,912
		C3020 - Floor Finishes	VCT/Rubber Treads - 100% Renewal	\$12,767	\$0	\$12,767
		C3020 - Floor Finishes	Carpeting 3 - Carpet Broadloom - 100% Renewal	\$53,966	\$0	\$53,966
		D3030 - Cooling Generating Systems	Repair Condensing Unit Fins	\$0	\$226	\$226
		D3040 - Distribution Systems	Repair AHU-3 Fire Damper	\$0	\$368	\$368
		D3060 - Controls and Instrumentation	Perform Air Compressor Service and Maintenance	\$0	\$517	\$517
		D3060 - Controls and Instrumentation	DDC/Pneumatic Control Systems - Hybrid - 100% Renewal	\$93,239	\$0	\$93,239
Electrical	D5010 - Electrical Service and Distribution	Repair the Line Side Connections in the Motor Starter at AHU-3	\$0	\$115	\$115	
	D5010 - Electrical Service and Distribution	Replace Exterior GFCI and Remove Bee Nests from Weatherproof Covers	\$0	\$222	\$222	
	D5010 - Electrical Service and Distribution	Install Locks on Primary Transformer and Transocket	\$0	\$120	\$120	
	D5034 - Call Systems	Test the Rescue Assistance Communication System	\$0	\$181	\$181	
	D5037 - Fire Alarm Systems	Fire Alarm System - 35% Renewal	\$7,693	\$0	\$7,693	
	D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights - 25% Renewal	\$587	\$0	\$587	
	D5092 - Emergency Light and Power Systems	Exit Signs - 20% Renewal	\$1,157	\$0	\$1,157	
	Subtotal for 2017			\$169,409	\$16,648	\$186,057
	Project Management, Owner Services, Planning and Design, and Construction Management - 20% =					\$37,211
	Construction General Conditions and Overhead and Profit - 20% =					\$37,211
Design and Construction Contingency - 10% =					\$18,606	
Estimated Total Projects Cost for 2017 =					\$279,086	

Year	System	Requirement Name	Renewal	Non-Renewal	Total
<b>2018</b>	Architectural	Repair Sealant Joint at Pavement	\$0	\$2,100	\$2,100
		Replace Worm Weather-Stripping at Exterior OH Doors	\$0	\$4,875	\$4,875
		Repair Roofing Joints	\$0	\$447	\$447
		Subtotal for 2018	\$0	\$7,422	\$7,422
		Project Management, Owner Services, Planning and Design, and Construction Management - 20% =			\$1,484
		Construction General Conditions and Overhead and Profit - 20% =			\$1,484
		Design and Construction Contingency - 10% =			\$742
		Estimated Total Projects Cost for 2018 =			<u>\$11,133</u>

Year	System	Requirement Name	Renewal	Non-Renewal	Total
<b>2021</b>	Electrical	Lighting Fixtures - 35% Renewal	\$16,068	\$0	\$16,068
		Subtotal for 2021	\$16,068	\$0	\$16,068
		Project Management, Owner Services, Planning and Design, and Construction Management - 20% =			\$3,214
		Construction General Conditions and Overhead and Profit - 20% =			\$3,214
		Design and Construction Contingency - 10% =			\$1,607
		Estimated Total Projects Cost for 2021 =			<u>\$24,102</u>

Year	System	Requirement Name	Renewal	Non-Renewal	Total
<b>2022</b>	Architectural	Painted Finish - (1 Coat Prime - 2 Coats Finish) - 100% Renewal	\$20,050	\$0	\$20,050
		Wall Covering - Vinyl - 100% Renewal	\$18,266	\$0	\$18,266
	HVAC	AHU-3, VAV Syst., w/Distribution - 75% Renewal	\$72,535	\$0	\$72,535
	Duct Furnaces - Gas Fired - 100% Renewal	\$53,246	\$0	\$53,246	
Furnishings	E - Equipment and Furnishings	\$0	\$580	\$580	
		Subtotal for 2022	\$164,098	\$580	\$164,678
		Project Management, Owner Services, Planning and Design, and Construction Management - 20% =			\$32,936
		Construction General Conditions and Overhead and Profit - 20% =			\$32,936
		Design and Construction Contingency - 10% =			\$16,468
		Estimated Total Projects Cost for 2022 =			<u>\$247,016</u>

Year	System	Requirement Name	Renewal	Non-Renewal	Total
<b>2025</b>	Plumbing	Replace Water Heater - Gas - Comm - 75.5 MBH - 100% Renewal	\$8,712	\$0	\$8,712
		Subtotal for 2025	\$8,712	\$0	\$8,712
		Project Management, Owner Services, Planning and Design, and Construction Management - 20% =			\$1,742
		Construction General Conditions and Overhead and Profit - 20% =			\$1,742
		Design and Construction Contingency - 10% =			\$871
		Estimated Total Projects Cost for 2025 =			<u>\$13,068</u>

