



Waukesha Water Utility

SERVING WAUKESHA SINCE 1886

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MEMORANDUM

DATE: March 11, 2016

TO: Members of the Board of Public Works

FROM: Dan Duchniak, P.E.

RE: Parking Deck Improvements at 115 Delafield Street – WWU offices

Background

In the early 1960s, the Utility constructed a 6,900 square foot garage, and maintenance area, which also included a roof top parking area. This single story structure has 8 overhead garage doors, accessible from North Street, housing approximately 15 pieces of construction/ service equipment and maintenance materials. In addition there is a multi-purpose room, locker and restrooms use for meetings and daily dispatch of crews. The rooftop has a mechanical room, approximately 15 parking spaces, and provides access to our main office building from Delafield Street.

Over that past 5 plus years we have been battling with roof leaks. We have worked with numerous service companies and consultants in an attempt to locate and resolve the issues.

In 2013, the cause of failure was determined to be the waterproofing membrane between the pre-stressed concrete deck and the existing concrete slab.





In 2014, we had bidding documents prepared to install waterproofing material over the top of the existing concrete. We had much interest during the bidding process, however, during a pre-bid site meeting the materials manufacture(s) determined that this system could not be installed over the existing slab, and concluded that they would not warranty the installation. This had a negative impact on the bidding process. In the end, one bid was received and rejected since no warranty was provided and the resulting high on-going maintenance that would be necessary as a result of the project.

During the 2014 bidding process, we were able to discuss the rooftop situation with a number of

Consultants who specialize in this type of infrastructure. It became clear to staff that the firm Simpson, Gumpertz & Heger (SGH) was experienced in this type of work and had the staff capable of making this a successful project. In January of 2015, SGH performed a site evaluation and presented their findings to our Management team and then the Water Commission outlining three options. Two of the three options maintained parking on top of the deck. The third roof only option would limit access to mechanical room, storage, and the office building and eliminate parking. While the third option was a cheaper alternative, the limitations it would impose on operations and maintenance of the building led to the conclusion it was not a viable solution.

The three alternatives were: 1) A Bonded Overlay; 2) Plaza Waterproofing and 3) New Flat Roof. After several meetings with staff and the water commission, it was decided to move forward with the Plaza Waterproofing option.

Future Use

During the initial discussion with the Water Commission, the Mayor and City Administrator, the potential of a new city hall and what it would mean for the future of the water utility building was discussed. After a thorough review by all, it was determined that repairs of the parking deck should move forward. The reason for this decision was based on several points, including: 1) the water utility garage facility will not be accommodated in the new city hall building and the operations staff would remain at the existing facility; 2) the actual number of positions that would potentially relocate to city hall would not impact the need to retain the existing facility as field and operations staff would remain at the existing facility.

Commission Action

After extensive review by staff and the Commission, the Plaza Waterproofing option which includes removing the existing concrete deck and failed membrane system and replacing with a new plaza waterproofing system with concrete deck was determined to be the best solution. Thus it was approved unanimously by the Commission to move forward with this alternative. This is a very similar system that has been in place for over 50 years.

Action

On December 17, 2015 the Commission awarded the design and construction services for the "Parking Deck Improvements Project" to Simpson, Gumpertz & Heger (SGH). The scope of their services was to design a replacement "Plaza Waterproofing System", which included specification and plans to remove the existing deteriorated concrete slab, post tension cabling, failed waterproofing membrane, flashings, and railing system. The new plaza system will include enhanced drainage system, new water proofing membrane, flashings, and impact rated railings, and guards.

Plans and specifications were prepared and the project was publicly bid

In keeping with Wisconsin Statutes, we published an Official Notice to Bidders on February 23, 2016, and March 1, 2016. Sealed bids were received and publicly opened at the Utility on March 8, 2016, at 10:00 a.m. Local Time.

Upon review of all bids by SGH and Utility staff, it is the recommendation to award this project to Bulley & Andrews Concrete Restoration for their bid of \$517,387.00. Funds for this 2016 budgeted project will be taken from capital account 3900, which has \$537,100.00 for this project.

BIDDER	LUMP SUM/ UNIT COST WITH ALTERNATE 1 & 2
Berglund Construction Company 8410 S. South Chicago Avenue Chicago, Illinois 60617	\$890,000.00
Bulley & Andrews Concrete Restoration 1755 W. Armitage Avenue Chicago, Illinois 60622	\$517,387.00

Recommended Motion:

Move to concur with the decision of the Water Utility Commission on the contract with Bulley & Andrews Concrete Restoration for the 2016 Parking Deck Improvements, totaling \$517,387.00.