



DEPARTMENT OF ADMINISTRATIVE SERVICES  
*Milwaukee County*

September 5, 2024

From: Peter Nilles, Project Manager

To: Interested Parties

Subject: Milwaukee County capital project WC027601 - New Criminal Courthouse Construction Manager at Risk (CMaR) Request for Proposals – Advance Notice

Milwaukee County intends to release a Request for Proposals (RFP) for construction manager at risk (CMaR) services for the new Criminal Courthouse Complex. The project is intended to replace the existing Public Safety Building, as well as make renovations to the existing Historic Courthouse. The RFP is anticipated to be released in late September 2024, and proposals are anticipated to be due mid-November 2024. The CMaR is anticipated to be awarded in early 2025.

The scope of services required for the project include, but may not be limited to:

- Preconstruction services including schedule, budget and constructability advice during the project planning and design phases.
- Provide investigative services such as potholing to determine utility/infrastructure locations and depths and deconstruction of building elements to aid in site selection for the new criminal courthouse and verification of existing conditions.
- Providing continuous estimating services and full cost estimates for all project phases.
- Construct mock-ups of key rooms/spaces as directed by the Architectural and Engineering team and Milwaukee County.
- Provide scheduling services, project phasing recommendations and site logistics plans. “Fast-track” components of construction prior to full completion of construction documents to maintain budget and/or schedule as required by the project.
- Managing bidding and construction phases.
- Developing, negotiating, and maintaining a Guaranteed Maximum Price (GMP).
- Being an integral part of the Owner/Design Consultant/CMAR Team.
- Closing out the project.
- Coordination as necessary with other associated consultants to be retained for the project
  - energy systems consultant
  - environmental planning consultant
  - commissioning agent
  - public engagement consultant
  - cost validation consultant
  - funding consultant
  - others to be determined

Milwaukee County Office of Economic Inclusion has set a Targeted Business Enterprise (TBE) participation goal of 17% for the preconstruction services portion of the contract. The TBE participation goal during construction will be established at a later date. Typically, TBE participation on Milwaukee County public works construction projects is set at 25%. If proposed proposers have any concerns with the participation goal established for preconstruction services, please contact Tyler Sims at [tsims@cross-management.com](mailto:tsims@cross-management.com) by Friday September 16, 2024 for consideration prior to the RFP posting.

