

DEPARTMENT OF ADMINISTRATIVE SERVICES

Milwaukee County



August 15, 2022

To All Interested Consultants

Project: Construction Manager at Risk Services for New Milwaukee County Administrative Building

Project No.: WS0126

Subject: AMENDMENT #1 TO REQUEST FOR PROPOSALS (R.F.P.)

August 10, 2022 Pre-Proposal Meeting Attendees

Name	Representing	Email
Peter Nilles	Milwaukee County DAS-FMD	Peter.Nilles@milwaukeecountywi.gov
Rick Senk	Pepper Construction	rsenk@pepperconstruction.com
Brian Forsythe	Pepper Construction	bforsythe@pepperconstruction.com
Andy Gonzalez	Pepper Construction	agonzalez@pepperconstruction.com
Carla Day-Dziubek	Engberg Anderson Architects	carlad@engberganderson.com
Jill Didier	Miron Construction	Jill.didier@miron-construction.com
Eli Howayeck	Pepper Construction	ehowayeck@pepperconstruction.com
Pepi Randolph	Greenfire	pepi@greenfire.com
Simmi Urbanek	Greenfire	Simmi.urbanek@greenfire.com
Darlaina Boyd	Greenfire	Darlaina.boyd@greenfire.com
Michael Moe	Greenfire	Michael.moe@greenfire.com
Sean Cullen	Cullen	Sean.cullen@jpcullen.com
Erik Lindstrom	Gilbane	elindstrom@gilbaneco.com
James Methu	Gilbane	jmethu@gilbaneco.com
Josh Stenz	Gilbane	jstenz@gilbaneco.com
Laura Hause	Gilbane	lhause@gilbaneco.com
Kevin Johnson	Hunzinger	kjohnson@hunzinger.com
Jeff Hinds	Pepper Construction	jhinds@pepperconstruction.com
Mark Johnson (by phone)	The Concord Group	mjohnson@concord-cc.com
Lamont Robinson	Milwaukee County CDBP	Lamont.robinson@milwaukeecountywi.gov

Questions and Answers during the pre-proposal meeting

Q. Can the TBE/DBE requirements be satisfied by the construction manager through internal initiatives?

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A. No, the TBE/DBE requirements need to be satisfied through contractual agreements with subconsultants that are listed on the appropriate TBE/DBE registries. Please note, prime contractors that are on the TBE registry can take credit for meeting TBE requirements, based on their proportion of the fees.

Q. Will there be a residency requirement?

A. As a Federally funded project, residency participation is established as a 50% goal, and the selected construction manager will be encouraged to meet and exceed that goal.

Additional Proposal/Project Clarifications

1. Safety Plan Evaluation

Attachment 1 of the RFP, *PROPOSAL PREPARATION, SUBMISSION AND EVALUATION GUIDELINES*, Paragraph XV.D, Safety Plan – please provide the following for evaluation:

- Safety Director contact information
- Requirements for project site first aid/CPR staff
- Information regarding safety policy/plan, including:
 - use and distribution of first aid equipment and supplies and company provided PPE
 - safety training to new and existing staff
 - Hazard Communication Program (HAZCOM) including Safety Data Sheets (SDS) for all products used on a project
- Protocols for regularly-scheduled, documented safety communication
- Safety requirements for subcontractors
- Information regarding safety training for:
 - trenching/excavations
 - confined space entry
 - lockout/tagout
 - OSHA 10/30 hour training
 - first aid/CPR
 - fall protection
- Information regarding procedures for documenting, investigating and reporting:
 - accidents
 - injuries
 - property damage
 - theft
 - liability claims
 - near misses
- Experience Modification Rate (EMR) data for the current year and previous five years
- number of deaths as reported on item (G) of OSHA 300A Summary Form for the current year and previous five years
- number of regulatory citations related to safety in the current year and previous five years

2. Other Added Value Evaluation

Attachment 1 of the RFP, *PROPOSAL PREPARATION, SUBMISSION AND EVALUATION GUIDELINES*, Paragraph XV.E, Other Added Value – evaluation will be based on, at a minimum:

- Information regarding experience with Community Development/Benefits Agreements,

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such as targeted business participation, local labor content and hiring practices above and beyond the standard Milwaukee County requirements

- Information regarding innovative approaches to coordinate with the project team and execute the project
- Information regarding any other approaches, techniques, practices, tools, etc., that may provide value to the project

3. Prevailing Wage Requirements

Please note that this project is funded by American Rescue Plan Act (ARPA) funds; therefore, it is subject to the payment of prevailing wages in accordance with the Federal Davis Bacon Act. This will require all contractors to pay no less than the rates as provided by the US Department of Labor.

