



11333 N. Cedarburg Road  
Mequon, WI 53092  
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[www.ci.mequon.wi.us](http://www.ci.mequon.wi.us)

Office of the City Administrator

**PUBLIC WORKS COMMITTEE**  
**Tuesday, March 8, 2016**  
**6:30 PM**  
**South Conference Room**

**Agenda**

- 1) Call to Order, Roll Call
- 2) Approval of February 9, 2015
  - a. Approval of the February 9th 2016 Public Works Committee meeting minutes
- 3) Resolutions  
**Action requested: review and recommend approval**
  - a. **RESOLUTION 3362** Resolution 3362 - Contract Award for the Construction of the Combined Department of Public Works Facility
  - b. **RESOLUTION 3363** Resolution 3363 Contract Award for the Consultant Contracts Associated with the Combined Department of Public Works Facility
  - c. **RESOLUTION 3366** Lumen Christi Church Engineering Services Request and Memorandum of Understanding
- 4) Discussion Items
  - a. 2015 Seal Coat Project Update
  - b. 2016 Annual Road Program
  - c. Pines Haddonstone Storm Sewer Project - Update

5) Adjourn

*Dated: March 8, 2016*

*/s/ Pamela Adams, Chairman*

.....  
Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Public Works Department at 262-236-2913, Monday through Friday, 7:00 AM – 3:30 PM.



11333 N. Cedarburg Rd  
Mequon, WI 53092-1930  
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Office of Public Works Committee

**TO: Public Works Committee**  
**FROM: James Keegan, Deputy Director of Engineering**  
**DATE: March 8, 2016**  
**SUBJECT: Approval of the February 9th 2016 Public Works Committee meeting minutes**

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The February 9<sup>th</sup> 2016 Public Works Committee meeting minutes are attached.

Attachments:

February 9th 2016 Meeting Minutes (PDF)

CITY OF MEQUON  
WISCONSIN  
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COMMITTEE ON PUBLIC WORKS  
MINUTES  
February 9, 2016

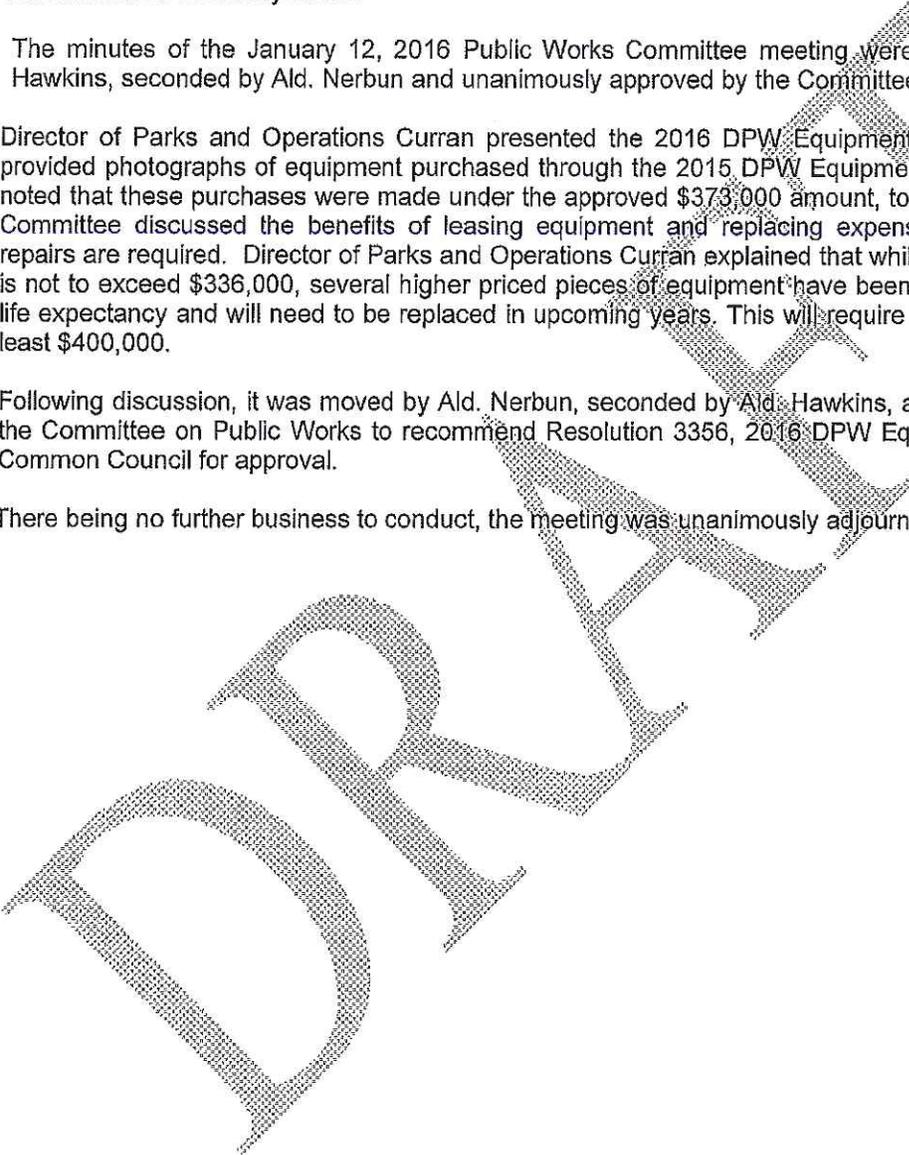
- 1. The meeting was called to order at 7:00 p.m. with Alderman Adams, Alderman Hawkins and Alderman Nerbun present.

Staff present was Director of Parks and Operations Curran, Engineering Services Manager Keegan and Administrative Secretary Kress.

- 2. The minutes of the January 12, 2016 Public Works Committee meeting were moved for approval by Ald. Hawkins, seconded by Ald. Nerbun and unanimously approved by the Committee as written.
- 3. Director of Parks and Operations Curran presented the 2016 DPW Equipment Replacement Program. He provided photographs of equipment purchased through the 2015 DPW Equipment Replacement Program and noted that these purchases were made under the approved \$373,000 amount, totaling \$350,135. Staff and the Committee discussed the benefits of leasing equipment and replacing expensive equipment before costly repairs are required. Director of Parks and Operations Curran explained that while the 2016 requested funding is not to exceed \$336,000, several higher priced pieces of equipment have been retained past their estimated life expectancy and will need to be replaced in upcoming years. This will require a higher budget amount of at least \$400,000.

Following discussion, it was moved by Ald. Nerbun, seconded by Ald. Hawkins, and unanimously approved by the Committee on Public Works to recommend Resolution 3356, 2016 DPW Equipment Replacement, to the Common Council for approval.

- 4. There being no further business to conduct, the meeting was unanimously adjourned at 7:14 p.m.



Attachment: February 9th 2016 Meeting Minutes (1533 : Approval of the February 9th 2016 Meeting Minutes)



11333 N. Cedarburg Rd  
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Office of Engineering

**TO: Public Works Committee**  
**FROM: Kristen Lundeen, Director of Public Works/City Engineer**  
**DATE: February 29, 2016**  
**SUBJECT: Resolution 3362 - Contract Award for the Construction of the Combined Department of Public Works Facility**

**Background**

The City embarked on the assessment and eventual decision to construct a Combined DPW Facility in 2012. The process started with a Facility Space Needs Study which recommended and the Common Council concluded that the City should consolidate operations at the three existing sites to the Industrial Drive site. From that point forward, Staff worked with the architect to design a facility that would meet the operational needs for at least the next 40 years for the City and the department.

The Combined DPW Facility at the Industrial Drive site was selected as the most cost effective solution since most of its operations are housed there already, the City owns the land for expansion and it would allow for the redevelopment of the other two properties.

The new facility experiences efficiencies in these specific areas:

- Improved operational efficiencies of employees
- Higher value of the overall fleet
- Fewer annual facility operations and maintenance expenditures
- Sale of properties and assessed tax revenue

The breakdown of spaces included in the Combined DPW Facility plan consists of:

Building Addition

- Interior office build-out 2,350 sq ft
- Maintenance office and parts 2,105 sq ft
- Vehicle Storage 23,720 sq ft
- Maintenance Shop 12,375 sq ft
- 40,550 sq ft

Building Remodel

- Interior office remodel 4,990 sq ft
- Vehicle storage remodel 19,200 sq ft

Mezzanine and shops

6,854 sq ft

<u>Wash Bays</u>		<u>4,800 sq ft</u>
	TOTAL	80,290 sq ft

The majority of the current DPW operations are located at Industrial Drive on an 18 acre, City-owned site. Highway and Parks operations are also conducted within the existing facility as well as the administrative needs of the Water Utility. With the construction of the combined facility, the Sewer Division, Fleet Maintenance Division and Water Utility equipment will relocate to the site.

The Department of Public Works employs 34 full time equivalent employees, 2 50/50 employees who divide time between the Highway and Parks divisions and 9 part time/summer employees. While snow plowing and emergency operations can run 24 hours, the hours of operation from October through May are 7:00 am - 3:30 pm and from May through October run Monday through Thursday, 6:30 am - 3:30 pm and Friday 6:30 am - 10:30 am.

The Fleet Maintenance division maintains over 300 pieces of equipment City-wide. The fuel islands serve entities outside of the City, whose employees are not authorized to enter the gated area. Therefore the fuel islands required separation from the secured area.

The proposed salt storage dome will hold close to a season's worth of salt, significantly reducing Ozaukee County administrative fees charged for purchasing and loading salt, as well as allow staff to complete operations other than hauling salt. The dome also provides a location for the generation and storage of brine, which will meet a future EPA and WDNR mandate to incorporate pre-wetting into snow plowing operations.

**Analysis**

The City received complete and competitive bids from seven prime contractors. The low bidder, SMA Construction, LLC is qualified to complete a project of this size and was highly recommended by its references.

Based upon the bids, Staff recommends not awarding Alternates 1 (Warm Storage Building) and 4 (Automatic Wash Bay) due to the substantial cost. Both alternates can be completed as a future capital building projects.

**Fiscal Impact**

The construction cost will be included in the proposed borrowing, also on the agenda for approval. The total award for the base bid and applicable alternates is \$8,467,000.

With the construction of the Combined DPW Facility, the payback for the construction cost will be evident immediately, accounting for improved operational efficiencies of employees, higher value of the overall fleet, fewer annual facility maintenance expenditures, utility savings, salt shed savings and the potential tax increment from the Mequon Road and Green Bay Road facilities.

**Recommendation**

Staff recommends that the Public Works Committee favorably endorse and the Common Council approve Resolution 3362 awarding the construction contract for the Combined DPW Facility to SMA Construction, LLC in the amount of \$8,467,000.

