

COMMUNITY DEVELOPMENT AUTHORITY  
CITY OF WEST ALLIS, WISCONSIN  
RESOLUTION NO. 1317  
DATE ADOPTED: April 9, 2019

Resolution approving a contract amendment with Zimmerman Design Group/Harwood Engineering Consultants for the removal of siding for Historic Preservation eligibility determination, for the property located at 6771 W. National Ave., in an amount not to exceed \$15,000.

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority"), on July 8, 2014 through Resolution No. 1059, approved Tax Incremental Finance District Number 14 for the 68<sup>th</sup> & Mitchell Redevelopment Area; and,

WHEREAS, the Authority on October 6, 2015 through Resolution No. 1136 entered into a contract for architectural and design services with Zimmerman Architectural Studios for the property located at 6771 W. National Ave. and amended the contract on December 13, 2016 through Resolution No. 1216 and again on October 10, 2017 through Resolution No. 1258; and,

WHEREAS, the Authority has a vested interest in the success and redevelopment of 68<sup>th</sup> & Mitchell Redevelopment Area (the "Redevelopment Area"); and,

WHEREAS, the building located at 6771 W. National is located within the Redevelopment Area and has the potential to be redeveloped, however, Historical Tax Credits are needed to fund the redevelopment process; and,

WHEREAS, removal of the siding on the building is required to enable the State to determine if the building is eligible for the National Register of Historic Places and thus eligible for Historical Tax Credits; and,

WHEREAS, glass windows are located behind the siding and need to be exposed so the State can make their historical determination; and,

WHEREAS, the Department of Development recommends approving a contract amendment with Zimmerman Design Group/Harwood Engineering Consultants for the removal of siding for Historic Preservation eligibility determination, for the property located at 6771 W. National Ave., in an amount not to exceed \$15,000.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority ("Authority") of the City of West Allis as follows:

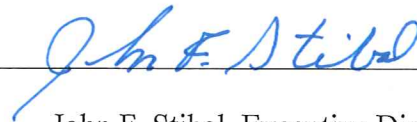
1. That the Executive Director or his designee, be and is hereby authorized and directed to execute and deliver the aforesaid amended professional services contract with Zimmerman Design Group/Harwood Engineering Consultants for the removal of siding for Historic Preservation eligibility determination for property located at 6771 W. National Ave., in

an amount not to exceed \$15,000.

2. That the sum of \$15,000 be and is hereby appropriated from Tax Incremental District Number Fourteen – 68<sup>th</sup> & Mitchell.

3. That the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Contract, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

Approved: \_\_\_\_\_



John F. Stibal, Executive Director  
Community Development Authority



2122 West Mt. Vernon Avenue | Milwaukee, WI 53233 | zastudios.com

TELEPHONE [414] 476.9500

FACSIMILE [414] 476.8582

April 15, 2019

John Stibal

Director | Development Department

City of West Allis

7525 W. Greenfield Ave. | West Allis, WI 53214

RE: Fee and Scope of services to remove metal siding on the building located at 6771 W. National Avenue.

John,

Zimmerman is happy to be working with the City and reclaiming the history of the old Gerlinger Electrical Steel Casting Building built in 1910. Kearney and Trekker started operating the plant in 1932. The proposal is to remove the metal siding to allow the state historical society to determine if the building qualifies for historic tax credits. The scope of work necessary to selectively remove existing metal siding in order to facilitate the determination.

- Selective demolition includes:

Full height removal of existing exterior metal siding.

Disposal of siding, including dumpster and disposal fees.

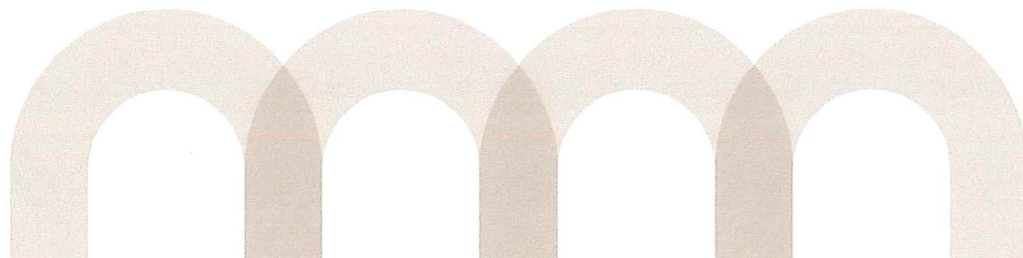
Necessary Lifts and Traffic/Pedestrian control in areas of work.

Process to include:

The removal method would be hand removal from a lift. It appears that most of the panels are face screwed allowing for a non-destructive method of removal by backing out the screws and pulling the panels off by hand.

No equipment other than hand tools would be used. If we run into a condition where cutting or another mechanical removal is necessary we can leave that condition for consideration by the state on how the removal should be handled.

Photographs will be taken during the deconstruction for documentation for the state and federal applications.





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Zimmerman has hired KPH construction to be the company to remove the panels.

Based on the visual inspection, we propose a fee of \$15,000, including Zimmerman's time to manage the project. If the actual cost comes in below the \$15,000, Zimmerman will notify the City of the actual costs, and savings. If the cost goes higher, we will inform you prior to any further work being completed.

Sincerely,

**Zimmerman Architectural Studios Inc.**

A handwritten signature in dark ink, reading "Doug Barnes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Doug Barnes, AIA

Vice President, Principal

