



**Department of Public Works
Milwaukee Water Works**

Ghassan Korban, P.E.
Commissioner of Public Works

Carrie M. Lewis
Water Works Superintendent

Mark J. Scheller, P.E.
Administration & Projects Manager

October 28, 2016

Alderman Nick Kovac
City of Milwaukee
Common Council
City Hall, Room 205

Dear Alderman Kovac and Interested Parties:

The project to repair and restore the North Point Tower will be completed Dec. 9, weather permitting. Work continues on the east side of the tower, where additional masonry repairs were identified as repairs proceeded. This moved the completion from autumn to December. All repairs match the existing materials and architecture of the historic structure.

Department of Public Works (DPW) Architectural Project Manager Michael Krause reports the contractors have worked diligently since the first day of the project, May 9. Consulting firm exp US Services, Inc. provided design and contract documents, having inspected the tower in 2014. The general contractor is Marion Inc.

Interior work

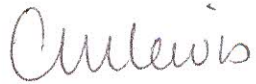
- Tuck pointing, repairs and cleaning of the brick have been completed.
- The contractor replaced the original cast iron floor plates with galvanized plates, and made interim repairs to selective cast iron stair treads and partial repairs to the stringers which support the treads and risers.

Exterior facade work

- Masonry work on the south, west and north sides of the upper portion of the tower is complete. The stone facade repairs included removal of organic debris, replacement of damaged stone, tuck pointing of mortar and crack repairs.
- The contractor is continuing the repair, painting and sealing of the wood windows. Some of the glass was replaced. The work was intended to prevent water infiltration that previously degraded the masonry.
- During facade repair work, the contractor identified additional masonry repairs to make. The east side of the structure was found to require the most repair and additional stone replacement.
- Three new stone finials will be installed at the end of the project. The finials were manufactured with approved materials similar to the original.



Very truly yours,

A handwritten signature in cursive script that reads "C. Lewis".

Carrie M. Lewis
Superintendent

CML: sls

cc: East Side Business Improvement District
Friends of Lake Park
Historic Water Tower Neighborhood Association (HWTNA)
Jeff Bentoff, VP Communications, HWTNA
Kathy Bond
Sally Peltz, President, HWTNA
Evan Solochek, Columbia-St. Mary's
Phill Trewyn, Mueller Communications
Ghassan Korban, DPW Commissioner
Sandy Rusch Walton
Michael Krause
MWW: Nichelle Jackson, Rosalind Rouse, Neal Schutz, Dan Welk