Attachments:

- 1-Mequon Recommendation Letter (PDF)
- 2-Mequon Bid Tab 1-5-16 (PDF)
- 3-Borrowing Breakdown Ehlers (PDF)
- 4-Mequon Bid Tab 1-5-162 (PDF)
- 5-SMA pp (PDF)
- 6-SMA qual docs (PDF)
- 7-(2015) Mequon 2015 COMPLETE SET Sheet A-102 Site Plan (PDF)
- 8-(2015) Mequon 2015 COMPLETE SET Sheet A-201 Overall Floor Plan (PDF)

PUBLIC WORKS COMMITTEE  
OF THE  
CITY OF MEQUON

RESOLUTION 3362

Resolution 3362 - Contract Award for the Construction of the Combined Department of Public Works Facility

**WHEREAS**, the existing Department of Public Works (DPW) facilities are between 30 and 75 years old with the last major upgrade completed over 25 years ago; and

**WHEREAS**, the DPW divisions currently maintain, operate and store equipment and materials in ten buildings located throughout the City; and

**WHEREAS**, in 2014 the City of Mequon completed a Department of Public Works Facilities Assessment Study (FAS) to determine the long term needs of the department and the solutions to meet those needs; and

**WHEREAS**, the result of the FAS was a recommendation to construct a combined facility to consolidate facilities and operations; and

**WHEREAS**, the City of Mequon Department of Public Works has advertised and received bids for the Combined Department of Public Works Facility; and

**WHEREAS**, staff has reviewed the various bids and contractor qualifications for the contract; and

**WHEREAS**, staff has determined that the bids received are in accord with the estimates and that adequate funds are available to accomplish the work and on that basis has made a recommendation to the Public Works Committee; and

**WHEREAS**, staff recommends that the contract award include: Base Bid and Alternates 2, 3, 5, 6, 8, 9, 10 and 11; and

**WHEREAS**, the Public Works Committee at its meeting on March 8, 2016 agreed with the staff recommendation to award the contract to SMA Construction Services, LLC for a total of \$8,467,000; and

**WHEREAS**, adequate funds for this contract are provided by the borrowing authorized in Resolution 3364, and will be allocated to account 410795 10023;

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Mequon that the bids for the Combined Department of Public Works Facility has been reviewed and endorsed by the Public Works Committee at its March 8, 2016 meeting and hereby

authorizes staff to award a contract with SMA Construction Services, LLC.

\_\_\_\_\_  
Approved by: Dan Abendroth, Mayor

Date Approved: March 8, 2016

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on March 8, 2016.

\_\_\_\_\_  
William H. Jones, Jr., City Clerk

Published: \_\_\_\_\_

**KUENY ARCHITECTS, L.L.C.**

February 9, 2016

City of Mequon  
Public Works Facility  
11333 Cedarburg Road  
Mequon, WI 53092  
Attn: Kristen Lundeen

Dear Kristen

Seven bids were received for the City of Mequon Public Works Facility on January 5, 2016. SMA Construction Services, LLC is the low bidder with a Base Bid of \$6,854,000 and a combined low bid for alternates, 2, 3, 5, 6, 7, 8, 9, 10 and 11 of \$1,613,000, for a total bid amount of \$8,467,000. The three low bidders were all within 2% of each other showing it was a very complete and competitive bid. I have reviewed the bids with the city attorney and he also recommends we award the bid to the low bidder using the January 5, 2016 bid form results.

It is Kueny Architects recommendation to award the project to the lowest bidder SMA Construction Services, LLC from Abrams, WI.

Very Truly Yours,



Jon Wallenkamp, AIA

Attachment: 1-Mequon Recommendation Letter (RESOLUTION 3362 : Combined DPW Facility Construction Contract Award)

City of Mequon Combined DPW Facility		
SMA	Base Bid and Owner Direct Purchases	\$6,854,000
	Alternate Bids accepted	\$1,613,000
	Sub Total	<b>\$8,467,000</b>
Special Items	A/E Fee	\$170,600
	State plan fee and printing	\$6,640
	Asbestos removal / testing	\$12,927
	Geotechnical fees	\$25,460
	Gas and electric services fee	\$26,867
	Contingency	\$151,320
	Sub Total	<b>\$393,814</b>
City Savings	Tax Savings	\$100,000
	Focus on Energies	\$60,814
	Sub Total	<b>\$160,814</b>
	Project total	<b>\$8,700,000</b>

Attachment: 2-Mequon Bid Tab 1-5-16 (RESOLUTION 3362 : Combined DPW Facility Construction Contract Award)

<i>City of Mequon</i>	
Capital Project Financing	
	
	2016 BQ
	<b>G.O. Bond</b>
	<b>3/24/16</b>
<b>Projects</b>	
Public Works Facility	8,700,000
Preliminary Planning and Design Costs	150,000
<b>Subtotal Needed for Projects</b>	<b>8,850,000</b>
<b>Estimated Finance Related Expenses</b>	
Financial Advisor	36,400
Bond Counsel (Estimate)	13,500
Paying Agent	675
Rating Agency Fees	13,500
Max. Underwriter's Discount	112,750
	\$12.50
<b>Total Financing Required</b>	<b>9,026,825</b>
Estimated Interest Earnings	<b>(8,400)</b>
Rounding	1,575
<b>NET ISSUE SIZE</b>	<b>9,020,000</b>





Office: 5829 Geano Beach Rd, Abrams, WI 54101  
 Future Office: (plans in progress) 112 S Pearl St.  
 Green Bay, WI 54303  
 Phone: 920-826-4988 Fax: 920-826-2388

## Similar Projects

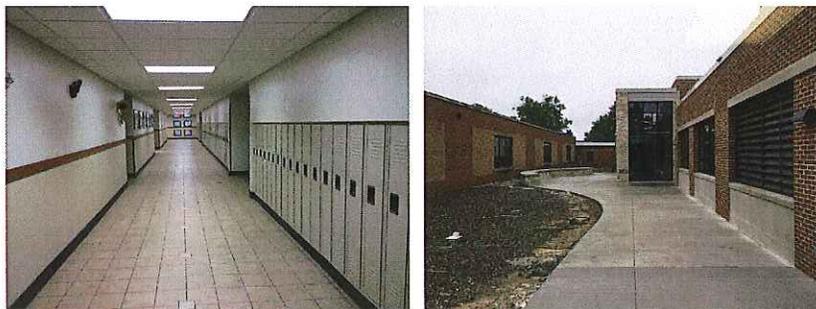
- Kewaunee Public Health and Human Services
  - 18,000 sqft public health facility
  - On time, on budget, very smooth project from start to finish.
  - Owner Reference: Ed Dorner 920-388-7111



## Recent Projects Completed

- Chappell Elementary School Renovation & Addition
  - 205 N Fisk Street, Green Bay WI 54303
  - \$4,177,000 project with 4 months to complete
  - 14,600 sqft addition and 46,500 sqft renovation
  - Tight schedule (mostly over summer but worked one month with children in school)
  - Life Safety planning critical in schools

## Chappell Elementary School Renovation & Addition



Attachment: 5-SMA pp (RESOLUTION 3362 : Combined DPW Facility Construction Contract Award)

## Recent Projects Completed

- Central WI Airport – Center Terminal Remodel
  - 100 CWA Drive, Mosinee, WI 54455
  - \$4,110,000 project
  - 24,500 sqft remodel
  - Remodel of a working airport terminal
  - Had to re-route passengers as the project progressed with temporary partitions, signage, etc...

## CWA Terminal Remodel



## CWA Center Terminal



## Recent Projects Completed

- Green Bay Correctional Institute
  - 2833 Riverside Dr, Green Bay, WI 54301
  - \$3,340,000 project
  - Added a shower building connecting to the inmate dormitory
  - High security protocol to follow; worked with inmates present.

Attachment: 5-SMA pp (RESOLUTION 3362 : Combined DPW Facility Construction Contract Award)

## Recent Projects Completed

- UW Stout – McCalmont Hall Renovation/Addition
  - 220 10th Ave E, Menomonie, WI 54751
  - \$6,718,000.00 project overall in 8 months
  - 3,500 sqft addition & 44,000 sqft completed remodel of student dormitory
  - Extremely tight Deadline to hit
  - Worked while students occupied

## UW Stout – McCalmont Resident Hall



Attachment: 5-SMA pp (RESOLUTION 3362 : Combined DPW Facility Construction Contract Award)

## Some Current Projects

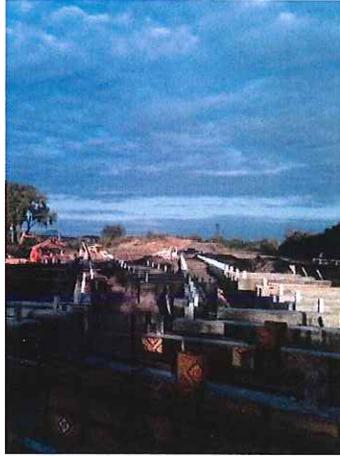
- Winnebago Mental Health Institute
  - Currently working at this facility
  - \$1,000,000 building upgrade to Gordon Hall
  - Strict background check policy
- Ashwaubenon Community Center
  - 16,500 sqft new building in progress
- Bay Beach Tot Rides (currently adding 2 new rides)

## Other Complex Projects

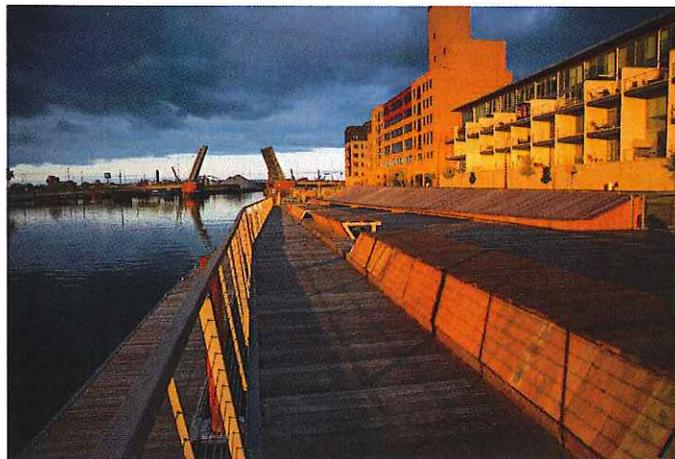
- Zippen Phippen Roller Coaster Foundations & Sitework Package
- Green Bay City Deck Phase 2
  - Extended deck system, working over/in water, pilings, adding dock systems, limited place downtown for cranes, etc...
- ATW General Aviation Terminal & Hangar Bldgs
  - Net Zero Energy Consumption, LEED PLATINUM, moved an entire hangar building, unique design (solar panels, geothermal heating, exposed glulam beams, intricate glazing system, etc...