The Davis Bacon and Related Acts (DBRA) requires all contractors and subcontractors performing work on federal or District of Columbia construction contracts or federally assisted contracts in excess of \$2,000 to pay their laborers and mechanics not less than the prevailing wage rates and fringe benefits for corresponding classes of laborers and mechanics employed on similar projects in the area. The prevailing wage rates and fringe benefits are determined by the Secretary of Labor for inclusion in covered contracts. The U.S. Department of Labor (DOL) has oversight responsibilities to assure coordination of administration and consistency of enforcement of the labor standards provisions of the Davis Bacon and Related Acts. Under this authority, DOL has issued regulations establishing standards and procedures for the administration and enforcement of the Davis-Bacon labor standards provisions. Federal contracting agencies have day-to-day responsibility for administration and enforcement of the Davis-Bacon labor standards provisions in covered contracts for which they are responsible or to which they provide federal assistance under laws they administer. Within the DOL, the Wage and Hour Division (WHD) is responsible for administration and enforcement of the DBRA.

Please confirm that your proposed fees are based on Davis Bacon prevailing wage rate requirements.

Attachments

The pre-proposal meeting PowerPoint presentation is attached for your information.

Sincerely,



Peter Nilles
Director, Facilities Planning and Development

cc: W. Banach, DAS-FMD
S. Carron, DAS-FMD
L. Robinson, DAS-CBDP
R. Flores, DAS-Procurement

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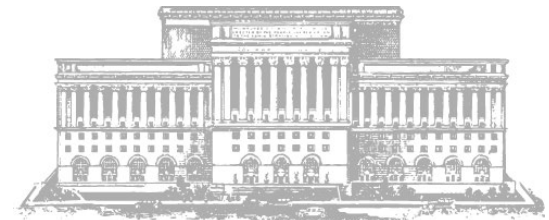
M. Johnson, The Concord Group



Department of Administrative Services Facilities Management Division

Department of Health and Human Services (DHHS)
Construction Manager at Risk Services for New
Milwaukee County Administrative Building
(Capital Project WS0126)
Pre-Proposal Meeting

August 10, 2022





Pre-Proposal Meeting Agenda

- Background
- Project Drivers
- Project History
- Project Team
- Project Parameters
- Anticipated Timetable
- Open Discussion and Questions

