



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2913
Fax (262) 238-1580

www.ci.mequon.wi.us

PUBLIC WORKS

Public Works Committee
January 12, 2016 at 7:00 p.m.
South Conference Room, Mequon City Hall

AGENDA

1. Call to Order, Roll Call
2. Minutes of December 8, 2015 Public Works Meeting
Action Requested: Approve Minutes
3. Local Drainage Budget Appeal: 10720 N. Fairway Circle Drainage Issue
Action Requested: Determination of action on appeal
4. Resolution 3344 – Granting of Easement to We Energies – Donges Bay Road
Action Requested: Approval of Resolution 3344
5. Combined DPW Facility
Action Requested: None
6. Future Topics Scheduling
Action Requested: None
7. Next Meeting: Tentatively February 9 at 6:30 pm
8. Adjourn

Dated: January 7, 2016

/s/ Pamela Adams, Chairman

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

Notice is hereby given that a majority of other governmental bodies may be in attendance at this meeting to gather information about a subject over which they have decision making responsibility, although they will not take any formal action relative 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.

CITY OF MEQUON
WISCONSIN

COMMITTEE ON PUBLIC WORKS
MINUTES
December 8, 2015

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 Public Works/City Engineer Lundeen and Administrative Secretary Kress.

2. The minutes of the November 10, 2015 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 Public Works/City Engineer Lundeen updated the Committee regarding the Pines/Haddonstone Storm Sewer project. She explained that Staff has investigated the issue and found that there are multiple surface failures above the pipe between the railroad tracks and Haddonstone Place, but most of that area is outside of the City's easement. Staff has decided that replacing the drain tile in the City easement and installing a new outlet structure at the pond is more efficient than trying to repair the existing 1920s drain tile that is outside of the easement. The Sewer Division has cleared approximately 350 feet of storm sewer, and they will clean the remaining 150 feet of pipe to the west in December and televise the western section of drain tile to assure water will flow.
4. Director of Public Works/City Engineer Lundeen summarized the progress that has been made toward the establishment of quiet zones for Union Pacific Railroad (UPRR) crossings. She explained that the Office of the Commissioner of Railroads has evaluated the crossings to identify any upgrades necessary to bring them up to current minimum safety standards to be considered for a quiet zone, and it was determined that UPRR is required to make warning device improvements to the Donges Bay Road crossing by December 31st, 2016. Once the crossings meet or exceed the minimum safety standards, the next step toward establishing a quiet zone would require the City to deposit \$5,000 for any wayside horn location and \$10,000 per signal crossing location for a total of \$30,000-\$45,000. The Committee will be asked to consider this issue at a later meeting to potentially budget for the project in 2017.
5. Director of Public Works/City Engineer Lundeen provided the Committee with an updated copy of the Combined DPW Facility building and site plan, the Focus on Energy Bundle Selection Form, and an adjusted schedule for progress and meeting dates. She noted that bids for the project are due in January.
6. The next meeting is tentatively scheduled for January 12, 2016 at 6:30 p.m.
7. There being no further business to conduct, the meeting was unanimously adjourned at 7:26 p.m.



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ENGINEERING/PUBLIC WORKS

To: Public Works Committee
From: James Keegan, Engineering Services Manager
Date: January 5, 2016
Subject: Local Drainage Budget Appeal: 10720 N. Fairway Circle Drainage Issue

Background:

In December of 2013, the property owner of the subject property, Mr. David Neel, initiated a drainage complaint with the Engineering Department. Mr. Neel had been removing a sanitary sewer manhole cover within his yard during rain events to drain a low spot of perpetual flooding. Directing storm water into the sanitary sewer system is a violation of City ordinances. As a measure to limit inflow into the sanitary sewer system, the Sewer Department raised the sanitary sewer manhole, making it impossible for the property owner to drain the low spot. The property owner was not aware that this practice is prohibited.

The low spot exists primarily within the public right of way (R.O.W) and does not allow water to drain into the roadway, which is typical within this area of the North Shore Estates subdivision, as there are no roadside ditches.

Analysis:

The Engineering Department analyzed the drainage complaint upon its initial receipt in 2013 and issued a letter to the property owner, which is attached. The letter indicates that the City will add the project to its drainage project list.

According to the City's Drainage Policy, this type of drainage issue is considered a local drainage issue as its contributing watershed is less than 20 acres. By definition in the policy, local drainage issues are the responsibility of the underlying property owner. As a part of the Drainage Capital Improvement Plan (CIP) implemented in March 2015, the City established a local drainageway budget, to allow the City the resources to address local drainage projects outside of the CIP.

The local drainage program is meant to be an appeal program to the Public Works Committee, and is to be petitioned by the property owner. For the subject drainage issue, Mr. Neel has submitted his appeal form, which is attached to this report. If funding is recommended by the Public Works Committee, the Engineering Department will engage contractors for a price for this work.

At the time of analysis, the recommended solution was to install a catch basin and a 170' drain tile to drain the low spot. After recently reevaluating the drainage issue, there may be the possibility to correct the drainage issue by re-grading the low portion of land by adding topsoil around the recently raised sanitary manhole. The regraded area would then be restored with grass seed and mulch. This alternative will have to be reevaluated when the snow melts in the spring months to ensure functionality.

Fiscal Note:

The local drainage program is funded with \$10,000 for the 2016 budget year. It is estimated that this drainage issue can be rectified for \$1,500 if the low area can be filled with topsoil, and \$3,500 if the drain tile and catch basin alternative is required.

A handwritten signature in black ink, appearing to read "James M Keegan", written over a horizontal line.

James M Keegan, P.E.
Engineering Services Manager

Enclosure(s): David Neel Drainage Letter
David Neel Drainage Issue Photos



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2936
Fax (262) 242-9655

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ENGINEERING\PUBLIC WORKS

November 21, 2014

David Neel
10720 N Fairway Circle
Mequon, WI 53092

Dear Mr. Neel:

This letter is a follow-up to your inquiry concerning standing water near the sanitary sewer manhole at the public road right of way. Since your inquiry was received, we have been able to obtain grades as well as review the subdivision file to help determine a further course of action.

What we found in the subdivision file is a 1965 grading plan showing the storm water runoff draining northerly along your east property line onto the golf course. It also showed a proposed crossroad culvert under the road draining the inside of the court in this direction. However, for some reason, what was established many years ago was no crossroad culvert being installed and apparently no water course draining north through your property.

While the available pitch is much less getting the water to drain south, our survey work shows us that a small diameter pipe could be installed through the court to the north side of the road near the manhole. This project has been added to the schedule of projects, but please be advised there is a current backlog that needs to be completed before yours and at this time an exact date cannot be determined. Unfortunately, the season is short and other higher priority projects always come up that demand our time and budget. The amount of time that it will take to do your project depends on funding of the schedule of projects that are ahead of yours. Once completed though, there will be a small diameter inlet near the manhole to take the excess surface water runoff underground to the south.

Should you have any further questions, please feel free to contact me at 262-236-2936.

Sincerely,

Guy Hansen
Engineering Technician II

C: Ald. John R. Hawkins
Highway Division
10727 N Fairway Circle

CITY OF MEQUON - DRAINAGE COMPLAINT FORM
11333 N CEDARBURG ROAD

Complaint No. 2013-47
 Date Received 12/9/2013

Tax Key 15085012500
 Complaint Received By Guy Hansen

MEQUON, WISCONSIN 53092
 Complainant Name David Neel
 Mailing Address 10720 N Fairway Cir.
 City, State Zip Mequon, WI 53092

Property Address same
 Home Phone (262) 238-9490
 Work Phone

Status Open
 Cell Phone
 Received VIA In Person

Complaint Description
 Sewer Division raised sanitary manhole by the road. Since then Mr. Neel has had storm-water pool on that area of his property. See Picture. Tom B. at the Highway Div. informed me water collected there as a result of original grading of the property.
 Evidently Mr. Neel has been pulling the MH cover for years to drain the area. This is why the MH was raised. Told him we would inspect and review to determine whether drainage improvement could be made.

Complaint No. 2013-47 Tax Ke 15085012500 Date Of Ins Date Of Last Rainfal Amt of Last Rainfal

1. Depth of Water in Ditch?	2	x 2	4	Comments
2. Does sump pump appear active?	1	x 1	1	Comments
3. Is ditch silted or filled in?	2	x 3	6	Comments
4. Is erosion evident?	1	x 3	3	Comments
5. Condition of ditch or drainageway?	2	x 2	4	Comments
6. Are Driveway culverts heaving?	1	x 1	1	Comments
7. Does drainage problem affect or flood private property?	3	x 6	18	Comments
8. Degree that problem may adversely affect personal safety.	1	x 6	6	In What Way?
9. Does drainage problem affect road?	3	x 5	15	Comments
10. Does water drain, however poorly, without affecting property outside of R.	3	x 2	6	Comments
11. Can resolution to roadside problem be made only by regrading off-road?	5	x 2	10	Comments
12. Is resolution to problem beyond complainants property?	5	x 2	10	Comments
13. Percentage of ditch or drainageway adversely affected by problem.	1	x 3	3	Comments

Report

Will there be further City action? If "No", date complainant advi Date Referred To DPW
 Is survey work needed? If "Yes", date of request.
 Priority Ranking - To Help In Determining Further City Involvement. Total From Above 85





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PUBLIC WORKS/ENGINEERING

To: Public Works Committee and Common Council
From: Kristen B. Lundeen, P.E., Director of Public Works/City Engineer
Date: January 6, 2016
Subject: Resolution 3344 – Granting of Easement to We Energies – Donges Bay Road

Background:

We Energies is planning a major facility upgrade of its gas main infrastructure in the southwest corner of the City. As originally proposed, the gas main would extend through an easement at the Mequon Nature Preserve. Proposed locations for the facilities must be submitted to the Public Service Commission (PSC) for review and approval. In May, Public Works and Common Council approved Resolution 3308 requesting that the PSC consider an alternate location for the We Energies gas main that has less impact on the Mequon Nature Preserve (MNP).