Attachment: 5-SMA pp (RESOLUTION 3362 : Combined DPW Facility Construction Contract Award)

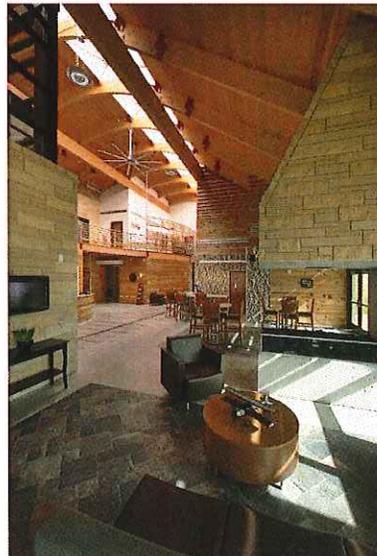
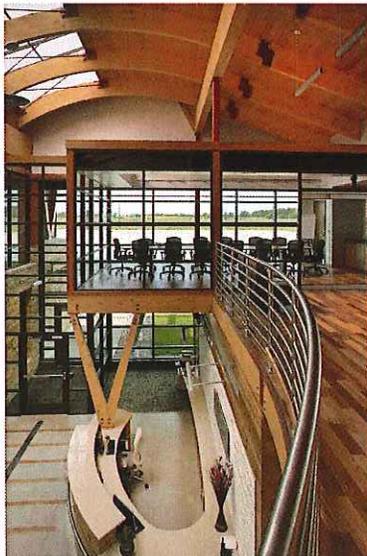
### Zippen Pippen Roller Coaster Foundations Contract



### Green Bay City Deck Phase 2

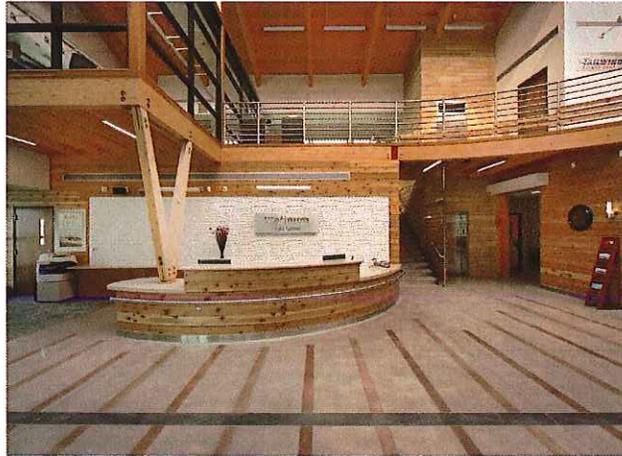


# ATW General Aviation Terminal



Attachment: 5-SMA pp (RESOLUTION 3362 : Combined DPW Facility Construction Contract Award)

## ATW GA Terminal



## ATW GA Terminal



Attachment: 5-SMA pp (RESOLUTION 3362 : Combined DPW Facility Construction Contract Award)

## Relevant Certifications

- WHEA (Wisconsin Healthcare Engineering Association) – Healthcare Construction Certificate
  - Owners, Michael Abhold and Stephanie Abhold, have completed the WHEA – HCC program.
- WI Contractor’s License (1133619) – current
- WBE (State of WI Certified)

## Other Company Info

- No lawsuits
- Never defaulted on any contracts
- Solid financials (bonding capacity up to 20M)
  - Company carries no debt.
- No OSHA citations
- Excellent safety record (EMR = 0.72)
- Excellent references

## Michael J. Abhold

*Project Manager / Owner*

### Education

- ◆ Marian College, Fond du Lac, WI  
Bachelors of Business Administration  
Communication Minor
- ◆ Northwest Technical College, Green Bay, WI  
Carpenter Apprenticeship
- ◆ Lakeshore Technical College  
30-Hour OSHA Certification  
CPR Certification
- ◆ UW-Madison - Estimating and Scheduling Classes

### Career Experience

- ◆ SMA Construction Services, Abrams, WI, Owner/ Executive Project Estimator/Project Manager , 2010- present
- ◆ The Selmer Company, Green Bay, WI, Project Manager, 2006 - 2010
- ◆ J.H. Findorff, Milwaukee, WI, Project Engineer/Estimator, 2006
- ◆ C.D. Smith Construction, Fond du Lac, WI., Quality Control Manager/ Field Foreman 1995 – 2006
- ◆ C.D. Smith /J.P. Cullen Joint Venture, Camp Randall Stadium Renovation Madison, WI, Assistant Superintendent 2004 – 2006

### Special Skills/Training

- ◆ Proficient in AutoCAD, Excel, Word, PowerPoint and Timberline
- ◆ WHEA Healthcare Construction Certificate
- ◆ ACI Level II Certification
- ◆ US Army Corps of Engineers  
Construction for Quality Management for Contractors Certification

### SMA Project Experience

- ◆ See attached "Project Listing"

### Project Experience with Previous Employers

- ◆ U.S. Army Reserve Center, Hammond, WI, (7.1M)
- ◆ Green Bay City Deck Phase I, Green Bay, WI, (5.6M)
- ◆ Green Bay/ DePere sewage treatment upgrades, Green Bay, WI, (14.2M)
- ◆ Elkhart Lake fire Station, Elkhart Lake, WI, (3.0M)
- ◆ U.S. Army Reserve Center, Wausau, WI, (7.8M)
- ◆ Siebkens Resort, Elkhart Lake, WI (5M)
- ◆ UW – Green Bay Student Services Remodel, Green Bay, WI, (600K)
- ◆ UW - Madison Microbial Sciences Building, Madison, WI, (120M)

- ◆ Camp Randall Stadium Renovation, Madison, WI, (109M)
- ◆ Super Wal-Mart, Pittsburgh, PA, (25M)
- ◆ Mukwonago Ambulatory Care Center, Mukwonago, WI, (25M)
- ◆ Dodge County Criminal Justice Facility, Juneau, WI, (30M)
- ◆ Brookfield Water Treatment Plant (35M)
- ◆ Mitchell Field Airport Parking Ramp, Milwaukee, WI, (38M)
- ◆ Wellness Center, Knoxville, TN, (8M)
- ◆ Hartford, CT Outpatient clinic (7M)
- ◆ Newbury Hospital, Dietary Addition, Newberry, MI, (2.5M)
- ◆ 20/20 Visions Optical Clinic, Plymouth, WI (\$1.2M)
- ◆ VA Hospital Addition – Concrete Package Milwaukee, WI (\$1.3M)
- ◆ Brown County Mental Health Center Carp/Steel Pkgs (\$700K)
- ◆ Dr. Baus Dental Remodel (\$470K)

Attachment: 6-SMA qual docs (RESOLUTION 3362 : Combined DPW Facility Construction Contract Award)

**Stephanie M. Abhold, LEED® AP**  
**Project Manager / Owner**

Education

- ◆ University of Wisconsin – Madison  
Bachelors of Science – Civil Engineering

Career Experience

- ◆ SMA Construction Services, Abrams, WI, Owner, Jan. 2010 to present
- ◆ The Selmer Company, Green Bay, WI, Project Manager, 2006 to 2009
- ◆ C.D. Smith, Fond du Lac, WI, Project Manager Assistant, Jan. 2005 to May 2006

Special Skills/Training

- ◆ Proficient in AutoCAD, SureTrak, Primavera, Microsoft Office, Rivet, Quickbooks
- ◆ OSHA 30-hour Training
- ◆ WHEA Healthcare Construction Certificate
- ◆ LEED® AP

SMA Project Experience

- ◆ See attached "Project Listing"

Project Experience with Previous Employers

- ◆ Seymour Community School District – Elementary School Additions, Seymour, WI (\$7.7M)
- ◆ St. John the Baptist Church, Howard, WI (\$6.5 M)
- ◆ Combined Locks Public Works, Combined Locks, WI (\$1.5M)
- ◆ Letnes Retail Center Store Buildouts, Green Bay, WI (\$.5M)
- ◆ Potawatomi Casino Masonry, Milwaukee, WI (\$2.5M)
- ◆ Lakeside Community Church, Algoma, WI (\$1.8M)
- ◆ Green Bay Packaging QA/QC Labs, Green Bay, WI (\$440K)
- ◆ First United Presbyterian Church, DePere, WI (\$1.5M)
- ◆ Kewaunee Courthouse, Kewaunee, WI (\$3.6M)
- ◆ UW-Madison – Microbial Science Building (\$120M)
- ◆ Kaukauna Utilities – Main Office Additions & Renovation (LEED) (\$4M)
- ◆ Brown County 911 Call Center (LEED) (\$2.6M)
- ◆ Oneida Nations Social Services Building Renovation (\$50K)
- ◆ Crivitz Dental Clinic (\$400K)
- ◆ St. Mary's Hospital Cancer Center Addition Pkgs (\$1.5M)
- ◆ VA Hospital Pharmacy Renovation Iron Mt, MI (\$700K)

Attachment: 6-SMA qual docs (RESOLUTION 3362 : Combined DPW Facility Construction Contract Award)