August 10, 2022





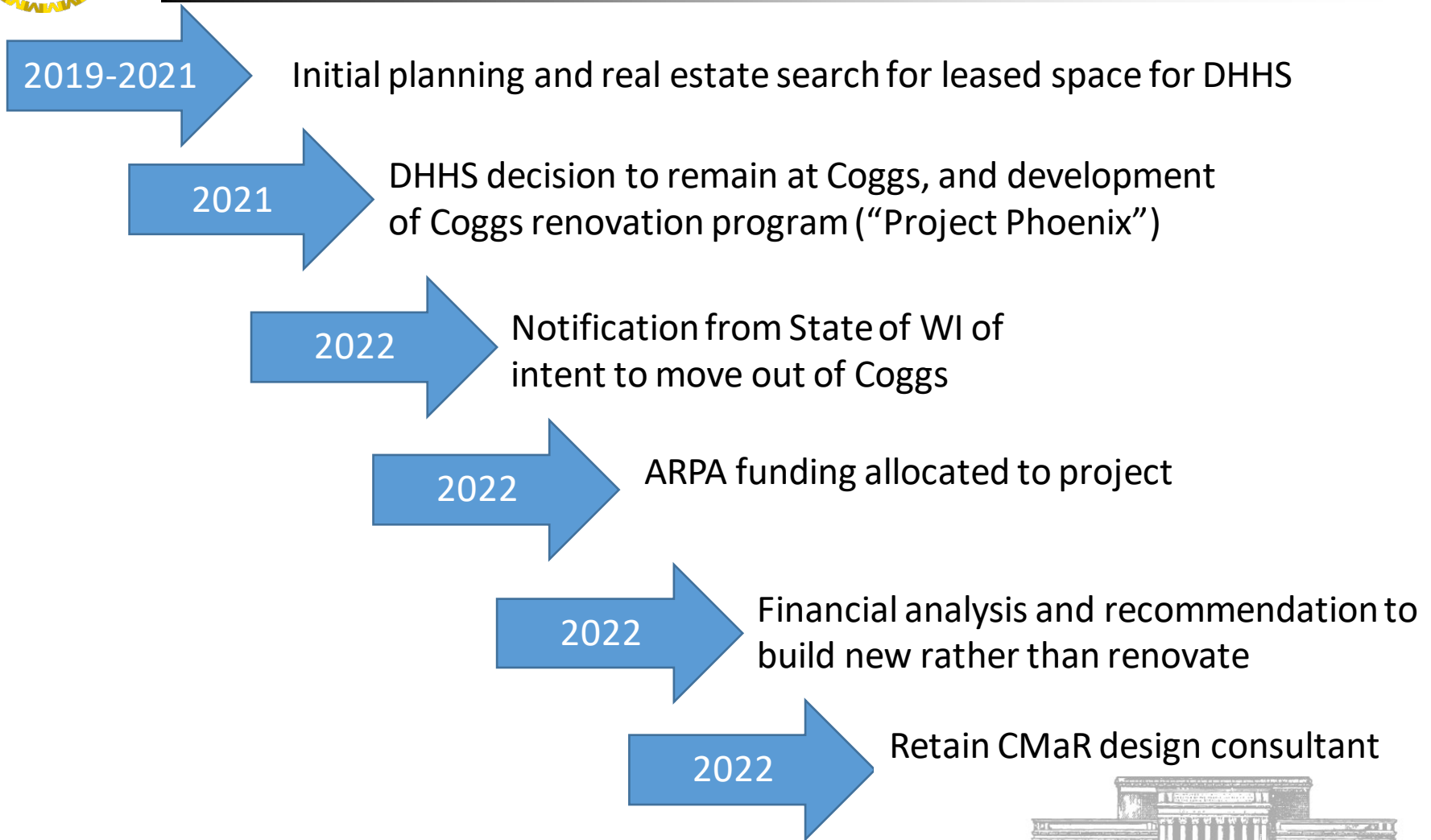
Project Drivers

- Relocation of DHHS administrative staff to one location
 - Create a more efficient and effective customer service experience (“No Wrong Door” - integrated services to provide for easier access to individual health needs)
 - Most DHHS administrative and customer service staff located at Coggs or at Mental Health Complex (MHC) on Watertown Plank Road in Wauwatosa
 - Mental Health Complex ownership transitioned to Milwaukee Regional Medical Center and DHHS-BHD staff will need a new home
- Support Milwaukee County’s vision: “By addressing racial equity, Milwaukee is the healthiest county in Wisconsin”
- Redefine service delivery in terms of “Systems of Care”, including increased visibility in community
- Create welcoming, accessible spaces





Project History

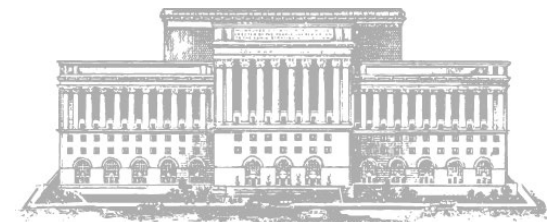




Project Team

- Milwaukee County Customer Department – Department of Health and Human Services
- Milwaukee County project manager – Peter Nilles
- Design consultant – Engberg Anderson
- ARPA PMO consultant – The Concord Group
- Construction Manager at Risk – to be determined