Since that time, We Energies proposed an alternate route extending through easements along the right-of-way on Donges Bay Road. The City of Mequon owns several properties along the route (see attached map) which require easements to allow for the gas main relocation.

We Energies also submitted documentation agreeing to vacate the existing easements through MNP upon installation of the new main. It is anticipated that approval of the vacation documents will occur in 2017 or 2018.

Construction will begin in 2016, but only on the west end of Mequon (west of Granville Road). The remaining portion of the construction will take place in 2017, the portion that affects the MNP property.

Analysis:

The proposed easement is 30' wide on the north side of the property, south of the right-of-way, running parallel to the right-of-way. The easement still allows for access and underlying property rights.

While there is a small easement impact to City owned property on the west end of the project, the biggest impact is on the MNP property. Both MNP and the Ozaukee Washington Land Trust (OWLT) will be signatories on the easement document due to the existing lease and easement documents in place with the City. At this stage, both entities are supportive of the easement location.

We Energies staked the easement location so that the City Forester could determine whether specimen tree removal was required for the project. Any specimen tree removal will require Planning Commission approval.

Fiscal Note:

There is no budgetary impact for the City to grant the easement.

Recommendation:

Staff recommends that the Public Works Committee favorably endorse and Common Council approve Resolution 3344 granting an easement to We Energies for the gas main relocation on Donges Bay Road.

Attachment(s) Resolution 3344
Gas Distribution Easement
We Energies Map – Route A
Mequon Properties Aerial Maps

**COMMON COUNCIL
OF THE
CITY OF MEQUON**

RESOLUTION NO. 3344

GRANTING OF EASEMENT TO WE ENERGIES – DONGES BAY ROAD

WHEREAS, the city of Mequon owns lands on the south side of Donges Bay Road at 11655 West Donges Bay Road and 8275, 8519 and 9011 West Donges Bay Road (Mequon Nature Preserve); and

WHEREAS, WE Energies has proposed to replace high pressure gas main facilities along Donges Bay Road and is requesting an easement along the property lines; and

WHEREAS, staff has reviewed WE Energies requested easement and is in agreement with the proposed installation, restoration and easement agreement.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Mequon that the City hereby grants the easements to WE Energies as proposed and shown on the attached easement documents and that the appropriate City officials be authorized to execute the easement documents.

Approved: Dan Abendroth, Mayor

Date: January 12, 2016

This is to certify that the foregoing resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on the 12th day of January 2016.

William H. Jones, Jr., City Clerk

GAS DISTRIBUTION EASEMENT

Document Number

This **GAS DISTRIBUTION EASEMENT**, (the "Easement") is made by the **CITY OF MEQUON, a municipal corporation** and **Mequon Nature Preserve, Inc., a Wisconsin non-profit organization** (Lessee of affected land), (collectively "Grantor") to **WISCONSIN GAS LLC, a Wisconsin limited liability company, doing business as We Energies** ("Grantee"). Grantor and Grantee may be referred to individually as "Party" or collectively as the "Parties".

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby conveys and grants to Grantee, its successors and assigns, a permanent non-exclusive easement on, over, under, across, through and upon a part of Grantor's land hereinafter referred to as the "Easement Area".

- 1. Easement Area:** The Easement Area is described as a strip of land fifty (50) feet in width (or such other widths as described hereinafter), being a part of the premises of Grantor in a part of the Northeast ¼ and the Northwest ¼ of Section 33, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin (the "Easement Area").

The location of the Easement Area with respect to Grantor's premises is described on the attached Exhibit "A" and shown on the attached Easement Description Map, marked Exhibit "B", and made a part hereof by this reference.

RETURN TO:

WE ENERGIES
Attn: Pat Adams
231 W. Michigan Street, A252
Milwaukee, WI 53203

14-033-02-003.00, 14-033-05-000.00, 14-033-06-000.00 & 14-031-05-002.00
(Parcel Identification Number)

- 2. Purpose:** This Easement gives, grants and conveys unto Grantee, its successors and assigns, subject to the limitations and reservations herein stated, the permanent and non-exclusive right, permission and authority to lay, install, construct, maintain, operate, inspect, alter, replace, protect, test, patrol, extend, repair, reconstruct, relocate, enlarge, and remove or abandon a pipeline or pipelines with valves, tie-overs, main laterals and service laterals, and other appurtenant facilities, including cathodic protection apparatus used for corrosion control, all of which shall be and remain the property of Grantee, for the transmission and distribution of natural gas and all by-products thereof or any liquids, gases, or substances which can or may be transported or distributed through a pipeline or pipelines on, over, under, across, through and upon the Easement Area.

Grantee may designate or otherwise appoint, assign, contract, and duly authorize other persons, firms, or corporations to perform, carry out and complete, in whole or in part, the activities operations, herein enumerated, as it deems necessary and convenient for the full enjoyment and use of the rights herein granted.

- 3. Nonexclusive:** The easement herein granted is nonexclusive, and Grantor reserves unto itself, the right, not inconsistent with the rights granted to Grantee hereunder, to use the Easement Area for any purpose, including for the construction, installation, operation, maintenance, repair and replacement of roads, parking areas, access drives, bike/multi-use trails, sanitary sewer, water main, storm sewer and related facilities (collectively hereinafter the "Grantor Facilities"), underground, upon, over, across within and beneath the Easement Area. (As of the date of this Easement there are no Grantor Facilities under, upon, over, across, within or beneath the Easement Area.)
- 4. Grantor Facilities:** In the event that, after the initial installation of Grantee's facilities within the Easement Area, the reconstruction, repair, replacement or relocation of any of Grantee's facilities within the Easement Area makes it necessary or prudent (under good utility practice or at the request of Grantee) for Grantor to reconstruct, modify, replace or relocate any Grantor Facilities within the Easement Area, then the reasonable cost of such reconstruction, modification, replacement or relocation shall be reimbursed by Grantee to Grantor. Such reimbursement shall be made within thirty (30) days after Grantee's receipt of a detailed invoice and supporting documents for such costs and expenses from Grantor.
- 5. Grantee Facilities:** In the event that the construction, installation, operation, maintenance, repair, replacement, or relocation of any future Grantor Facilities makes it necessary or prudent (under good utility practice or at the request of Grantor) for Grantee to reconstruct, modify, replace or relocate any of Grantee's facilities within the Easement Area, then the reasonable cost of such reconstruction, modification, replacement or relocation shall be reimbursed by Grantor to

Grantee. Such reimbursement shall be made within thirty (30) days after Grantor's receipt of a detailed invoice and supporting documents for such costs and expenses from Grantee.

6. **Good Faith Effort:** Grantor and Grantee each agrees to use good faith efforts to construct, install, operate, maintain, repair and replace its facilities within the Easement Area in a manner that minimizes the impact on the facilities of the other party hereto, subject to the requirements of good utility practice.
7. **Use and Access:** Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment and use of the rights herein granted, including but not limited to, the right to remove and to clear all structures and obstructions such as, but not limited to, rocks, trees, brush, limbs and fences which might interfere with the rights herein contained, and the free and full right of ingress and egress over and across the Easement Area, to and from the Easement Area, and other adjacent lands of Grantor, as necessary or convenient for the full enjoyment and use of the rights herein granted, during the operations of Grantee as herein above enumerated, but not necessarily limited thereto.
8. **Structures and Improvements:** Grantor covenants and agrees that no structures or above ground improvements (as defined in the attached Exhibit "C"), obstructions or impediments, of whatever kind or nature will be constructed, placed, granted or allowed within the Easement Area. Grantor further covenants and agrees not to plant any trees or shrubs within fifteen (15) feet of the centerline of the pipeline.

Grantor agrees to comply with the Addendum - General Construction Requirements and Restrictions for Wisconsin Gas LLC Gas Pipeline Easement Areas which is attached hereto, marked Exhibit "C", consisting of two pages, and made a part hereof by this reference.