## SMA Project Listing (Current and Past)

Updated 01/06/16

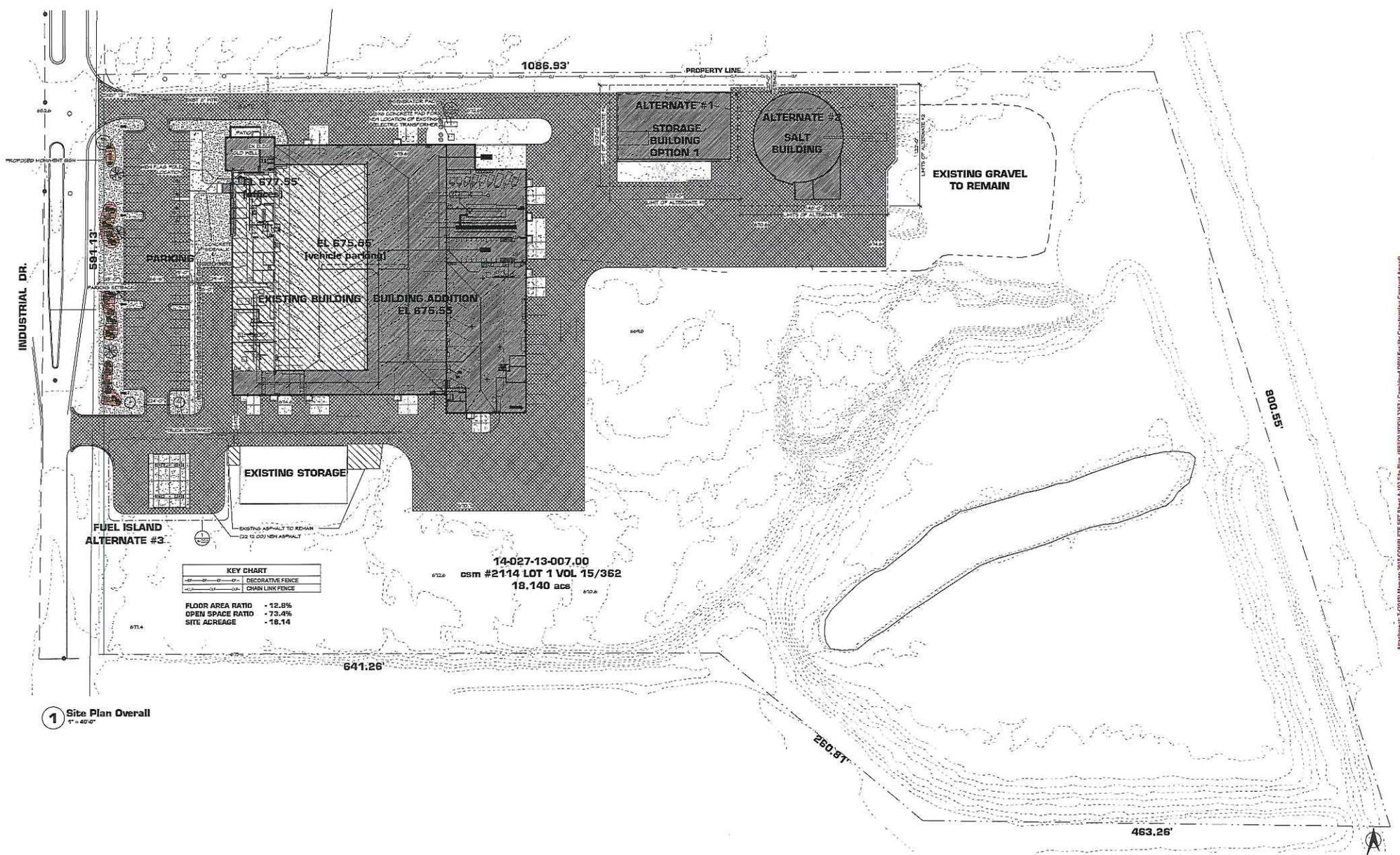
Job #	Project Name	Project Size	Start Date	Finish Date	% Complete	Owner	Architect
10001	Humboldt Community Center	\$225,000.00	12-Apr-10	30-Jul-10	100%	Town of Humboldt	Contracting Specialists Inc.
10002	GB State Office Bldg 3rd Floor Renov	\$255,000.00	7-May-10	29-Jul-10	100%	State of WI Dept of Admin.	Architects Group Limited
10007	GB State Office Bldg 1st Floor Renov.	\$49,500.00	16-Jun-10	11-Aug-10	100%	State of WI Dept of Admin.	Architects Group Limited
10009	Zippen Pippen Rollar Coaster ##	\$513,657.00	2-Aug-10	1-Dec-10	100%	City of Green Bay	City of Green Bay Public Works
10010	City of Appleton Lakestation Expansion	\$288,800.00	1-Sep-10	1-Dec-10	100%	City of Appleton	Raasch
10012	Kew. Cty Public Health Building	\$2,321,500.00	1-Dec-10	1-Sep-11	100%	Kewaunee County	Venture Architects
11010	Brown County Sheriff's Office **	\$1,605,000.00	1-Mar-11	30-Jun-11	100%	Brown County	Raasch
11011	Waupun Baseball Structures	\$670,000.00	1-Aug-11	1-Nov-11	100%	City of Waupun	H&K Sports Fields
11013	Cherryland Airport	\$915,000.00	1-Sep-11	1-May-12	100%	WI Bureau of Aeronautics	Omni Associates
11014	Green Bay City Deck Phase 2	\$3,300,000.00	21-Nov-11	1-Sep-12	100%	City of Green Bay	Stoss Landscape Architects
11015	Eldorado Community Center	\$300,000.00	1-Apr-12	13-Jul-12	100%	Town of Eldorado	Cadre, Inc.
11016	Kewaunee Fairgrounds Buildings	\$2,600,000.00	1-Dec-11	1-Aug-12	100%	Kewaunee County	Somerville, Inc.
12017	Fox Valley Technical College Spanbauer	\$1,086,600.00	1-Apr-12	1-Aug-12	100%	Fox Valley Technical College	Somerville, Inc.
12018	Outagamie Cty Airport Terminal & Hangar Bldgs ***#	\$4,700,000.00	1-Aug-12	30-Aug-13	100%	Bureau of Aeronautics	Mead & Hunt, Inc.
12019	Village of Hilbert - Well #4	\$570,000.00	27-Aug-12	31-Dec-12	100%	Village of Hilbert	Robert E. Lee & Associates
12021	Kimberly Clark Hangar/Office Bldg	\$2,900,000.00	7-Sep-12	30-May-13	100%	Kimberly Clark	Omni Associates
13010	UWGB - Classroom Remodel	\$531,000.00	1-May-13	15-Aug-13	100%	University of WI - Green Bay	Architects Group Limited
13020	MPTC West Bend Trades Ph 3 Addition **	\$1,060,000.00	1-Jun-13	15-Oct-13	100%	Moraine Park Tech College	Somerville, Inc.
13030	Green Bay Correctional Inst. - Showers Bldg	\$3,340,000.00	1-Nov-13	15-Aug-14	100%	State of WI Dept of Admin.	PTD, Inc.
13040	Outagamie Airport - Terminal Kitchette	\$200,000.00	1-Aug-13	1-Oct-13	100%	Outagamie County	Omni Associates
13060	Green Bay Parking Ramp Recladding	\$1,030,000.00	15-Oct-13	1-May-14	100%	City of Green Bay	BSA
13070	NWTC Building FA Computer Lab	\$90,000.00	1-Sep-13	4-Oct-13	100%	Northeast Wis. Tech. College	Somerville, Inc.
13080	MPTC FDL Facilities, Printing, EMS Remodel	\$811,100.00	1-Oct-13	31-Jan-14	100%	Moraine Park Tech College	Somerville, Inc.
13090	NWTC SC Heath & Wellness Remodel	\$100,000.00	1-Oct-13	10-Nov-13	100%	Northeast Wis. Tech. College	Somerville, Inc.
13095	ATW Hangar Relocation & Addition	\$1,944,000.00	1-Nov-13	30-Jun-14	100%	Outagamie County	Mead & Hunt, Inc.
13098	UW-Stout McCalmont Hall Renovation/Additio	\$6,718,000.00	25-Jan-14	15-Aug-14	100%	State of WI Dept of Admin.	BWBR Architects, Inc.
14030	Sheboygan Falls Municipal Building	\$5,583,200.00	1-May-14	15-Mar-15	100%	City of Sheboygan Falls	Bray Architects
14040	Central WI Airport - Terminal Renovation	\$4,110,000.00	1-Sep-14	31-Jul-15	100%	WI Bureau of Aeronautics	Mead & Hunt, Inc.
14050	Austin Straubel Airport - Arrivals Terminal **	\$2,875,800.00	1-Oct-14	15-Jul-15	100%	WI Bureau of Aeronautics	Mead & Hunt, Inc.
14060	Brown County Sheriff's Storage Bldg	\$436,000.00	1-Oct-14	1-Jun-15	100%	Brown County	Boldt Technical Services
14070	UW-Sheboygan Engineerign Lab Addition	\$1,208,000.00	1-Dec-14	1-Jul-15	100%	Sheboygan County	Bray Architects
15015	Chappel Elementary School Addition & Renova	\$4,177,000.00	20-Apr-15	30-Sep-15	100%	Green Bay Area Public School District	Berners-Schober Associates, Inc.
15030	Ashwaubenon Community Center	\$3,500,000.00	1-Oct-15	30-Jun-16	30%	Village of Ashwaubenon	Bray Architects
15050	Winnebago Mental Health Gordon Hall Upgrad	\$980,000.00	1-Oct-15	1-Apr-16	35%	State of WI Dept of Admin.	Andhold Engineering
15060	Bay Beach Tot Rides	\$500,000.00	15-Oct-15	30-Mar-16	80%	City of Green Bay	AECOM

Attachment: 6-SMA qual docs (RESOLUTION 3362 : Combined DPW Facility Construction Contract

\*\* LEED PROJECT    ## Daily Reporter "TOP PROJECT" Nominee

**REFERENCES****Owner/Architect Contacts:**

Berners-Schobers Architects	Steve Srubas	920-569-8664		310 Pine Street	Green Bay, WI 54301
Berners-Schobers Architects	Ian Griffiths	920-432-4865		310 Pine Street	Green Bay, WI 54301
Mead & Hunt, Inc.	Matt Dubbe	952-941-5619		7900 West 78th Street, Suite 370	Minneapolis, MN 55439
Mead & Hunt, Inc.	Robert Kapsner	608-443-0510		6501 Watts Road	Madison, WI 53719-2700
Venture Architects	Gary Jaeger	414-271-3359		205 W. Highland Ave.	Milwaukee, WI 53203
Kimberly Clark	Jason Ideus	920-202-2618		W6328 Discovery Drive	Appleton, WI 54914
Robert E. Lee	David Welsing	920-662-9641		4664 Golden Pond Park Ct	Hobart, WI 54155
Sheboygan County	Jim TeBeest	920-459-4349		615 North 6th Street	Sheboygan, WI 53081
Outagamie County / ATW Airport	Abe Weber	920-832-5267		W6390 Challenger Drive, Ste 201	Appleton, WI 54914
Kewaunee County	Edward Dorner	920-388-7111		810 Lincoln Street	Kewaunee, WI 54216
Brown County	Jeff Oudeans	920-448-4053		325 E Walnut St. Rm 220	Green Bay, WI 54305-3600
City of Green Bay	Mike Molzahn	920-609-4753		100 North Jefferson St. Rm 300	Green Bay, WI 54301-5026
Town of Humboldt	Norb Dantine	920-371-7040		575 S New Franken Road	Green Bay, WI 54311
City of Waupun	Dick Flynn	920-324-7918		201 E Main Street	Waupun, WI 53963



