



City of Waukesha
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Committee: Board of Public Works	Date: 11/20/2024
Common Council Item Number: ID #24-10688	Date: 12/3/2024
Submitted By: Alex Damien, Director of Public Works	City Administrator Approval: Anthony W. Brown, City Administrator
Finance Department Review: Joseph P. Ciurro, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Review and act on Contract Amendment No. 1 with Barrientos Design and Consulting, Inc., for the Space Needs Study for the Current City of Waukesha DPW Garage, 300 Sentry Drive.	

Details:
 In March of 2023, the City contracted Barrientos Design and Consulting, Inc., to complete a space needs study and condition report of the current DPW Municipal Garage. The optimal space needs call for 208,827 SF of total facilities, a 91% increase over the existing 109,401 SF. The report recommends the complete demolition of the entire site and construction of a new facility. This option might be ideal, but cost estimates ranging between \$40 million and \$60 million make it an unviable option due to the current financial outlook.

Using the information gathered with the space needs study, as approved in the 2024 CIP, the next step is to investigate alternative options to reduce the overall cost, but still create improvements to the facility close to those recommended in the study. The additional analysis would include collaborating and combining operations and space needs with other City departments, re-use or purchase of existing public or private buildings (including the incinerator, sludge building, clarifiers, etc.), acquisition of alternate sites, or splitting of operations to different sites. The additional analysis would also review and propose a phased approach to any potential future construction to address the most immediate operational needs first and spread the investment over multiple years. The target phased approach timeframe included in the study would be to start construction no earlier than 2030, with phasing taking approximately 3-5 years to complete. The goal of the second phase of the analysis would be to provide a preferred alternative that optimizes the space needs recommended in the original study while reducing the cost to the greatest extent feasible.

Also included in the next phase of the study is a detailed recommendation on future years of existing building maintenance as recommended in the original facility condition report. This recommendation would outline the necessary items for maintaining the current buildings over the next two to five years, prioritizing maintenance from least to most urgent, and providing a more precise breakdown of costs.

A facility condition analysis would also be completed of the former Incinerator building, and be included with the overall site plan of the City Garage

This Contract Amendment with Barrientos Design and Consulting, Inc., would include the completion of the next phase of the facility study noted above at the cost of \$54,253. The Amended Contract Amount would be \$114,567.

Options & Alternatives:

Another consultant could be chosen, through a new request for proposals process, however, the familiarity that Barrientos Design and Consulting, Inc., has with the site after completing the first Space Needs Study and facility assessment, it is recommended to keep that consistency through the entire analysis.

Financial Remarks:

The \$54,253 fee is within the CIP estimated budget of \$150,000. Account No. 3124.68220.

Executive Recommendation:

Recommend approval of Contract Amendment No. 1 with Barrientos Design and Consulting, Inc., for the Space Needs Study for the Current City of Waukesha DPW Garage, 300 Sentry Drive.