9. **Elevation:** Grantor covenants and agrees that the elevation of the existing ground surface of land within the Easement Area will not be altered by more than six (6) inches without the prior written consent of Grantee.
10. **Temporary Easement:** Grantee and its agents shall have the further right to use, for initial construction purposes only, a strip(s) of land as shown on the attached Exhibit "B", as a temporary construction easement area. For non-wooded parcels Grantor and Grantee agree that Grantee may at the time of construction extend the temporary easement area up to an additional twenty-five (25) feet. The temporary easement is for construction purposes only and shall terminate when the need therefor passes.
10. **Reserved Rights:** Grantor, after the initial construction of the pipeline is completed, reserves the right to cultivate and use the ground surface within the Easement Area covered by this Easement provided that such use shall not, in the opinion of Grantee, interfere with or obstruct Grantee in its exercise of the rights and privileges herein granted, or create any actual or potential hazard to the pipeline facilities ultimately installed therein.
11. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, including fencing, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the Easement Area.
12. **Ownership:** Grantor, its successors, assigns, heirs, executors and administrators covenant and agree to and with Grantee, its successors and assigns, that at the time of the enrolling and delivery of this Easement, they are well seized of good and marketable title to the premises above described.
13. **Exercise of Rights.** The Parties agree that the complete exercise of the rights herein conveyed may be gradual and not fully exercised for some time in the future, and that none of the rights herein granted shall be lost by non-use for any length of time.
14. **Binding Effect:** This Easement shall be a covenant running with the land and shall be binding upon, and inure to the benefit of the Parties and their heirs, legal representatives, executors, administrators, devisees, legatees, successors or assigns. The rights herein granted to Grantee may be assigned in whole or in part by Grantee at any time.

IN WITNESS WHEREOF, the Party or Parties hereto have executed this instrument this _____ day of _____, 20____.

GRANTOR: CITY OF MEQUON

Print Name: Daniel Abendroth, Mayor

Print Name: William Jones, City Clerk

STATE OF WISCONSIN)
: SS
COUNTY)

Personally came before me this _____ day of _____, 2015 the above named Daniel Abendroth and William Jones, known to me to be the Mayor and Clerk of the City of Mequon, a municipal corporation, who executed the foregoing instrument by its authority and on its behalf and acknowledged the same.

Notary Public, State of Wisconsin
Print Name: _____
My commission expires _____
[Notary Seal]

IN WITNESS WHEREOF, the Party or Parties hereto have executed this instrument this _____ day of _____, 20____.

GRANTOR: MEQUON NATURE PRESERVE, INC.

James Bell, Chairman of the Board

Christine Nuernberg, Secretary and Treasurer of the Board

STATE OF WISCONSIN)
: SS
COUNTY)

Personally came before me this _____ day of _____, 2015 the above named James Bell, known to me to be the Chairman of the Board and Christine Nuernberg, known to me to be the Secretary and Treasurer of the Board of the Mequon Nature Preserve, a Wisconsin non-profit corporation, who executed the foregoing instrument by its authority and on its behalf and acknowledged the same.

Notary Public, State of Wisconsin

Print Name: _____

My commission expires _____

[Notary Seal]

The Ozaukee Washington Land Trust does hereby consent to the grant of this easement and does hereby subordinate the interest and rights of that certain Mequon Nature Preserve Conservation Easement, described in Exhibit B to the Special Warranty Deed dated June 30, 2011, as recorded with the Register of Deeds office for Ozaukee County, Wisconsin, on August 16, 2011, as Document No. 0948659, to the easement interest of the Grantee as more fully set forth in this easement.

**THE OZAUKEE WASHINGTON LAND TRUST, INC.,
a Wisconsin non-profit corporation**

By: _____

Print Name: _____

Title: _____

STATE OF WISCONSIN)
: SS
COUNTY)

Personally came before me this ____ day of _____, 20__, the above-named _____,
known to me to be the _____(Title) of THE OZAUKEE WASHINGTON LAND TRUST, INC., a
Wisconsin non-profit corporation, who executed the foregoing instrument by its authority and on its behalf and
acknowledged the same.

Notary Public Signature, State of Wisconsin

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY AND EASEMENT AREA

GRANTOR:
CITY OF MEQUON
11333 N CEDARBURG RD
MEQUON, WI 53092

GRANTEE:
WISCONSIN GAS LLC
231 W. MICHIGAN ST.
MILWAUKEE, WI. 53202

TAX PARCEL NO.
14-033-02-003.00
14-033-05-000.00
14-033-06-000.00
14-031-05-002.00

PROPERTY DESCRIPTION

PARCEL NO. 14-033-02-003.00

Lot Two (2) of Certified Survey Map No. 1698 recorded in the Ozaukee County Registry, in Volume 13 of Certified Survey Maps on pages 43-46 inclusive, as Document No. 366101, being part of the NE 1/4 of Section 33, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin. EXCEPTING THEREFROM that part conveyed to Donald Stauss by Warranty Deed recorded on February 10, 2003, in Volume 1630 of Records, on page 892, as Document No. 740715.

PARCEL NO. 14-033-05-000.00

That part of the North West Quarter (NW 1/4) of Section Thirty-three (33), Township Nine (9) North, Range Twenty-one (21) East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said 1/4 Section; thence West along the north line of said 1/4 Section 100.00 feet to the point of beginning of the land to be described; thence continuing West along the north line of said 1/4 Section 798.84 feet; thence S. 0 degrees 40 minutes 16 seconds West parallel to the west line of the east 1/2 of said 1/4 Section 1004.00 feet; thence West parallel to the north line of said 1/4 Section 434.00 feet to a point in the west line of the east 1/2 of said 1/4 Section; thence South 0 degrees 40 minutes 16 seconds West along the west line of the east 1/2 of said 1/4 Section 1078.55 feet; thence South 89 degrees 57 minutes East parallel to the south line of said 1/4 Section 1330.85 feet to a point in the east line of said 1/4 Section; thence North 0 degrees 43 minutes 32 seconds East along the east line of said 1/4 Section 1648.14 feet; thence West parallel to the north line of said 1/4 Section 100.00 feet; thence North 0 degrees 43 minutes 32 seconds East parallel to the east line of said 1/4 Section 435.60 feet to the point of beginning.

PARCEL NO. 14-033-06-000.00

Lot Two (2) of Certified Survey Map No. 1550, of part of the Northwest 1/4 of Section 33, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on July 13, 1984 in Volume 11 of Certified Survey Maps, Page 63, as Document No. 351992.

AND ALSO

The West 1/2 of the North West 1/4 of Section 33, Township 9 North, Range 21 East in the City of Mequon, Ozaukee County, State of Wisconsin, Excepting Therefrom; that part of the Northwest One-quarter (NW 1/4) of the Northwest One-Quarter (NW 1/4) of Section Thirty-three (33), Township Nine (9) North, Range Twenty-one (21) East in the City of Mequon, Ozaukee County, State of Wisconsin, bounded and described as follows: Commencing at the NE corner of the NW 1/4 of said Section 33, thence Due West 1332.60 feet along the North line of said 1/4 Section to the point of beginning of the parcel of land to be described; thence S. 0 degree 40 minutes W. 240.00 feet along the East line of the West 1/2 of said 1/4 Section, thence due West 200.00 feet on a line parallel to the North Line of said 1/4 Section, thence N. 0 degree 40 minutes E. 240.00 feet on a line parallel to the East line of the West 1/2 of said 1/4 Section, thence due East 200.00 feet along the North line of said 1/4 Section, said line being the center line of West Donges Bay Road to the point of beginning, and reserving the North 40.00 feet for public highway purposes.

PARCEL NO. 14-031-05-002.00

Lot 2 of Certified Survey Map No. 3506, recorded on September 9, 2004 as Document No. 801821, being a part of the Northeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 31, Township 9 North, Range 5 East, in the City of Mequon, Ozaukee County, Wisconsin.



we energies



DRAWN BY:	SAK
CHECKED:	GRS
APPROVED:	GRS

REVISIONS:	DATE: 12/4/2015
	SCALE: NA
	SHEET NUMBER:
	1 of 3

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY AND EASEMENT AREA

GRANTOR:
CITY OF MEQUON
11333 N CEDARBURG RD
MEQUON, WI 53092

GRANTEE:
WISCONSIN GAS LLC
231 W. MICHIGAN ST.
MILWAUKEE, WI. 53202

TAX PARCEL NO.
14-033-02-003.00
14-033-05-000.00
14-033-06-000.00
14-031-05-002.00

PERMANENT EASEMENT DESCRIPTION

PERMANENT EASEMENT 1: (EXHIBIT B: PG.1)

That part of the West 1/2 of the Northwest 1/4 of Section 33, Township 9 North, Range 21 East in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the NW 1/4 corner of said Section 33; thence N88°15'31"E along the north line of said NW 1/4, 32.58 feet; thence S01°44'29"E 40.00 feet to the south line of Donges Bay Rd. and the point of beginning; thence N88°15'31"E along said south line, 1099.72 feet to an east line of the owner's land; thence S01°04'00"E along said east line, 50.00 feet; thence S88°15'31"W 1099.67 feet to the east line of Swan Rd.; thence N01°07'52"W along said east line, 50.00 feet to the point of beginning.

The Permanent Easement Area contains 1.262 acres, more or less.
The Temporary Easement Area contains 0.631 acres, more or less.