**KEY CHART**

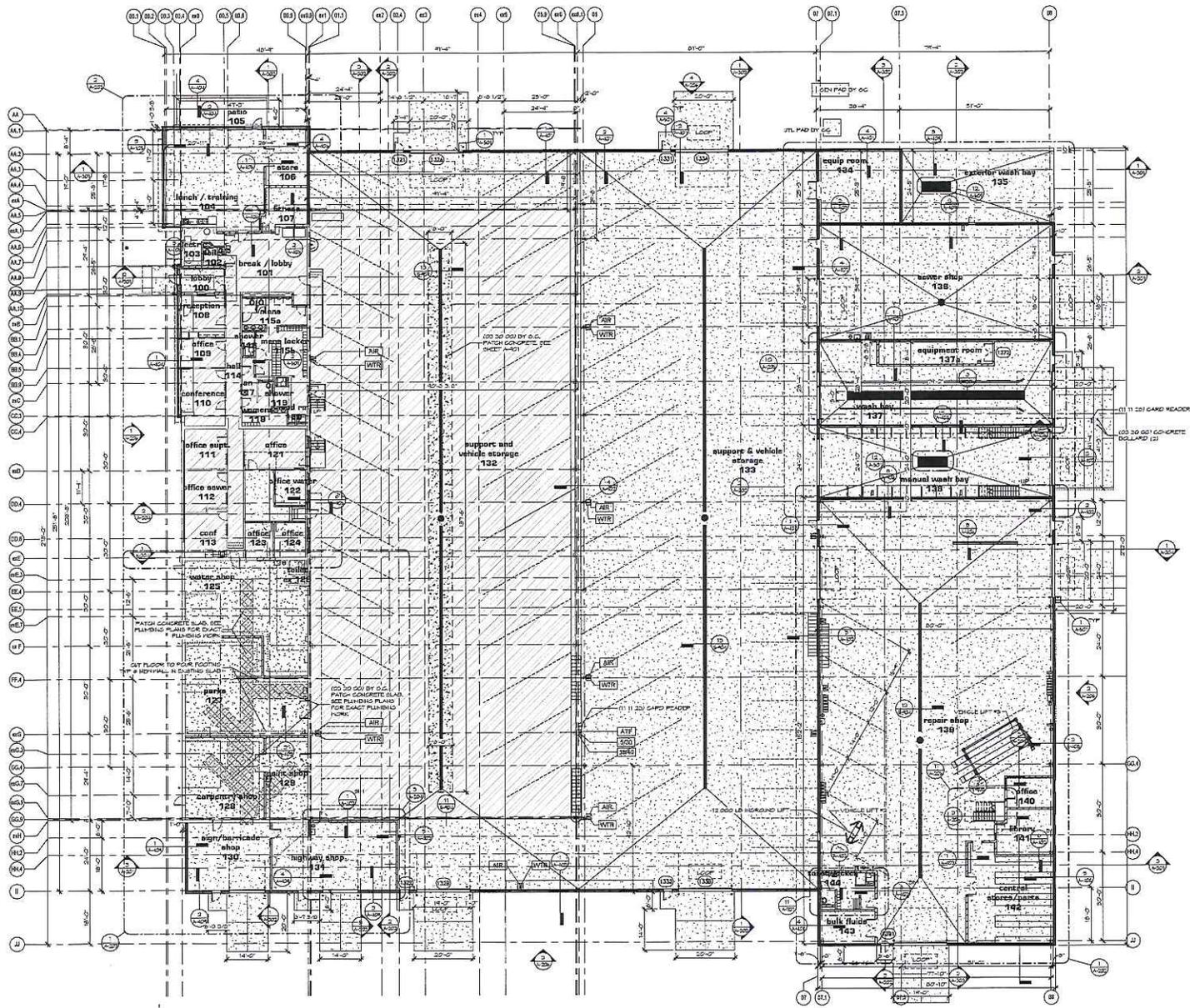
	DECORATIVE FENCE
	CHAIN LINK FENCE

FLOOR AREA RATIO	• 12.8%
OPEN SPACE RATIO	• 73.4%
SITE ACREAGE	• 18.14

14-027-13-007.00  
 csm #2114 LOT 1 VOL 15/362  
 18,140 acs

1 Site Plan Overall  
 1" = 40' 0"

Attachment T (2015) Mequon 2011 COMPLETE SET Base A-102 Site Plan (REVISION 3382 - Combined DWG Facility Construction Contract Award)



Project # 23

Attachment 4 (2015) Mequon 2015 COMPLETE SET Sheet A-201 Overall Floor Plan (RESOLUTION 3302 : Combined DPW Facility Construction Contract Award)

  
 PLANN NORTH  
 SCALE: 1/16" = 1'-0"  
**Overall Floor Plan**  
 kuensyarch.com ©2015 Kuensy Architects LLC - All Rights Reserved  
 City of Mequon - Highway Division Addition  
 10800 Industrial Drive, Mequon, WI 53092  
 December 7, 2015  
A-201

1/16"



11333 N. Cedarburg Rd  
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Fax: 262/242-9655

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Office of Engineering

**TO: Public Works Committee**  
**FROM: Kristen Lundeen, Director of Public Works/City Engineer**  
**DATE: February 29, 2016**  
**SUBJECT: Resolution 3363 Contract Award for the Consultant Contracts Associated with the Combined Department of Public Works Facility**

---

### **Background**

With the award of the Combined DPW Facility construction contract, several additional services are required. This memo and the associated resolution request approval of the consultant contracts for those services.

### **Analysis**

The request for proposals identified for the design contract included preference for the design firm to also complete the construction management upon award of the construction contract. Staff did not pursue additional quotes for the construction management services as it has full confidence in Kueny Architects. Additionally, Kueny Architects as the professionally licensed designers of the project are legally obligated to provide specific services during the construction phase. Adding an additional consultant to the process would increase fees for the project and not provide cost efficiencies to the City.

Kueny provided recommendations for the geotechnical services and asbestos abatement based upon work experience and cost efficiency. We Energies is the only entity that may provide the electrical service.

### **Fiscal Impact**

Each consultant contract is within the amount estimated for the project as a part of the borrowing.

### **Recommendation**

Staff recommends that the Public Works Committee favorably endorse and the Common Council approve Resolution 3363 awarding the consultant contracts required for the Combined DPW Facility.

Attachments:  
Mequon Summary Recommendation letter (PDF)

PUBLIC WORKS COMMITTEE  
OF THE  
CITY OF MEQUON

RESOLUTION 3363

Resolution 3363 Contract Award for the Consultant Contracts Associated with the Combined  
Department of Public Works Facility

**WHEREAS**, a number of consultant services are required as a part of the construction of  
the Combined Department of Public Works Facility; and

**WHEREAS**, these services are critical to the execution of the construction contract and  
oversight of the construction process; and

**WHEREAS**, the City received quotes from these consultants; and

**WHEREAS**, City staff recommends that consultant services totaling \$120,254 be award to  
the following contractors:

- Kueny Architects (Construction Management): \$55,000
- Gestra Engineering (Geotechnical Services): \$25,460
- Parss Professional Asbestos Removal and Services Corporation (Asbestos  
Abatement): \$12,927
- We Energies (Electric Service): \$26,867; and

**WHEREAS**, the Public Works Committee at its meeting on March 8, 2016 agreed with  
the staff recommendation to award the consultant contracts to various consultants for a total of  
\$120,254; and

**WHEREAS**, adequate funds for this contract are provided by the borrowing authorized in  
Resolution 3364, and will be allocated to account 410795 10023;

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of  
Mequon that the quotes for the consultant contracts for the Combined Department of Public  
Works Facility has been reviewed and endorsed by the Public Works Committee at its March 8,  
2016 meeting and hereby authorizes staff to award a contracts with the various consultants.

\_\_\_\_\_  
Approved by: Dan Abendroth, Mayor

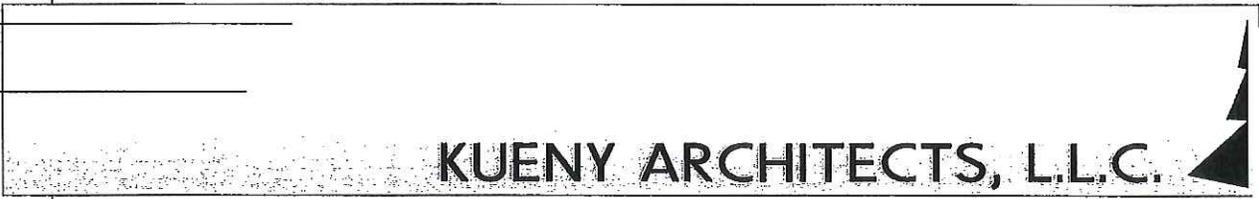
Date Approved: March 8, 2016

I certify that the foregoing Resolution was adopted by the Common Council of the City  
of Mequon, Wisconsin, at a meeting held on March 8, 2016.

---

William H. Jones, Jr., City Clerk

Published: \_\_\_\_\_



# KUENY ARCHITECTS, L.L.C.

February 29, 2016

City of Mequon  
Public Works Facility  
11333 Cedarburg Road  
Mequon, WI 53092  
Attn: Kristen Lundeen

Dear Kristen

Please note the following contracts Kueny Architects recommends for approval

1. Gestra Engineering for geotechnical services amount of \$25,460 not to exceed.
2. Parss Professional Asbestos Removal and Services Corp. for asbestos abatement \$12,927 not to exceed.

Very Truly Yours,

  
Jon Wallenkamp, AIA *AS*

Attachment: Mequon Summary Recommendation letter (RESOLUTION 3363 : Combined DPW Facility Consultant Award)



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Office of Public Works Committee

**TO: Public Works Committee**  
**FROM: James Keegan, Deputy Director of Engineering**  
**DATE: March 8, 2016**  
**SUBJECT: Lumen Christi Church Engineering Services Request and Memorandum of Understanding**

### **Background**

The Lumen Christi Church has commenced a project to improve the safety and accessibility of their parcel from STH 181 (Mequon Road). Their driveway is located on the north side of the intersection of Mequon Road and Range Line Road, which is a signalized intersection. The existing driveway includes a typical driveway apron, but without a widened shoulder along the westbound lanes of Mequon Road, it can be difficult for drivers to enter the church. The project generally includes replacing the driveway apron with a typical roadway type entrance that includes curb and gutter returns, a westbound deceleration lane, and a widened driveway width. As a result of these improvements, the signal masts on the north side of Mequon Road will need to be relocated to accommodate the new configuration.

### **Analysis**

The Wisconsin Department of Transportation (WisDOT) typically completes the design for all signals on the Wisconsin State Trunk Highway System. As a result of the design proposal, WisDOT has required that an Engineering Services Request (ESR) be entered into with the City of Mequon to ensure that all of their engineering, inspection, and construction costs are reimbursed. WisDOT will not enter into an agreement with the property owner directly, and requires that the agreement be with the City. The City has subsequently drafted a Memorandum of Understanding (MOU) that would coincide with the ESR to require that Lumen Christi Church reimburse the City for all costs associated with the ESR. Both agreements have been reviewed and approved by the City Attorney, Brian Sajdak.

### **Fiscal Impact**

Entering into the ESR and MOU will not result in any costs to the City. WisDOT will invoice the City for all costs associated with the signal redesign, and the City will then invoice Lumen Christi Church for reimbursement.

### **Recommendation**

It is staff's recommendation that the Public Works Committee favorably endorse and the

Common Council approve Resolution No. 3366 which authorizes staff to enter into an ESR with WisDOT and an MOU with Lumen Christi Church. Ultimately, this partnership will result in no costs to the City and will enhance the safety and accessibility of this parcel from Mequon Road.

Attachments:

MOU - Mequon Road Signals (PDF)  
ESR - Mequon Road Signals (PDF)  
ESA ESTIMATE (PDF)

PUBLIC WORKS COMMITTEE  
OF THE  
CITY OF MEQUON

RESOLUTION 3366

Lumen Christi Church Engineering Services Request and Memorandum of Understanding

**WHEREAS**, the Lumen Christi Church has commenced a project to reconfigure their driveway access to Mequon Road that will require a traffic signal relocation; and

**WHEREAS**, the Wisconsin Department of Transportation (WisDOT) has jurisdiction over STH 167 (Mequon Road) and the signal at the intersection of Mequon Road and Range Line Road; and

**WHEREAS**, the Wisconsin Department of Transportation has required that the City enter into an Engineering Services Request (ESR) that requires that the City reimburse the State for all costs associated with the signal reconfiguration; and

**WHEREAS**, the City has required that the Lumen Christi Church enter into a Memorandum of Understanding that requires that the Lumen Christi Church reimburse the City for all costs associated with the signal reconfiguration; and

**WHEREAS**, the Public Works Committee has reviewed the attached "Memorandum of Understanding Mequon Road & Range Line Road City of Mequon and Lumen Christi Church" and recommended its approval as amended in the attached document; and

**WHEREAS**, the Public Works Committee has reviewed the attached "Engineering Services Request" and recommended its approval as amended in the attached document;

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Mequon that it agrees with the Public Works Committee recommendations to enter into the Engineering Services Request and Memorandum of Understanding as stated above and that the proper City officials are hereby authorized to execute the ESR and MOU.

\_\_\_\_\_  
Approved by: Dan Abendroth, Mayor

Date Approved: March 8, 2016

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on March 8, 2016.

