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**From:** David Simpson  
**Sent:** Monday, September 22, 2025 1:22 PM  
**To:** Zachary Kessler  
**Subject:** FW: [External] Financial Affairs Committee 9-23

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**From:** jbalzer317@gmail.com <jbalzer317@gmail.com>  
**Sent:** Monday, September 22, 2025 11:42 AM  
**To:** David Simpson <dSimpson@wauwatosa.net>  
**Cc:** Ernst-Ulrich Franzen <efranzen@wauwatosa.net>; David Lewis <dlewis@wauwatosa.net>; Dennis McBride <dmcbride@wauwatosa.net>  
**Subject:** [External] Financial Affairs Committee 9-23

Hi Dave, hope all is well.

I was hoping to attend the Financial Affairs Committee meeting tomorrow and comment on this if that were allowed, however my grandson is on the Tosa East soccer team and they have a game tomorrow evening.

I was very pleased in reviewing the 9-23 Financial Affairs meeting packet to see that you are pursuing a "CM (construction manager) at risk" contracting methodology for the library/city hall project. While this approach may sound "uncomfortable" to those who are used to the traditional design it and bid it method, it is the most logical way to approach a project like the library/city hall renovations. You also selected one of the best in the region to implement this type of work, CGS.

The CM at risk approach will allow the City to make good decisions in a timely way that will result in a top quality outcome balanced with a reasonable spend. I called that "logical not lavish" during my 40 plus years of developing projects for Froedtert & the Medical College of WI. I used this approach almost exclusively to deliver projects on time, on budget and most importantly, invest the limited funds we had in project elements that would have the best "ROI" over the life cycle of the project. Assuming you do commit to work with CGS, they will ensure that every dollar spent will result in value added and also guide you on where to push back on the architect for a more logical (=cost effective) approach.

I don't spend as much time at City Hall as I used to, but I still get there often enough to concur that a renovation and refresh is definitely needed. If there will be any opportunities for input or if you'd like a "free" consultant to critique anything, I'd be interested in participating.

From a long time Tosa resident and retired VP of Facility Planning and Development for F&MCW for over 40 years, I strongly recommend that the Financial Affairs Committee unanimously approve the CGS CM at Risk proposal. Please share this email as you wish, Thanks.

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