PERMANENT EASEMENT 2: (EXHIBIT B: PG.2)

That part of Lot 2 of CSM 1550 and lands in the East 1/2 of the Northwest 1/4 of Section 33, Township 9 North, Range 21 East in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the N 1/4 corner of said Section 33; thence S88°15'31"W along the north line of said NW 1/4, 100.43 feet; thence S01°44'29"E 33.00 feet to the south line of Donges Bay Rd. and the point of beginning; thence S01°00'09"E along an east line of the owner's land, 50.00 feet; thence S88°15'31"W 798.73 feet to the east line of Lot 2 of CSM 1550; thence S01°04'13"E along said east line, 7.00 feet; thence S88°15'31"W 233.00 feet to a west line of the owner's land; thence N01°04'13"W along said west line, 50.00 feet to said south line; thence N88°15'31"E along said south line, 233.00 feet; thence N01°04'13"W along said south line, 7.00 feet; thence N88°15'31"E along said south line, 798.79 feet to the point of beginning.

The Permanent Easement Area contains 1.184 acres, more or less.
The Temporary Easement Area contains 0.592 acres, more or less.

PERMANENT EASEMENT 3: (EXHIBIT B: PG.3)

That part of Lot 2 of CSM 1698 in the West 1/2 of the Northeast 1/4 of Section 33, Township 9 North, Range 21 East in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the N 1/4 corner of said Section 33; thence N88°26'42"E along the north line of said NE 1/4, 16.61 feet; thence S01°33'18"E 40.00 feet to the south line of Donges Bay Rd. and the point of beginning; thence N88°26'42"E along said south line, 275.39 feet to an east line of the owner's land; thence S01°33'18"E along said east line, 50.00 feet; thence S88°26'42"W 275.87 feet to a west line of the owner's land; thence N01°00'09"W along said west line, 50.00 feet to the point of beginning.

The Permanent Easement Area contains 0.316 acre, more or less.
The Temporary Easement Area contains 0.158 acres, more or less.

PERMANENT EASEMENT 4: (EXHIBIT B: PG.3)

That part of Lot 2 of CSM 1698 in the West 1/2 of the Northeast 1/4 of Section 33, Township 9 North, Range 21 East in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the N 1/4 corner of said Section 33; thence N88°26'42"E along the north line of said NE 1/4, 578.00 feet; thence S01°33'18"E 40.00 feet to the south line of Donges Bay Rd. and the point of beginning; thence N88°26'42"E along said south line, 748.73 feet to the east line of the owner's land; thence S01°01'25"E along said east line, 50.00 feet; thence S88°26'42"W 748.26 feet to a west line of the owner's land; thence N01°33'45"W along said west line, 50.00 feet to the point of beginning.

The Permanent Easement Area contains 0.859 acre, more or less.
The Temporary Easement Area contains 0.429 acres, more or less.



we energies



DRAWN BY:	SAK
CHECKED:	GRS
APPROVED:	GRS

REVISIONS:	DATE: 12/3/2015
	SCALE: NA
	SHEET NUMBER:
	2 of 3

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY AND EASEMENT AREA

GRANTOR:
CITY OF MEQUON
11333 N CEDARBURG RD
MEQUON, WI 53092

GRANTEE:
WISCONSIN GAS LLC
231 W. MICHIGAN ST.
MILWAUKEE, WI. 53202

TAX PARCEL NO.
14-033-02-003.00
14-033-05-000.00
14-033-06-000.00
14-031-05-002.00

PERMANENT EASEMENT DESCRIPTION

PERMANENT EASEMENT 5: (EXHIBIT B: PG.4)

That part Lot 2 of CSM 3506 in the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 9 North, Range 21 East in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the N 1/4 corner of said Section 31; thence S88°02'01"W along the north line of said NW 1/4, 1264.14 feet; thence S01°57'59"E 40.00 feet to the south line of Donges Bay Rd. and the point of beginning; thence S01°09'42"E along an east line of the owner's land, 50.00 feet; thence S88°02'01"W 66.01 feet to the west line of the owner's land; thence N01°09'43"W along said west line, 50.00 feet to said south line; thence N88°02'01"E along said south line, 66.01 feet to the point of beginning.

The Permanent Easement Area contains 0.076 acre, more or less.
The Temporary Easement Area contains 0.038 acre, more or less.

Total Permanent Easement Areas contain 3.697 acres, more or less.

Total Temporary Easement Areas contain 1.848 acres, more or less.



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DRAWN BY:	SAK
CHECKED:	GRS
APPROVED:	GRS

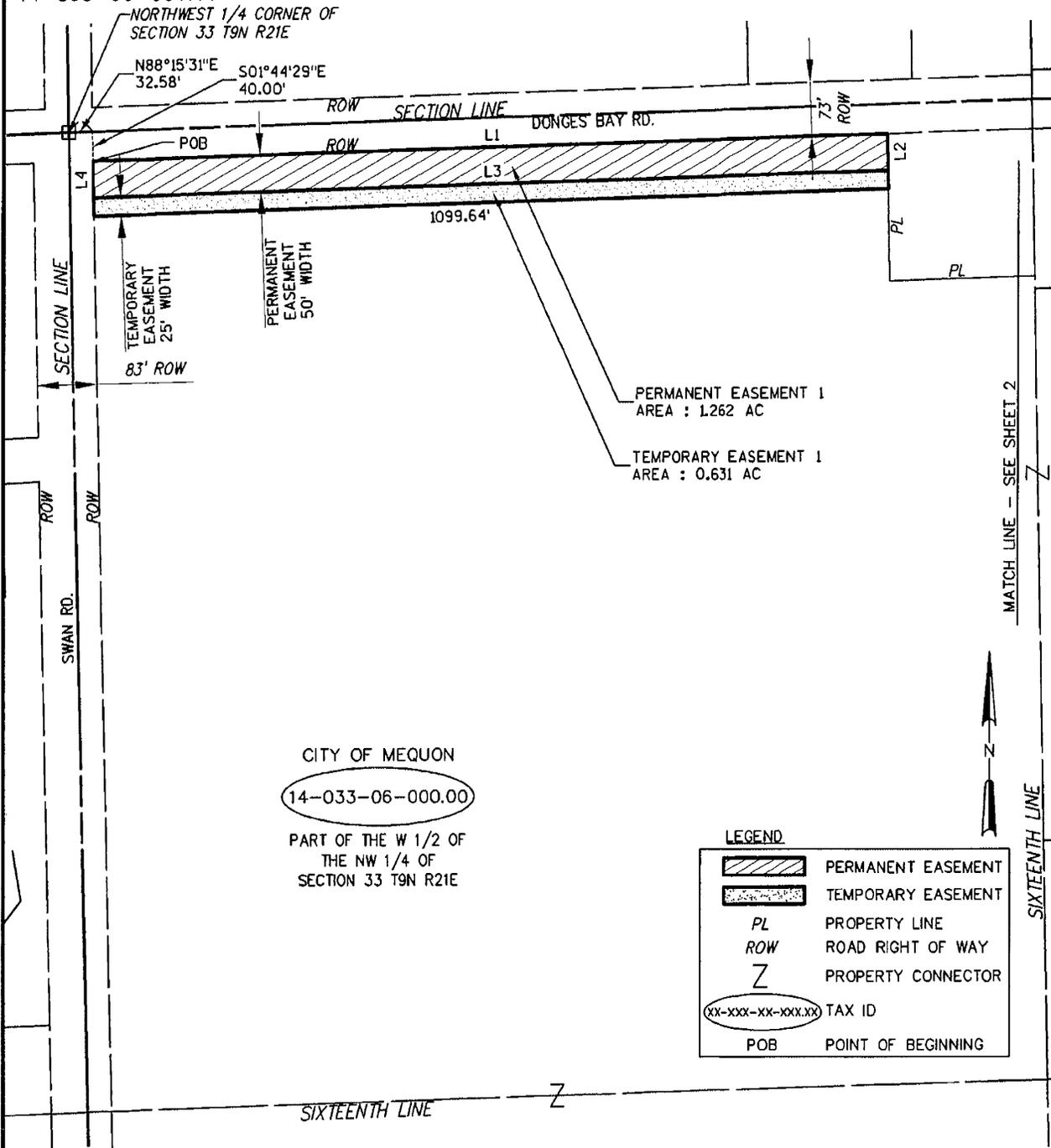
REVISIONS:	DATE: 12/4/2015
	SCALE: NA
	SHEET NUMBER:
	3 of 3

GRANTOR:
CITY OF MEQUON
11333 N CEDARBURG RD
MEQUON, WI 53092

EXHIBIT B EASEMENT DESCRIPTION MAP

GRANTEE:
WISCONSIN GAS LLC
231 W. MICHIGAN ST.
MILWAUKEE, WI. 53202

TAX PARCEL NO.
14-033-06-000.00



CITY OF MEQUON
14-033-06-000.00
PART OF THE W 1/2 OF
THE NW 1/4 OF
SECTION 33 T9N R21E

LEGEND

	PERMANENT EASEMENT
	TEMPORARY EASEMENT
PL	PROPERTY LINE
ROW	ROAD RIGHT OF WAY
Z	PROPERTY CONNECTOR
XX-XXX-XX-XXX.XX	TAX ID
POB	POINT OF BEGINNING