Year	System	Requirement Name	Renewal	Non-Renewal	Total
<b>2027</b>	<b>HVAC</b>	D3030 - Cooling Generating Systems	\$21,622	\$0	\$21,622
		D3040 - Distribution Systems	\$8,167	\$0	\$8,167
		D3050 - Terminal and Package Units	\$6,665	\$0	\$6,665
		D5037 - Fire Alarm Systems	\$8,928	\$0	\$8,928
		D5092 - Emergency Light and Power Systems	\$1,343	\$0	\$1,343
	<b>Electrical</b>	D5092 - Emergency Light and Power Systems	\$682	\$0	\$682
		Emergency Battery Pack Lights - 25% Renewal	\$47,405	\$0	\$47,405
		Subtotal for 2027			
		Project Management, Owner Services, Planning and Design, and Construction Management - 20% =			\$9,481
		Construction General Conditions and Overhead and Profit - 20% =			\$9,481
		Design and Construction Contingency - 10% =		\$4,741	
		<b>Estimated Total Projects Cost for 2027 =</b>		<b>\$71,108</b>	

Year	System	Requirement Name	Renewal	Non-Renewal	Total
<b>2029</b>	<b>Architectural</b>	ACT System - 75% Renewal	\$40,150	\$0	\$40,150
		AHU 1 and 2 - Const Volume w/Distribution - 100% Renewal	\$116,544	\$0	\$116,544
		D3040 - Distribution Systems	\$15,489	\$0	\$15,489
		D3050 - Terminal and Package Units	\$3,835	\$0	\$3,835
		E - Equipment and Furnishings	\$32,658	\$0	\$32,658
	<b>Furnishings</b>	E - Equipment and Furnishings	\$257,204	\$0	\$257,204
		Warehouse Equipment - High End - 100% Renewal	\$465,881	\$0	\$465,881
		Subtotal for 2029			
		Project Management, Owner Services, Planning and Design, and Construction Management - 20% =			\$93,176
		Construction General Conditions and Overhead and Profit - 20% =			\$93,176
		Design and Construction Contingency - 10% =		\$46,588	
		<b>Estimated Total Projects Cost for 2029 =</b>		<b>\$698,821</b>	

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
<b>2031</b>	<b>Electrical</b>	Electrical Distribution - 25% Renewal	\$28,753	\$0	\$28,753	
		D2020 - Domestic Water Distribution	\$11,822	\$0	\$11,822	
		D5010 - Electrical Service and Distribution	\$30,069	\$0	\$30,069	
		Electrical Service - 100% Renewal	\$70,644	\$0	\$70,644	
		Subtotal for 2031				
	<b>Electrical</b>	Project Management, Owner Services, Planning and Design, and Construction Management - 20% =			\$14,129	
		Construction General Conditions and Overhead and Profit - 20% =			\$14,129	
				Design and Construction Contingency - 10% =		\$7,064
				<b>Estimated Total Projects Cost for 2031 =</b>		<b>\$105,966</b>

Year	System	Requirement Name	Renewal	Non-Renewal	Total
<b>2032</b>	<b>Architectural</b>	B2030 - Exterior Doors	\$33,978	\$0	\$33,978
		B2030 - Exterior Doors	\$45,127	\$0	\$45,127
		B30 - Roofing	\$167,367	\$0	\$167,367
		C1030 - Fittings	\$5,323	\$0	\$5,323
		C3010 - Wall Finishes	\$23,269	\$0	\$23,269
		C3010 - Wall Finishes	\$31,916	\$0	\$31,916
		C3020 - Floor Finishes	\$67,470	\$0	\$67,470
		C3020 - Floor Finishes	\$15,962	\$0	\$15,962
		D2010 - Plumbing Fixtures	\$9,610	\$0	\$9,610
		D2010 - Plumbing Fixtures	\$24,333	\$0	\$24,333
		D3050 - Terminal and Package Units	\$19,199	\$0	\$19,199
		D5010 - Electrical Service and Distribution	\$23,484	\$0	\$23,484
		D5034 - Call Systems	\$5,736	\$0	\$5,736
		D5039 - Local Area Networks	\$25,476	\$0	\$25,476
<b>Furnishings</b>	E - Equipment and Furnishings	\$67,621	\$0	\$67,621	
		\$565,871	\$0	\$565,871	
Subtotal for 2032			\$113,174	\$0	\$113,174
Project Management, Owner Services, Planning and Design, and Construction Management - 20% =			\$113,174	\$0	\$113,174
Construction General Conditions and Overhead and Profit - 20% =			\$56,587	\$0	\$56,587
Design and Construction Contingency - 10% =			\$56,587	\$0	\$56,587
<b>Estimated Total Projects Cost for 2032 =</b>			<b>\$848,806</b>		

Year	System	Requirement Name	Renewal	Non-Renewal	Total
<b>2035</b>	<b>Fire Protection</b>	D40 - Fire Protection	\$34,778	\$0	\$34,778
		Wet Sprinkler System - Light Hazard w/Pump - 33% Renewal	\$34,778	\$0	\$34,778
		Subtotal for 2035	\$69,556	\$0	\$69,556
		Project Management, Owner Services, Planning and Design, and Construction Management - 20% =	\$69,556	\$0	\$69,556
Construction General Conditions and Overhead and Profit - 20% =			\$34,778	\$0	\$34,778
Design and Construction Contingency - 10% =			\$34,778	\$0	\$34,778
<b>Estimated Total Projects Cost for 2035 =</b>			<b>\$52,167</b>		