\_\_\_\_\_  
William H. Jones, Jr., City Clerk

Published: \_\_\_\_\_

**MEMORANDUM OF UNDERSTANDING  
MEQUON ROAD & RANGE LINE ROAD INTERSECTION SIGNAL IMPROVEMENTS  
CITY OF MEQUON & LUMEN CHRISTI CONGREGATION**

WHEREAS, this Memorandum of Understanding (MOU) is entered into by and between the City of Mequon (City) and the Lumen Christi Congregation (Lumen Christi) and this MOU sets forth roles, responsibilities and financial obligations for each listed party for the signal improvements associated with the STH 167 (Mequon Road) & Range Line Road Intersection improvements. The intersection is part of the state trunk highway system and is under the jurisdiction of the Wisconsin Department of Transportation (WisDOT); and

WHEREAS, Lumen Christi has commenced a project to modify their driveway connection to Mequon Road to improve safety conditions for motorists accessing their site; and

WHEREAS, the driveway accesses Mequon Road at the signalized intersection of Mequon Road and Range Line Road, an intersection that is under the jurisdiction of WisDOT; and

WHEREAS, WisDOT requires that an Engineering Services Request be in place with the City that allocates the costs associated with the design and review of the proposed signal modifications to the City; and

WHEREAS, without the Lumen Christi project, the City would not be charged for these costs; and

WHEREAS, Lumen Christi has agreed to reimburse the City for all expenses associated with the Engineering Services Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City and Lumen Christi have agreed to expense reimbursement for these costs as outlined in the following agreement.

**Project Description**

The project includes the construction of intersection improvements at the Mequon Road & Range Line Road intersection to improve intersection safety, specifically for those entering the Lumen Christi site. This agreement specifically pertains to the signal upgrades associated with the project.

**Financial Obligations**

WisDOT has estimated that the costs associated with the signal upgrades will cost approximately \$6,200. These expenses will be billed to the City of Mequon. Lumen Christi will reimburse the City for all costs associated with these expenses.

**Terms and Conditions:**

1. The City will invoice Lumen Christi upon receipt of any invoice received from WisDOT.
2. Lumen Christi will reimburse the City for all costs associated with the subject intersection improvement project within 30 days of receiving invoice from the City.
3. Lumen Christi, by entering into this MOU, understands and agrees that its total liability hereunder may exceed WisDOT's estimated costs.

Attachment: MOU - Mequon Road Signals (RESOLUTION 3366 : Lumen Christi Church ESR & MOU)

This MOU is subject to the terms and conditions included herein and is executed by the undersigned under proper authority to execute such an agreement for the City of Mequon and upon acceptance by the City shall constitute agreement between the City and Lumen Christi Church.

**Signed for and on behalf of the City of Mequon:**

_____	_____	_____
Signature	Title	Date
_____		
Name		

**Signed for and on behalf of the Lumen Christi Congregation:**

_____	_____	_____
Signature	Title	Date
_____		
Name		

Attachment: MOU - Mequon Road Signals (RESOLUTION 3366 : Lumen Christi Church ESR & MOU)

**ENGINEERING SERVICES REQUEST**

Wisconsin Department of Transportation

DT2195 2005 (Replaces ED419)

Project ID 0663-22-61 (Lumen Christi Catholic School)	Date 2/10/2016
Highway STH 167	Connecting Street <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Limits Range Line Rd	
City/County Mequon/Ozaukee	Cost Estimate \$6200.00*
Local Municipality / Company Name City of Mequon	
Billing Address 11333 N. Cedarburg Rd Mequon, WI 53092	
Contact Person James Keegan	

**Check all types of services required.**

We request engineering services from the Wisconsin Department of Transportation as follows:

- |   |   |
|---|---|
| <input type="checkbox"/> Aerial Photography                     | <input type="checkbox"/> Process Documents and Plans                          |
| <input type="checkbox"/> Appraisal and Acquisition Assistance   | <input type="checkbox"/> Railroad Negotiations                                |
| <input checked="" type="checkbox"/> Electrical Field Inspection | <input type="checkbox"/> Relocation   |
| <input type="checkbox"/> Environmental Reports                  | <input type="checkbox"/> Soils Report   |
| <input type="checkbox"/> Pavement Design                        | <input type="checkbox"/> Survey   |
| <input type="checkbox"/> Preliminary and Final Plans            | <input type="checkbox"/> Traffic Projections                                  |
| <input type="checkbox"/> Preliminary and Final Structure Plans  | <input checked="" type="checkbox"/> Traffic Signal Design                     |
| <input type="checkbox"/> Prepare P.S. & E.                      | <input type="checkbox"/> Traffic Signal Equipment - State Furnished Materials |

Others - Describe

The estimated costs are for work performed by WisDOT staff and related to the traffic signal design revision at WIS 167 & Range Line Rd and traffic signal inspection during and after construction.

The costs may be reimbursed to the city of Mequon by the developer.

\*The estimate is subject to change based on the actual goods and services provided by WisDOT.

All necessary costs, or, that part of such costs, which are not eligible for Federal or other funding, accumulated for such services, will be paid by the county / city / village upon presentation of an invoice by the Wisconsin Department of Transportation. The cost estimate is specified above.

Signed on behalf of City of Mequon

<u>X</u>	<u>X</u>
<u>X</u>	<u>X</u>
<u>X</u>	<u>X</u>

**For Wisconsin Department of Transportation Use Only**

- Approved  
 Not Approved

X  
 (Region Authorization) (Date)

Attachment: ESR - Mequon Road Signals (RESOLUTION 3366 : Lumen Christi Church ESR & MOU)

**ENGINEERING SERVICES AGREEMENT ESTIMATE**

**EQUIPMENT**

DESCRIPTION	UNIT	UNIT COST	QUANTITY	TOTAL
Monotube pole, Type 9	EA	\$ 2,077.00		\$ -
Monotube pole, Type 10	EA	\$ 2,502.00		\$ -
Monotube mast arm, 15'	EA	\$ 972.00		\$ -
Monotube mast arm, 20'	EA	\$ 1,136.00		\$ -
Monotube mast arm, 25'	EA	\$ 1,252.00		\$ -
Monotube mast arm, 30'	EA	\$ 1,347.00		\$ -
Monotube pole, Type 12	EA	\$ 4,637.00		\$ -
Monotube pole, Type 13	EA	\$ 5,811.00		\$ -
Monotube mast arm, 35'	EA	\$ 2,663.00		\$ -
Monotube mast arm, 40'	EA	\$ 3,015.00		\$ -
Monotube mast arm, 45'	EA	\$ 3,819.00		\$ -
Monotube mast arm, 50'	EA	\$ 4,566.00		\$ -
Monotube mast arm, 55'	EA	\$ 5,193.00		\$ -
Types 9 & 10 bottom template; monotube poles	EA	\$ 65.00	0	\$ -
Types 12 & 13, bottom template; monotube poles	EA	\$ 118.00	0	\$ -
Types 9 & 10 top template; monotube poles	EA	\$ 40.00	0	\$ -
Types 12 & 13 top template; monotube poles	EA	\$ 57.00	0	\$ -
Anchor bolts, straight, type 9 & 10 monotube poles	EA	\$ 46.00	0	\$ -
Anchor bolts, straight, type 12 & 13 monotube poles	EA	\$ 102.00	0	\$ -

Luminaire arm for monotube, 6 ft	EA	\$ 410.00		\$ -
Luminaire arm for monotube, 15 ft	EA	\$ 580.00		\$ -

Cabinet & Controller	EA	\$ 13,000.00		\$ -
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InSync equipment	INTERSECTION	\$ 45,000.00		\$ -
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EVP equipment	INTERSECTION			\$ -
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Radar detection equipment	INTERSECTION			\$ -
Video detection camera	EA	\$ 5,500.00		\$ -

**LABOR/FLEET**

1 electrician	HOUR	\$ 35.00	24	\$ 840.00
1 bucket truck	HOUR	\$ 35.00	24	\$ 840.00
1 bucket truck	MILE	\$ 1.15	108	\$ 124.20

\*each electrician typically has own truck

New signal design	EA	\$ 3,000.00		\$ -
Existing signal revision design	EA	\$ 1,500.00	1	\$ 1,500.00
Underground inspection/mapping	INTERSECTION	\$ 2,500.00		\$ -

Sign bridge inspection	EA	\$ 1,500.00		\$ -
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**ESTIMATE SUBTOTAL** \$ 3,304.20

**89% LABOR FINGE BENEFITS** \$ 2,082.60

**15% CONTINGENCY** \$ 808.02

**TOTAL ESTIMATE** \$ 6,194.82

\*Estimate is subject to change

Attachment: ESA ESTIMATE (RESOLUTION 3366 : Lumen Christi Church ESR & MOU)



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Office of Public Works Committee

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**TO: Public Works Committee**  
**FROM: James Keegan, Deputy Director of Engineering**  
**DATE: March 8, 2016**  
**SUBJECT: 2015 Seal Coat Project Update**

---

### Background

The 2015 Road Improvement Program included seal coating on City roadways as a maintenance treatment to prolong the roadway life cycle. The contract was awarded to the contractor that submitted the lowest bid, Scott Construction, at the Public Works Committee meeting, and subsequently the Common Council meeting on June 9<sup>th</sup>. The work commenced on September 17<sup>th</sup> and was completed on Friday September 18<sup>th</sup>. Shortly after completion, staff received a number of resident complaints regarding dust, loose aggregate and rough surface as a result of the treatment. At the request of an alderman also receiving a number of complaints, the topic of sealcoating was discussed at the October Public Works Committee meeting.

Over the winter months, the seal coated roadway surfaces have deteriorated and have not performed in a manner that is typical of a properly seal coated roadway. The roadway cover aggregate has become loose after regular plowing events and has prompted the Engineering Department to issue a "Notice of Defect" to the contractor, requiring them to remove the access cover aggregate by sweeping. Sweeping occurred on Thursday February 18<sup>th</sup> and again on Friday February 26<sup>th</sup>.

The City has successfully seal coated roadways annually as a part of the annual road program. Seal coating is a cost effective method of asphalt surface treatment that extends the life of the road. At a fraction of the cost of an overlay, seal coating protects the road surface and is an integral part of the City's annual road program.

### Analysis

The seal coating process includes a single application of asphalt sprayed onto a roadway surface followed by an immediate application of a single layer of aggregate. It treats the surface to help prevent surface water from infiltrating the cracks in the underlying asphalt pavement. Seal coating can typically add five to eight years of additional life to a roadway and is a treatment that is commonly used by many municipalities and counties.

The Engineering Department has reached out to other municipalities and contractors to inquire whether they have experienced similar issues and how the issue was remedied. Staff is continually monitoring the condition of the Donges Bay Road, Lakewood Drive, Northwood Lane, Hemlock Lane, Bonness Lane, Shady Lane, and Birchwood Lane as these roadways were seal coated in 2015. Thus far, the contractor, Scott Construction has been engaged in discussions and efforts to resolve the poorly performing roadways. Given the time of year, repair work cannot be completed due to the weather and the availability of material. The roadways will be reevaluated in the spring months and corrective measures will be planned and executed in

accordance with the contract.