NOTE: BEARINGS BASED UPON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



we energies



DRAWN BY:	SAK
CHECKED:	GRS
APPROVED:	GRS

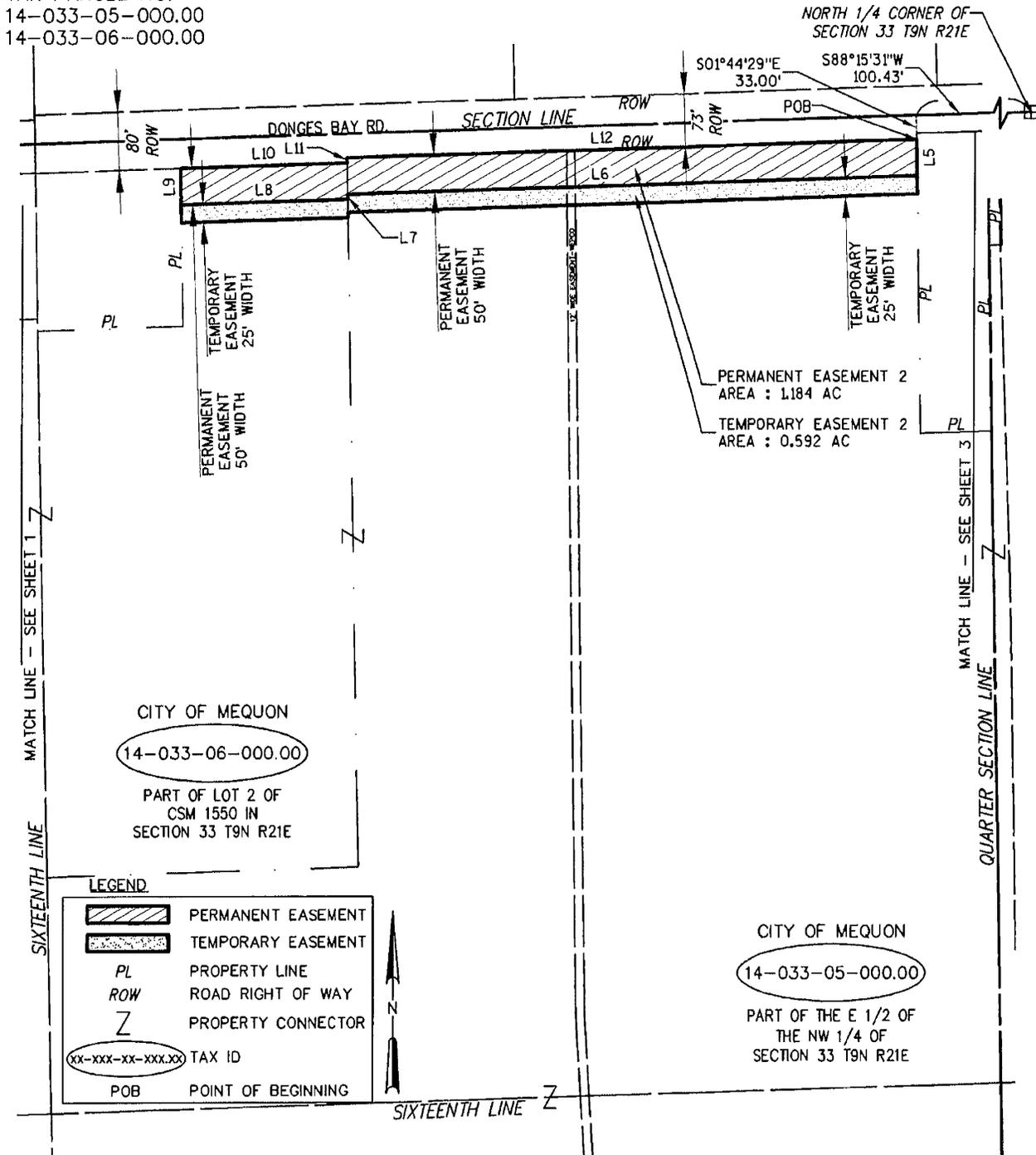
REVISIONS:	DATE: 12/4/2015
	SCALE: 1" = 200'
	SHEET NUMBER:
	1 of 5

GRANTOR:
CITY OF MEQUON
11333 N CEDARBURG RD
MEQUON, WI 53092

EXHIBIT B EASEMENT DESCRIPTION MAP

GRANTEE:
WISCONSIN GAS LLC
231 W. MICHIGAN ST.
MILWAUKEE, WI. 53202

TAX PARCEL NO.
14-033-05-000.00
14-033-06-000.00



NOTE: BEARINGS BASED UPON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



we energies



DRAWN BY:	SAK
CHECKED:	GRS
APPROVED:	GRS

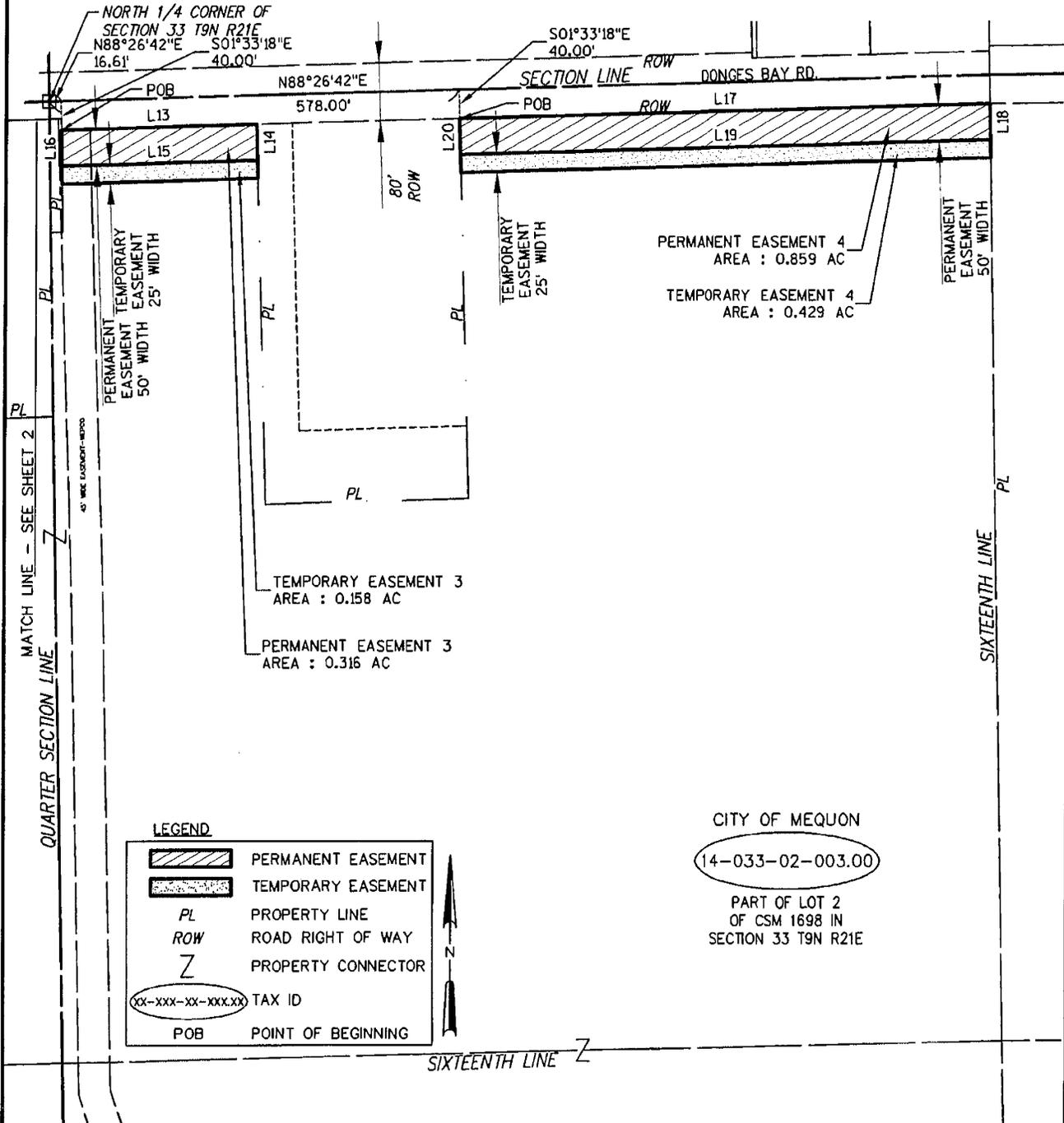
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	SCALE: 1" = 200'
	SHEET NUMBER:
	2 of 5