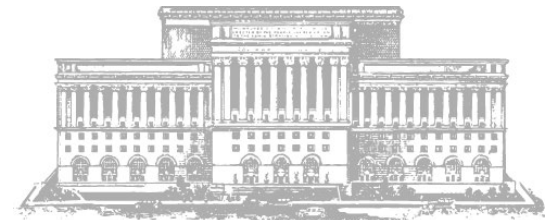
August 10, 2022





Project Parameters

- 60,000± square foot building for administrative and customer service purposes
- Current construction estimate: \$37,000,000 to \$39,000,000 (assume \$38,000,000 for purposes of calculating fee for construction phase services)
- Project delivery via Construction Management at Risk (CMaR), using AIA A133-2019 agreement modified to conform to Milwaukee County requirements as contractual basis for construction manager
- New building to be located on existing Milwaukee County land north of West Cherry Street and east of North 13th Street (currently used as surface parking)
- Funded in part with American Rescue Plan Act (ARPA) funds
- Project completion schedule in accordance with ARPA funding requirements



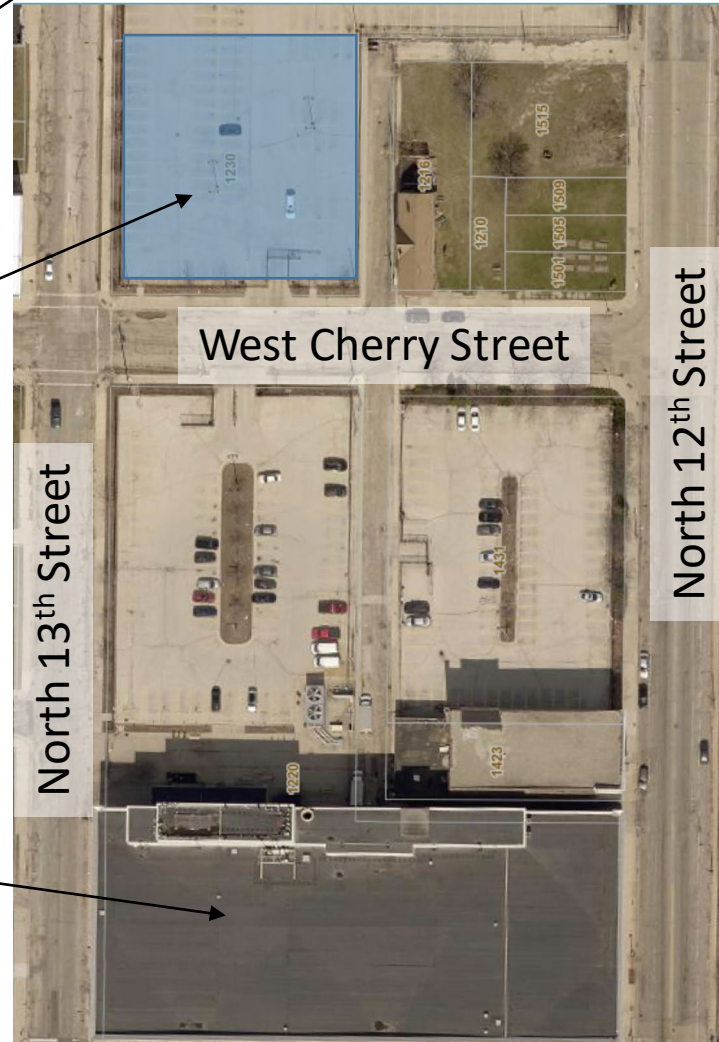


Project Location

Existing Mental Health
Emergency Center

Proposed location of new facility
(Existing County property at
1230 West Cherry Street)

Existing Marcia P. Coggs
Human Services Center



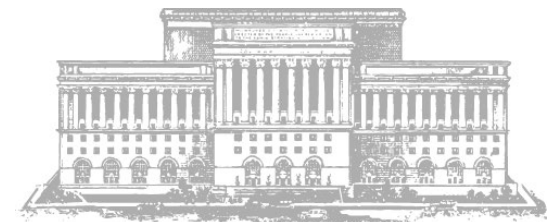
August 10, 2022





Anticipated Project Timetable

Date	Item
2:00 p.m., August 26, 2022	Proposals due
Week of September 12, 2022	Interviews (if necessary)
September 2022	Execute contract
September/October 2022	CMAr contract kick-off
January 2023	Anticipated execution of GMP Amendment
December 2024	New facility operational and ready for occupancy





Open Discussion and Questions

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