**Fiscal Impact:**

The City holds both a maintenance bond and a performance bond with the contractor which provides a financial guarantee for the two year warranty that is detailed within the contract. The contract also outlines how the remedial action process shall occur between the contractor and the City. The Engineering Department will continue to follow the terms of the contract to ensure that the City's interests are protected.

Seal coating has typically been a cost effective method of asphalt surface treatment that extends the life of the road. Eliminating seal coating or other surface treatments from the road program will result in an increase in the annual road maintenance costs and a quicker deterioration in road surface ratings.

**Recommendation:**

The Engineering Department has implemented a moratorium on roadway seal coating until the contractor performance issues with the identified 2015 projects are resolved. In the interim, the GSB-88 Fog Seal process will be utilized as a pavement surface maintenance treatment. GSB-88 Fog Seal includes a single application of an emulsified pavement rejuvenator and sealer that also prolongs the life cycle of pavement, but at approximately half the cost of seal coating, it does not improve the ride quality of roadways.

The City has successfully seal coated for many years as a cost effective way of maintaining roadways. Given the issues that occurred on the 2015 projects, the Engineering Department will continue to work with contractors and other municipalities to determine the best way to remediate the roadways that were sealed in 2015.



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Office of Public Works Committee

**TO: Public Works Committee**  
**FROM: James Keegan, Deputy Director of Engineering**  
**DATE: March 8, 2016**  
**SUBJECT: 2016 Annual Road Program**

**Background**

The Annual Road Program addresses both road reconstruction/rehabilitation and road maintenance. This memo provides an overview of the proposed 2016 program and the current estimates.

**Analysis**

- Reconstruction/Rehabilitation – Typically, the only contract in the annual road program for reconstruction/rehabilitation projects is the Road Improvements contract. Reconstruction / rehabilitation projects typically include pulverize & pave, mill & overlay, and asphalt overlay projects. These projects address roads with a Surface Condition Rating (SCR) rating of 2-5.

See the attached 2016 reconstruction/rehabilitation map for project locations.

Typically, the City attempts to award the Road Improvements contract in April in an effort to get better prices by getting contractors on board early in the construction season before they have too much other work lined up. This year, the City is utilizing a \$76,000 WisDOT Local Road Improvement Program (LRIP) grant for work on Green Bay Road from the Village of Thiensville to Highland Road. This segment of Green Bay Road is planned for widening to include 4' paved shoulders/bike lanes. Because of this, staff is planning to award the Road Improvements contract in June to ensure that the City has received the State/Municipal Agreement prior to advertising the project.

- Maintenance – Maintenance contracts include crack sealing, seal coating, GSB-88 bituminous seal, and flex patching. These projects generally address roads with an SCR rating of 6-8. Crack sealing, however, is performed on a variety of roads with an SCR rating ranging from 6-10. Maintenance projects prolong the useful life of the pavements they are applied to. Proper balance of reconstruction/rehabilitation and maintenance is required to maintain the entire system in the most cost effective manner.

See the attached 2016 maintenance projects map for project locations.

Crack sealing and flex patching need to be done prior to GSB-88 bituminous seal because in some cases, all treatments are on the same roads, and it is better to have the GSB-88 bituminous seal cover the entire pavement including the patching and sealed cracks. After the crack sealing and flex patch awards, GSB-88 bituminous seal will be bid out.

In 2016, due to contractor performance issues encountered with the 2015 Seal Coating contract, and the relatively low mileage of roads currently rated an SCR 6 (candidates for seal coating), staff will not be recommending a seal coating contract for 2016. Staff will

be working with the 2015 seal coat contractor to remedy the problems (through two year maintenance bond & warranty), and address the contractor performance issues. Staff would like to keep the seal coating treatment in the pavement maintenance toolbox for the future, but will be more selective in its application. Staff is also investigating other treatments such as micro-paving and combinations of seal coating and fog sealing that, while more expensive, could be used to fill the gap of a more selective seal coating program.

It is anticipated that staff will bring the separate contracts for approval and award as shown below:

- April – 2016 Flex Patch and 2016 Crack Sealing contract awards
- May – 2016 GSB-88 Bituminous Seal award
- June – 2016 Road Improvements contract award

**Fiscal Impact:**

In 2013, a funding level of \$1.7M/year for the annual road program was determined based upon a needs analysis for the road system and the goal of maintaining the current condition of the system. Long term bonding for the 2015, 2016, and 2017 Annual Road Program was based on the \$1.7M/year funding level. The 2015 program also utilized the Annual Road Program account balance of \$570,000 in addition to the annual target of \$1.7M. The actual cost of the 2015 Annual Road Program was \$2,513,400 leaving approximately \$3,156,600, or \$1,578,300 per year of the bonding proceeds for the 2016 and 2017 Annual Road Programs.

The program shown on the chart below is based on the approximate target budget of \$1,578,300 per year for 2016 and 2017, plus the \$76,000 LRIP grant:

	MAIN ROADS		SUBDIVISION STREETS		TOTAL	
	Miles	\$	Miles	\$	Miles	\$
Maintenance (Crack Seal)	29.50	\$90,850.00	37.80	\$86,350.00	67.30	\$177,200.00
Maintenance (Flex Patch)	3.40	\$16,000.00	0.70	\$5,000.00	4.10	\$21,000.00
Maintenance (GSB-88)	5.60	\$80,900.00	17.30	\$225,100.00	22.90	\$306,000.00
Rehabilitation (Wedge & Overlay)			0.23	\$29,000.00	0.23	\$29,000.00
Rehabilitation (Pulverize & Pave)	1.07	\$212,000.00	3.42	\$694,985.00	4.49	\$906,985.00
Rehabilitation (Pulverize Widen & Pave)	0.51	\$219,300.00			0.51	\$219,300.00
			<b>TOTALS:</b>		<b>99.53</b>	<b>\$1,659,485.00</b>

**Recommendation:**

Staff requests authorization to proceed with advertising and bidding of the 2016 Annual Road Program. Authorization and approval of each of the contracts will come back before the Public Works Committee for recommendation following each bidding cycle.

Attachments:

- ARP Improvement List (PDF)
- 2016 Road Rehabilitation Map (PDF)
- 2016 Road Maintenance Map (PDF)

## 2016 ANNUAL ROAD PROGRAM - IMPROVEMENT LIST

**Maintenance (Crack Seal)**

		<u>Miles</u>
MAIN ROADS	Please see map for location	29.50
SUBDIVISION STREETS	Please see map for location	37.80

**Maintenance (Flex Patch)**

MAIN ROADS			
<u>Road Name</u>	<u>From</u>	<u>To</u>	<u>Miles</u>
Industrial Drive	Executive Drive	.34 mile north	0.34
Executive Drive	Baehr Road	Industrial Drive	0.16
Baehr Road	Donges Bay Road	Executive Drive	0.16
Granville Road	Pioneer Road	Bonniwell Road	0.99
Fieldwood Road	Friestadt Road	Highland Road	0.75
Freistadt Road	River Road	Fieldwood Drive	1.00
SUBDIVISION STREETS			
<u>Road Name</u>	<u>From</u>	<u>To</u>	<u>Miles</u>
Baehr Road	Executive Drive	Cul-de-sac	0.15
Executive Drive	Enterprise Drive	Industrial Drive	0.19
Enterprise Drive	Donges Bay Road	Executive Drive	0.16
Bayberry Parkway	Cedarburg Road	Burning Bush Lane	0.10
Eastwood Court	Industrial Drive	Cul-de-sac	0.09

**Maintenance (GSB-88)**

MAIN ROADS			
<u>Road Name</u>	<u>From</u>	<u>To</u>	<u>Miles</u>
Freistadt Road	Springdale Court	Pigeon Creek Bridge	0.26
Freistadt Road	Pigeon Creek Bridge	Village of Thiensville	0.16
Freistadt Road	Wauwatosa Road	Springdale Court	0.28
Riverland Road	Bonniwell Road	Pioneer Road	1.00
Bonniwell Road	WI CEN LTD Railroad	Green Bay Road	0.65
Bonniwell Road	Granville Road	Davis Road	1.00
Bonniwell Road	Davis Road	Wauwatosa Road	1.00
Bonniwell Road	Wauwatosa Road	Cedarburg Road	0.76
Port Washington Lane	County Line Road	Port Washington Road	0.47
SUBDIVISION STREETS			
<u>Road Name</u>	<u>From</u>	<u>To</u>	<u>Miles</u>
Thornapple Lane	Zedler lane	Otto Road	0.44
Appletree Court	Thornapple Lane	Cul-de-sac	0.12
Deer Run Lane	Thornapple Lane	Cul-de-sac	0.11
River Drive	Riverland Road	Highland Drive	0.15
Highland Drive	River Drive	Cul-de-sac	0.12
Riverland Court	Mequon Road	Around Court	0.33
Valley Hill Drive	County Line Road	Lamplighter Lane	0.64
Lamplighter Lane	Valley Hill Drive	Valley Hill Drive	0.29
Lamplighter Lane N	Lamplighter Lane	Valley Hill Drive	0.25
Sunset Lane	County Line Road	Lamplighter Lane	0.30
Hilltop Lane	Sunset Lane	Cul-de-sac	0.16

Attachment: ARP Improvement List (1506 : 2016 Annual Road Program)

Woodside Lane	Country Lane	Cul-de-sac	0.14
Woodside Court	Woodside Lane	Cul-de-sac	0.08
Woodside Lane	Country Lane	Forest Drive	0.31
Forest Drive	Woodside Lane	Glen Oaks Lane	0.10
Oriole Lane	Wildwood Drive	Glen Oaks Lane	0.25
Wildwood Drive	Oriole Lane	Woodside Lane	0.20
Cobblestone Court	Highland Road	Cul-de-sac	0.44
Fox Hollow Road	Highland Road	Cul-de-sac	0.54
Silver Fox Drive	Green Bay Road	Green Bay Road	0.45
Kathleen Lane	Cedarburg Road	Cul-de-sac	0.24
Westfield Road	Cedarburg Road	End of Pavment	0.39
Meadow Lane	Westfield Road	End of Pavment	0.20
Woodland Drive	Ville Du Parc Drive	Yvonne Drive	0.22
Fleur De Lis Drive	Marseilles Drive	Colette Court	0.13
Montpellier Lane	Marseilles Drive	end	0.04
Marseilles Drive	River Road	Sherbrooke Drive	0.58
Sherbrooke Drive	Saint Anne Lane	Marseilles Drive	0.37
Saint Anne Lane	Marseilles Drive	Sherbrooke Drive	0.12
Saint Anne Court	Sherbrooke Drive	Cul-de-sac	0.13
West Shoreland Drive	Highland Road	Cul-de-sac	0.80
Courtland Drive	County Line Road	Cul-de-sac	0.29
Russet Lane	Courtland Drive	Mcintosh Lane	0.18
Mcintosh Lane	Russet Lane	Courtland Drive	0.17
Auburn Court	Courtland Drive	Cul-de-sac	0.18
Concord Creek Drive	Mequon Road	Oakview Court	0.85
Oakview Court	Concord Creek Drive	Creekside Court	0.20
Creekside Court	Concord Creek Drive	Cul-de-sac	0.47
Heron Pond Drive	Wauwatosa Road	Cul-de-sac	0.27
Hawks Glen Drive	Highland Road	Hawks Glen Court	0.22
Hawks Glen Court	Hawks Glen Drive	Cul-de-sac	0.27
Hawks Glen Circle	Hawks Glen Drive	Cul-de-sac	0.09
Villa Du Parc Drive	Fieldwood Road	Woodland Drive	0.16
Cassel Lane	Saddlebrook Lane	End of Pavment	0.11
Bridalpath Court	Saddlebrook Lane	Cul-de-sac	0.26
Saddlebrook Circle	Saddlebrook Lane	Saddlebrook Lane	0.18
Saddlebrook Lane	Pioneer Road	Cul-de-sac	0.97
Adams Court	Charter Mall	Around Court	0.06
Bancroft Court	Charter Mall	Around Court	0.03
Cumberland Court	Charter Mall	Around Court	0.06
Dickinson Court	Charter Mall	Around Court	0.06
Franklin Court	Charter Mall	Around Court	0.12
Gettysburg Court	Charter Mall	Around Court	0.13
Holmes Court	Charter Mall	Around Court	0.10
Kirkland Court	Charter Mall	Around Court	0.10
Lee Court	Charter Mall	Around Court	0.07
Merrimac Court	Charter Mall	Around Court	0.06
Quincy Court	Charter Mall	Around Court	0.09