GRANTOR:
CITY OF MEQUON
11333 N CEDARBURG RD
MEQUON, WI 53092

EXHIBIT B EASEMENT DESCRIPTION MAP

GRANTEE:
WISCONSIN GAS LLC
231 W. MICHIGAN ST.
MILWAUKEE, WI. 53202

TAX PARCEL NO.
14-033-02-003.00



LEGEND

	PERMANENT EASEMENT
	TEMPORARY EASEMENT
PL	PROPERTY LINE
ROW	ROAD RIGHT OF WAY
Z	PROPERTY CONNECTOR
	TAX ID
POB	POINT OF BEGINNING

CITY OF MEQUON

14-033-02-003.00

PART OF LOT 2
OF CSM 1698 IN
SECTION 33 T9N R21E

NOTE: BEARINGS BASED UPON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



we energies



DRAWN BY:	SAK
CHECKED:	GRS
APPROVED:	GRS

REVISIONS:	DATE: 12/4/2015
	SCALE: 1" = 200'
	SHEET NUMBER:
	3 of 5

GRANTOR:
CITY OF MEQUON
11333 N CEDARBURG RD
MEQUON, WI 53092

EXHIBIT B EASEMENT TABLES

GRANTEE:
WISCONSIN GAS LLC
231 W. MICHIGAN ST.
MILWAUKEE, WI. 53202

PERMANENT EASEMENT 1

Line Table		
Line #	Length	Direction
L1	1099.72	N88° 15' 31"E
L2	50.00	S01° 04' 00"E
L3	1099.67	S88° 15' 31"W
L4	50.00	N01° 07' 52"W

PERMANENT EASEMENT 3

Line Table		
Line #	Length	Direction
L13	275.39	N88° 26' 42"E
L14	50.00	S01° 33' 18"E
L15	275.87	S88° 26' 42"W
L16	50.00	N01° 00' 09"W

PERMANENT EASEMENT 4

Line Table		
Line #	Length	Direction
L17	748.73	N88° 26' 42"E
L18	50.00	S01° 01' 25"E
L19	748.26	S88° 26' 42"W
L20	50.00	N01° 33' 45"W

PERMANENT EASEMENT 2

Line Table		
Line #	Length	Direction
L5	50.00	S01° 00' 09"E
L6	798.73	S88° 15' 31"W
L7	7.00	S01° 04' 13"E
L8	233.00	S88° 15' 31"W
L9	50.00	N01° 04' 13"W
L10	233.00	N88° 15' 31"E
L11	7.00	N01° 04' 13"W
L12	798.79	N88° 15' 31"E

PERMANENT EASEMENT 5

Line Table		
Line #	Length	Direction
L21	50.00	S01° 09' 42"E
L22	66.01	S88° 02' 01"W
L23	50.00	N01° 09' 43"W
L24	66.01	N88° 02' 01"E

NOTE: BEARINGS BASED UPON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



we energies



DRAWN BY:	SAK
CHECKED:	GRS
APPROVED:	GRS

REVISIONS:	DATE: 12/4/2015
	SCALE: NA
	SHEET NUMBER:
	5 of 5

EXHIBIT "C"

ADDENDUM

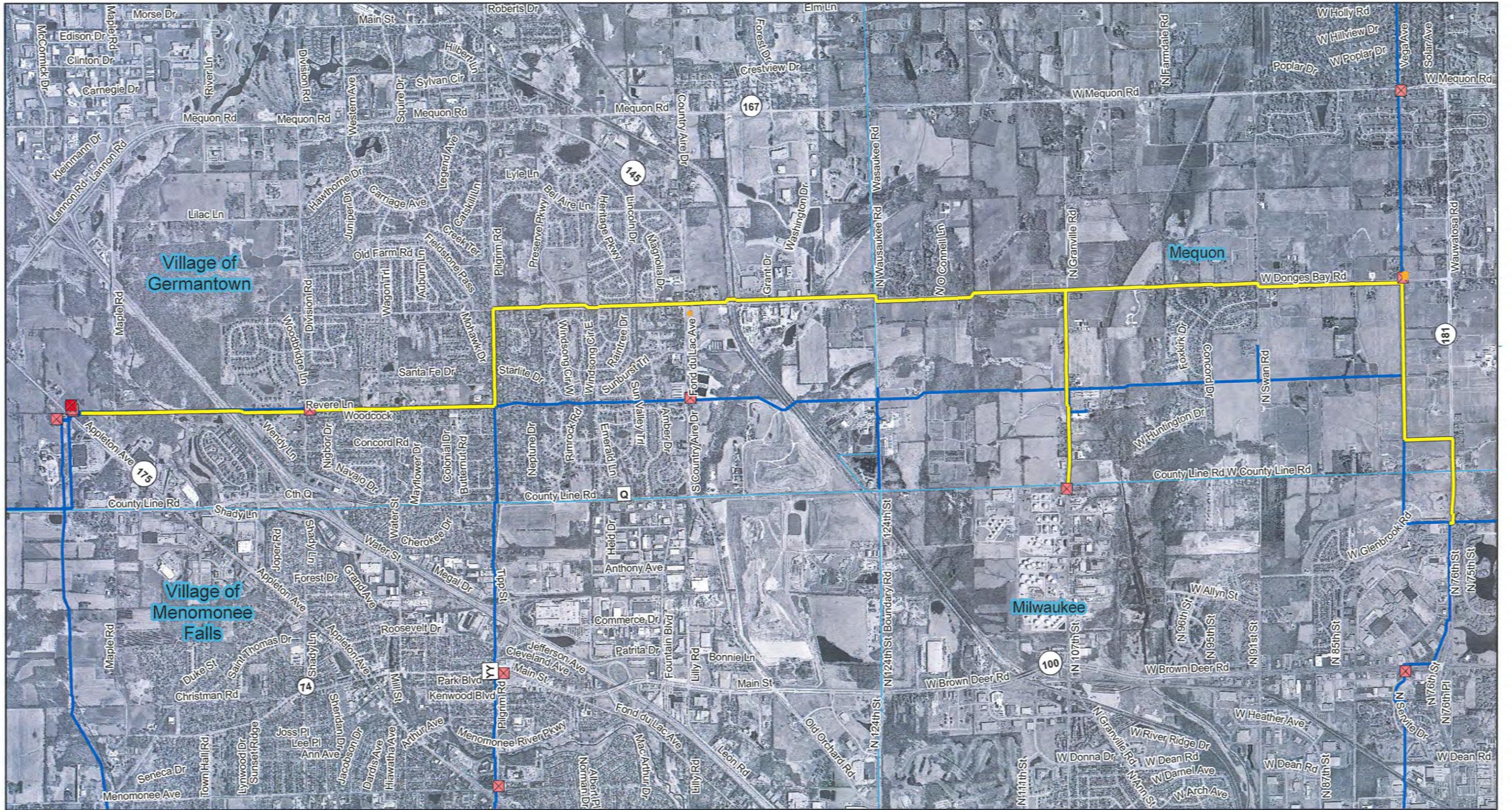
General Construction Requirements and Restrictions for Wisconsin Gas LLC Gas Easement Areas

1. The Easement Area must be accessible to Grantee and its duly authorized agents, invitees, contractors, persons, firms or corporations.
2. Fill material, rubble, scrap, pavement, berms or earthworks may not be placed within the Easement Area without Grantee's prior written approval.
3. The elevation or grade over the gas pipeline may not be altered by more than 6 inches without Grantee's prior written approval. A minimum of 36 inches of cover over the gas pipeline must be maintained at all times.
4. Retention ponds and their inlets/outlets are not permitted within the Easement Area.
5. Drainage ditches or drain tiles are not permitted within the gas pipeline Easement Area without Grantee's prior written approval of Grantor's plans. Plans must include consideration for proper cover and erosion protection.
6. Septic fields or mound systems are not permitted within the Easement Area. Laterals to or from the field or mound may cross the gas pipeline, provided that they maintain an 18 inch separation from the gas pipeline. Any excavation within 2 feet of the pipeline must be done by hand-digging or vacuum excavation with a Wisconsin Gas LLC representative present to view and inspect excavation activities.
7. Underground culverts, pipelines, cables, sewers or any utility may not be placed within 18 inches of the gas pipeline, and may not be placed within the Easement Area without Grantee's prior written approval of Grantor's plan. Any excavation within 2 feet of the pipeline must be done by hand-digging or vacuum excavation with a Wisconsin Gas LLC representative present to view and inspect excavation activities.
8. Digger's Hotline must be contacted at least 3 days prior to any excavation or construction activities within the Easement Area. The current contact for Digger's Hotline is 811 or 1-800-242-8511 or www.diggershotline.com.
9. Structures or above ground improvements are not permitted within the Easement Area. Prohibited structures include but are not limited to: houses, garages, outbuildings, storage sheds, decks, swimming pools, gazebos, satellite dish antennas and dog kennels/runs. Fencing may be installed in the Easement Area provided fence posts are placed a minimum of five feet from the gas pipeline.
10. Landscaping, including planting of trees and shrubs, **is not** permitted within 15 feet of the centerline of the pipeline.
11. The installation of private or public roads may be permitted within the Easement Area with Grantee's prior written approval of Grantor's road plan. The road plan must show sound structural fill around the gas pipeline. Grantee may require soil borings to establish the subgrade load bearing characteristics of the site and prove that unstable soils are not present around the gas pipeline.
12. A paved/compacted surface, such as a driveway, bike trail or parking lot may be permitted within the Easement Area with Grantee's prior written approval of Grantor's driveway plan. The driveway plan must provide a minimum cover of 48 inches over the gas pipeline.
13. Heavy earth moving equipment may not be routed over the gas pipeline without Grantee's prior written approval of Grantor's construction plan. The construction plan must provide sufficient load bearing protection, including, but not limited to, temporary pavement, heavy mats, additional compacted cover or other adequate bridging methods.

