

COMMISSION FILE NO: 25-072-6 **DATE INTRODUCED:** June 9, 2025

INTRODUCED BY: Executive Director (Signature on File in the Office of the Commission)

REFERRED BY COMMISSION CHAIRPERSON TO: Operations Committee

RELATING TO: Restore the Executive Director's Original Delegated Authority, Contract W40019D01, Architectural and Engineering Services – Jackson Park Service Yard

SUMMARY:

The Commission is requested to restore the Executive Director's original delegated change order authority on Contract W40019D01, Architectural and Engineering Services – Jackson Park Service Yard, with Dan Beyer Architects, LLC (DBA).

The Kinnickinnic (KK) River Watercourse Management Plan (KKRWMP) identifies 330 structures at risk for flooding in the KK River Mainstem and further identifies projects, including the Jackson Park project, to alleviate this flooding. The KKRWMP includes the following recommendations for the Jackson Park project:

- Provide flood storage by lowering the ground within Milwaukee County (County)-owned Jackson Park and a District-owned parcel immediately east of Jackson Park.
- Remove 1,400 feet of concrete-lined channel and 700 feet of corrugated metal culvert and replace them with a naturalized channel.

To proceed with the Jackson Park project, the District and County entered into an agreement in May 2020, which defines the improvements the District will construct in Jackson Park. After significant discussions with the County, in July 2023, the District issued a letter to County Parks, with the letter providing an update on proposed park improvements. Under this letter update, among other items, the District agreed to demolish and rebuild the existing Jackson Park Service Yard to greater functionality and with an expanded building footprint. This proposed service yard will be consistent with preliminary drawings the District completed based on County staff input and direction.

ATTACHMENTS: **BACKGROUND** ☐ **KEY ISSUES** ☐ **RESOLUTION** ☒
FISCAL NOTE ☒ **S/W/MBE** ☐ **OTHER** ☐ _____

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COMMISSION ACTION: _____ **DATE:** _____

SUMMARY (Cont'd)

Restore the Executive Director's Original Delegated Authority, Contract W40019D01, Architectural and Engineering Services – Jackson Park Service Yard

The purpose of this contract is to provide architectural and engineering services for the Jackson Park service yard. The elements of the work necessary to create the new service yard include:

- Demolition, salvage, and recycling of existing County service yard buildings.
- Removal of the existing above grade fuel oil storage tanks.
- New site layout and utilities, including existing utilities relocation.
- A new 22,000 square foot service building with integral garage, mezzanine, wash bay, mechanicals, storage rooms, offices, locker rooms, restrooms, and showers.
- New eight-foot-high chain link fence.
- New fueling station, including a 1,000-gallon unleaded gasoline tank, a 500-gallon diesel tank, and a 250-gallon waste oil tank.
- Three covered cold storage facilities with three-sided metal-roofed enclosures.
- Removal and replacement of all pavements, curbs, sidewalks, and disturbed grass, including surface restoration within the project limits.

In July 2024, the Commission authorized the Executive Director to enter into Contract W40019D01 with DBA to perform the following architectural and engineering services:

- Project management.
- Review of existing reference information.
- Participation in meetings with representatives from the District and County.
- Design services.
- Soil characterization sampling and testing.
- Lead and asbestos inspection and testing.
- Preparation of a stormwater management plan.
- Preparation of bid and construction documents, and a final design report.
- Bid and award services.
- Architectural and engineering services during construction.
- Startup plans and operation and maintenance (O&M) manuals.
- O&M training for County staff.

SUMMARY (Cont'd)

Restore the Executive Director's Original Delegated Authority, Contract W40019D01, Architectural and Engineering Services – Jackson Park Service Yard

As the contract progressed, several change orders have been executed that address necessary contract and scope changes. Following is a summary of the change orders executed under Executive Director's change order authority:

- Professional liability and umbrella insurance cost share with DBA. In error, DBA had failed to include the full cost of the required level of professional liability and umbrella insurance in their original cost proposal. The District agreed to share a portion of the incremental cost associated with DBA obtaining the District required insurance coverage.
- Perform a geotechnical evaluation and develop the geotechnical report to support foundation design. Staff inadvertently omitted this scope from DBA's scope of work.

For engineering service contracts greater than or equal to \$500,000, the Commission has delegated to the Executive Director the authority to make changes up to \$200,000 or 10% of the original contract price, whichever is less. For this contract, a limit of \$58,447 prevails. To date, the Executive Director has utilized \$58,344 of this authority, leaving a balance of \$103. The request to restore the Executive Director's authority is in case changes beyond the remaining Executive Director's authority are necessary. Without this restored authority, work may need to stop while staff obtains necessary change order authority from the Commission.

RESOLUTION

Restore the Executive Director's Original Delegated Authority, Contract W40019D01,
Architectural and Engineering Services – Jackson Park Service Yard

RESOLVED, by the Milwaukee Metropolitan Sewerage Commission, that the Executive Director's original delegated change order authority is restored on Contract W40019D01, Architectural and Engineering Services – Jackson Park Service Yard, with Dan Beyer Architects, LLC.