Attachment: ARP Improvement List (1506 : 2016 Annual Road Program)

Raleigh Court	Charter Mall	Around Court	0.09
Savannah Court	Charter Mall	Around Court	0.06
Brookdale Drive	Zedler Lane	dead end	0.27
Zedler Lane	Grasslyn Road	Port Washington Lane	0.49
Clover Lane	Grasslyn Road	Brookdale Drive	0.37
Sunnycrest Drive	Zedler Lane	Donges Bay Road	0.50
Greenview Drive	Zedler Lane	Donges Bay Road	0.50
Grasslyn Road	Zedler Lane	Donges Bay Road	0.50
Grasslyn Road	Fiesta Lane	Zedler Lane	0.17

**Rehabilitation (Wedge & Overlay)**

SUBDIVISION STREETS

<u>Road Name</u>	<u>From</u>	<u>To</u>	<u>Miles</u>
Solar Avenue	Evergreen Road	Freistadt Road	0.23

**Rehabilitation (Pulverize & Pave)**

MAIN ROADS

<u>Road Name</u>	<u>From</u>	<u>To</u>	<u>Miles</u>
Green Bay Road	Highland Road	Bonniwell Road	1.07

SUBDIVISION STREETS

<u>Road Name</u>	<u>From</u>	<u>To</u>	<u>Miles</u>
Ridgeway Avenue	Evergreen Road	Freistadt Road	0.21
Silver Avenue	Evergreen Road	Freistadt Road	0.21
Vega Avenue	Sunnyvale Road	Freistadt Road	0.50
Solar Avenue	Sunnyvale Road	Evergreen Road	0.27
Solar Avenue	Evergreen Road	Freistadt Road	0.23
Evergreen Road	Ridgeway Avenue	Wauwatosa Road	0.45
Sunnyvale Road	Holly Road	Wauwatosa Road	0.35
Stanford Drive	Donges Bay Road	Concord Drive	0.27
Stanford Court	Concord Drive	Cul-de-sac	0.23
Hayden Court	Stanford Drive	Cul-de-sac	0.14
Foxkirk Circle	Foxkirk Drive	Around Circle	0.26
Hunt Club Drive	Foxkirk Drive	Hunt Club Court	0.13
Foxkirk Drive	Stanford Drive	Concord Drive	0.40

**Rehabilitation (Pulverize Widen & Pave)**

MAIN ROADS

<u>Road Name</u>	<u>From</u>	<u>To</u>	<u>Miles</u>
Green Bay Road	Thiensville Limit	Highland Road	0.51

Attachment: ARP Improvement List (1506 : 2016 Annual Road Program)



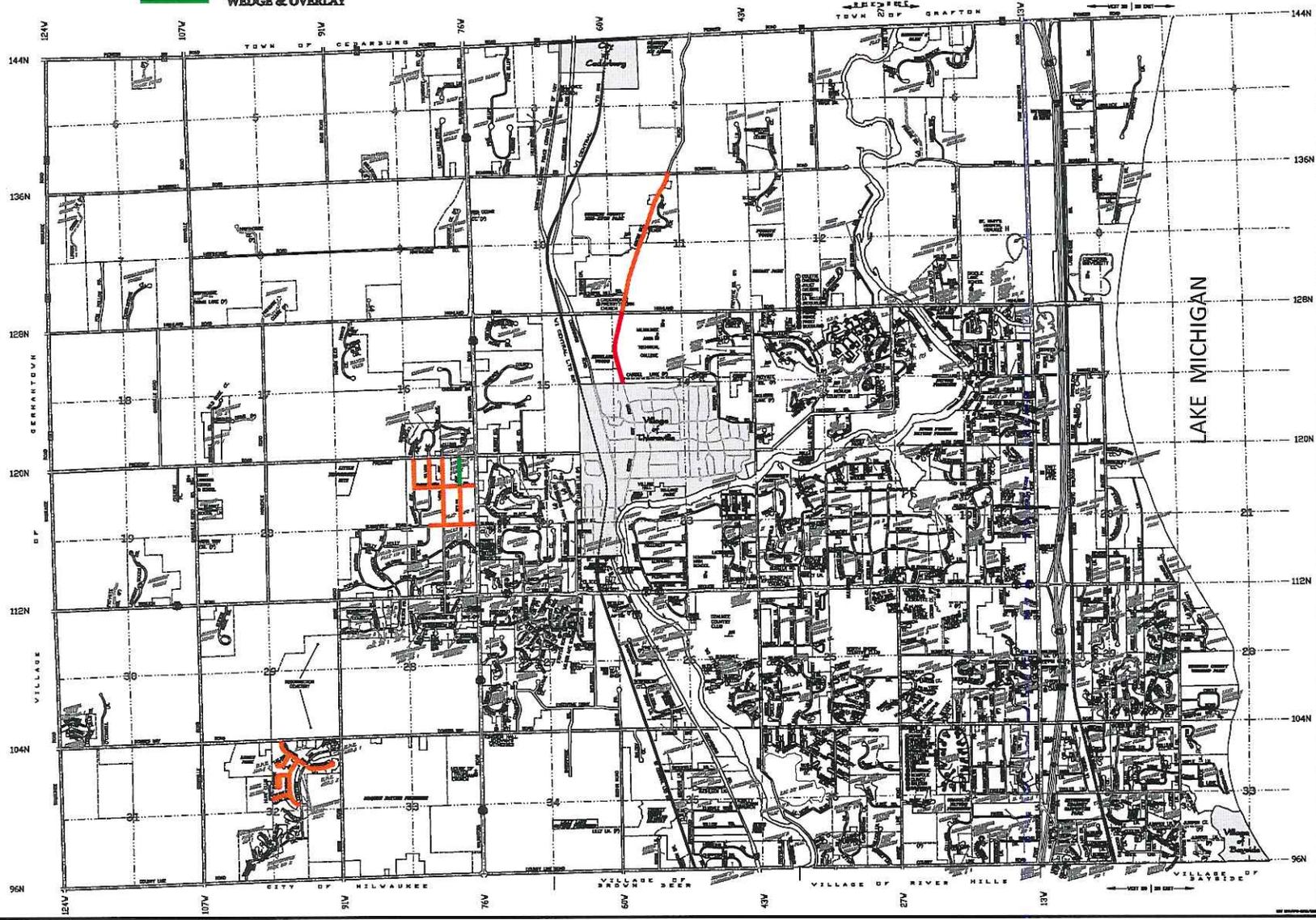
# 2016 ROAD REHABILITATION MAP CITY OF MEQUON

Attachment: 2016 Road Rehabilitation Map (1506 : 2016 Annual Road Program)

- WIDEN, PULVERIZE & PAVE
- PULVERIZE & PAVE
- WEDGE & OVERLAY



- STREET
- ALLEY
- ROADWAY
- PARKWAY
- STREET
- CITY STREET
- ROADWAY
- CITY STREET







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Office of Public Works Committee

**TO: Public Works Committee**  
**FROM: James Keegan, Deputy Director of Engineering**  
**DATE: March 8, 2016**  
**SUBJECT: Pines Haddonstone Storm Sewer Project - Update**

**Background**

The Pines-Haddonstone Storm Sewer Project was designed to alleviate elevated pond levels in both the Pines and Haddonstone subdivisions. The Pines’ subdivision pond drains into the pond in the middle of the Haddonstone subdivision to the west. Drainage from the Haddonstone pond was dependent on an original 12” Ozaukee County field drain tile installed in the 1920’s. The drain tile runs westerly, meanders northerly under I-43, and works it way back easterly to outfall to Lake Michigan in the Shorecliff Park Subdivision.

In June of 2015, the City advertised a project to replace the aging 12” drain tile between the Haddonstone pond and I-43. The lowest bid contractor submitted a bid of \$404,137. Since the engineering estimate for this project was \$195,832 and that other available funds amounted to only \$168,019, it was decided by the Public Works Committee that the bids were to be rejected. In August, the Public Works Committee directed staff to proceed with the “Investigate and Repair” option. After investigating the system, it was determined that replacing the 800’ section of 12” drain tile between the Haddonstone pond and the Union Pacific Rail Road (UPRR) was required due to several crushed sections of pipe. Due to high water levels, it was not possible to televise the section of pipe between the UPRR and I-43.

**Analysis**

DPW crews began installing storm sewer pipe the week of January 25<sup>th</sup> and installed approximately 800 feet of storm sewer pipe and two structures in one week. There was a utility conflict that was encountered during construction, and staff had to coordinate with both We Energies and AT&T to relocate three underground utility lines.

The utility relocations were completed on February 11<sup>th</sup>. DPW crews then placed the remaining two sections of pipe to make the connection to the Haddonstone pond. On February 16<sup>th</sup> the connection was made to the Haddonstone pond and to date approximately 3 million gallons have been drained from the ponds. This has resulted in the ponds returning to a normal water level as they were designed.

The next phase of the project will include televising the existing section of the 12” drain tile from the UPRR to I-43. This will allow staff the ability to assess the condition of the drain tile and make repairs as necessary. It is anticipated that this work will occur in the spring months.

**Fiscal Impact:**

This project is being funded solely by the City of Mequon from the Major and Secondary

Drainage Projects Capital Account that currently has a balance of \$198,064. To date, the project has encumbered \$16,120 in material costs for the project. The project was completed utilizing DPW staff time and equipment.

**Recommendation:**

The intent of this memorandum is to provide an update on the Pines-Haddonstone drainage project. The project has successfully restored normal water levels to the ponds in both the Pines and Haddonstone subdivisions, but additional work is required to ensure that a lasting solution is obtained. The remaining work will continue in the spring months once the water levels recede and ground conditions improve, allowing the ability to televise the remainder of the system.