EXHIBIT "C" – Page 2

14. **Wisconsin Gas LLC Field Operations must be contacted at least three (3) working days prior to any excavation activity within the Easement Area to coordinate oversight or inspection, or to confirm compliance with these provisions. The current phone number for Wisconsin Gas LLC Call Center is 1-800-242-9137.**
15. Additional protective requirements may be necessary upon review of Grantor's construction plans submitted to Grantee as required by the Easement.

WISCONSIN GAS LLC
Attn: System Engineering, A516
333 W. Everett Street
MILWAUKEE, WI 53203



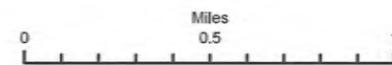
- Proposed Route
- Existing High Pressure Gas Main
- Existing Town Border Station
- Existing Regulator Station
- New Regulation Station / Reserve Land
- Municipal Boundary



Germantown - Mequon Main Replacement

Aerial Photograph Overview Map
11/3/2015

Source: WROC Imagery, 2010



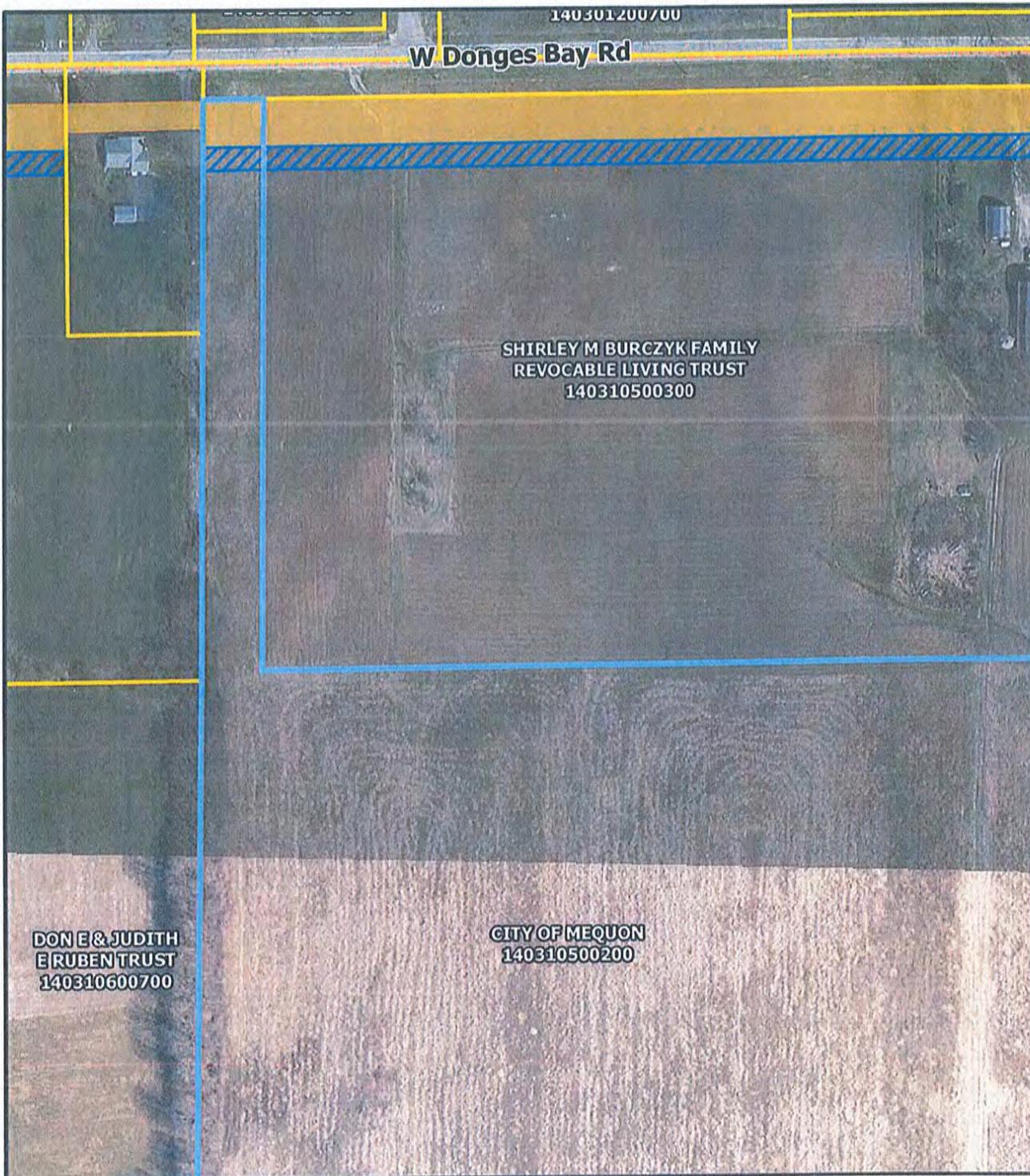
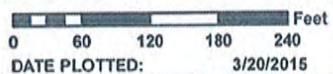


EXHIBIT B - Route A
Preliminary Sketch of the Easement Area within the Premises

Grantor and Grantee agree that the easement area legal description will be substituted at the time the Option is exercised.

	Easement Area within Parcel
Section, 1/4, 1/16 Lines	
Property Lines	
Proposed Permanent Easement	0.08 ac.
Proposed Temporary Easement	0.04 ac.
Station Easement	0 ac.



Tax ID = 140310500200

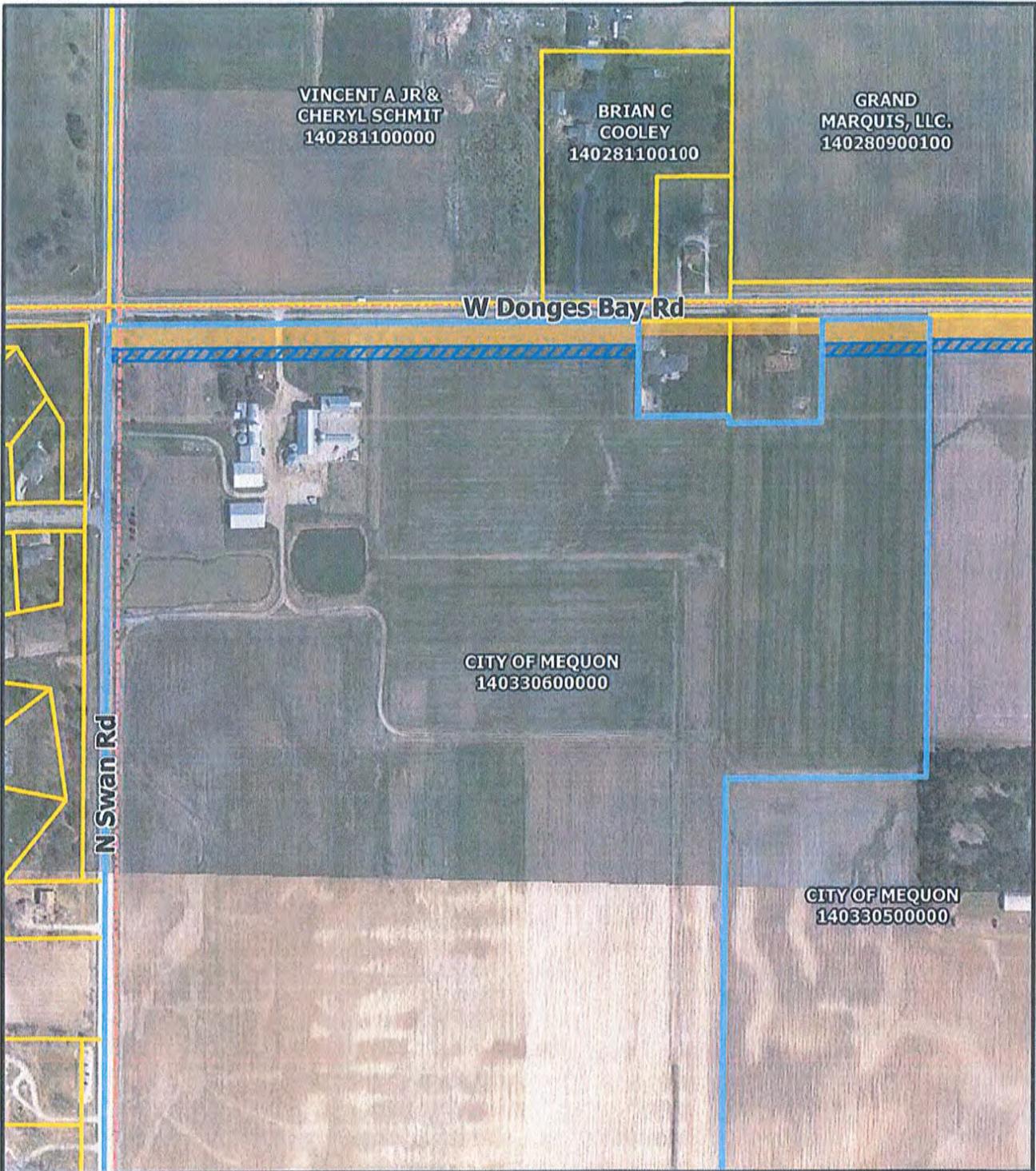
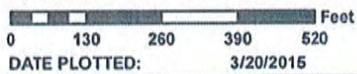


EXHIBIT B - Route AB
Preliminary Sketch of the Easement Area within the Premises

Grantor and Grantee agree that the easement area legal description will be substituted at the time the Option is exercised.

	<u>Easement Area within Parcel</u>
Section, 1/4, 1/16 Lines	
Property Lines	
Proposed Permanent Easement	1.57 ac.
Proposed Temporary Easement	0.78 ac.
Station Easement	0 ac.



DATE PLOTTED: 3/20/2015



Tax ID = 140330600000

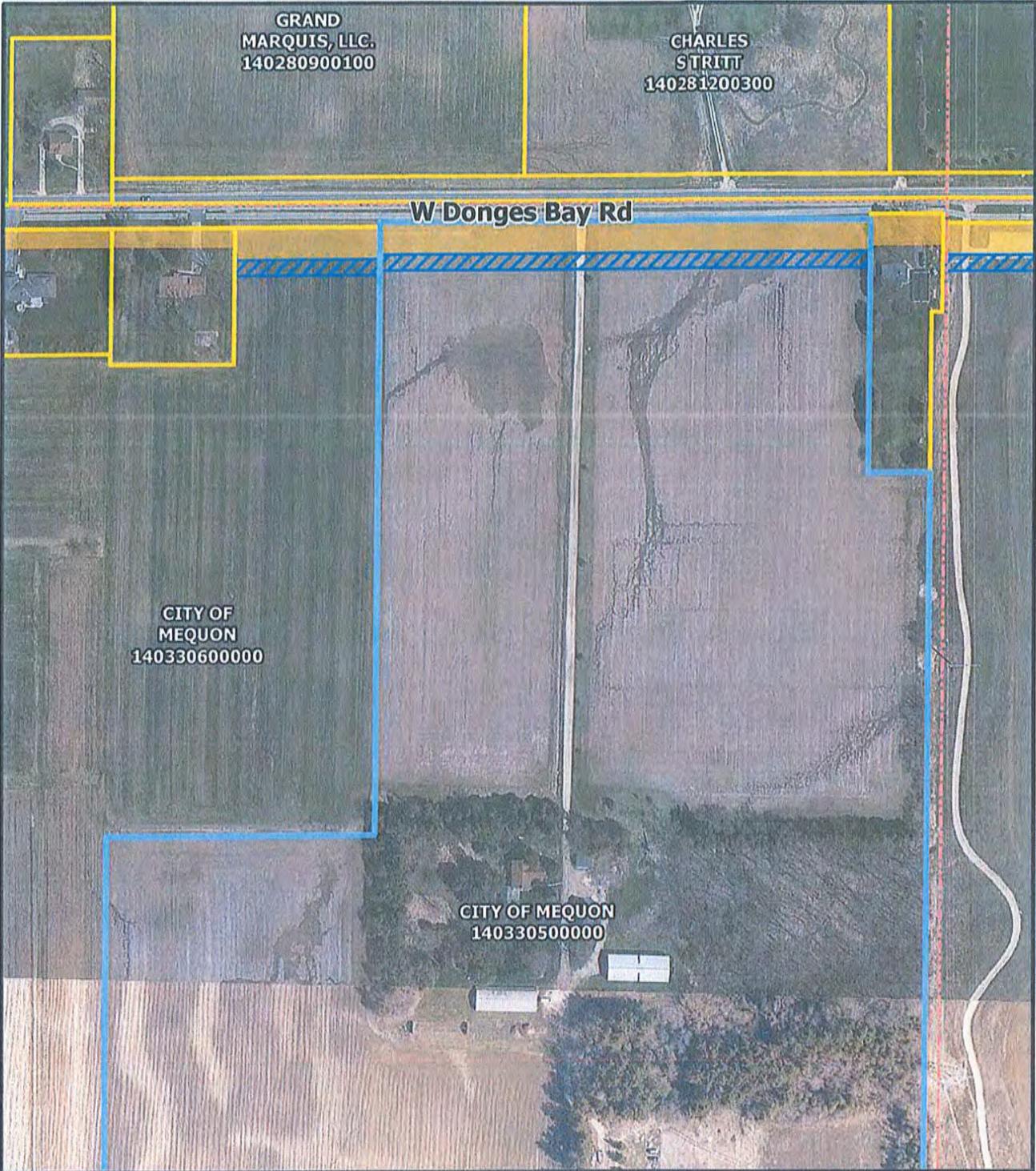
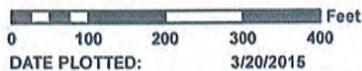


EXHIBIT B - Route AB
Preliminary Sketch of the Easement Area within the Premises

Grantor and Grantee agree that the easement area legal description will be substituted at the time the Option is exercised.

	Easement Area within Parcel
--- Section, 1/4, 1/16 Lines	
— Property Lines	
Proposed Permanent Easement	0.92 ac.
Proposed Temporary Easement	0.46 ac.
Station Easement	0 ac.



DATE PLOTTED:

3/20/2015



Tax ID = 140330500000

THE MEQUON SOCCER CLUB
 ATTN: SCOTT ENGROFF
 140281500600

W Donges Bay Rd

DONALD M &
 GAIL A STAUSS
 140330200400

CITY OF MEQUON
 140330200300

EXHIBIT B - Route AB
Preliminary Sketch of the Easement Area within the Premises

Grantor and Grantee agree that the easement area legal description will be substituted at the time the Option is exercised.

	Easement Area within Parcel
 Section, 1/4, 1/16 Lines	
 Property Lines	
 Proposed Permanent Easement	1.18 ac.
 Proposed Temporary Easement	0.58 ac.
 Station Easement	0 ac.



0 100 200 300 400 Feet
 DATE PLOTTED: 3/20/2015



Tax ID = 140330200300



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2938
Fax (262) 242-9655

www.ci.mequon.wi.us

PUBLIC WORKS/ENGINEERING

To: Public Works Committee and Committee of the Whole
From: Kristen B. Lundeen, P.E., Director of Public Works/City Engineer
Date: January 6, 2016
Subject: Combined Department of Public Works (DPW) 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.

DISCUSSION

On January 5, 2016, the City of Mequon opened bids from seven prime contractors for the Combined DPW Facility. Bids resulted in a higher than anticipated project cost, resulting in a required borrowing higher than that identified at the October 2015 Committee of the Whole meeting and the financial terms discussed at the December 2015 Finance and Personnel Committee meeting.

The intent of the discussion is to have the Committee provide guidance to Staff regarding:

- Staff recommended combination of base bid and alternates.
- Amount of the proposed borrowing for the initial resolution.

BID RESULTS

The September 2015 cost estimate resulted in a \$8,347,070 total project cost, which was based upon a \$5,619,190 building and \$1,831,300 sum of alternates (see attached cost summary). The bid results were summarily higher than the estimate, in the range of 15% for the building and 40% for the alternates.

In review of the bid results, the bid results are higher than the estimate due to:

- Soil testing completed after the generation of the cost estimate, but available as a part of the bid package, revealed nonstructural fill under the proposed addition resulting in a required 2' of material removal from the building footing and pad area.
- Scope of work on the roof increased to include additional insulation.
- Final design of the existing office renovation resulted in increased costs for HVAC equipment, duct work and a new HVAC control system that the city can expand for the rest of the city buildings, all new electrical and fire alarm, ceilings, floors and wallcoverings, and all new plumbing piping for the existing bathrooms.
- Increased in material and product costs. Construction costs continue to rise, which impacts the overall cost of the project. See the attached Construction Cost Index.

STAFF RECOMMENDATION

With the increased building costs due to the soil testing and final design, the costs for the building itself are fixed with the bids. However, in a review of the alternates, there are two major components that can be eliminated, save \$1M in project cost, and not have a significant impact on the overall operation.

Warm Storage Building

Staff recommends that the City not pursue construction of the warm storage building. Under the original design, the existing cold storage building would be demolished and a warm storage building constructed to provide the same service, located at the back of the property. Subsequent design allowed for the existing cold storage building to stay, but Staff continued to include the warm storage building in the bid as it provided additional storage at what was estimated to be a small, incremental cost.

At a bid cost of approximately \$775k, the construction cost is out of context with the service of the building and therefore is not cost effective. The City has several options for future capital building projects that could provide the same benefits of the proposed storage building, including insulating the existing cold storage building or constructing the warm storage building in the future.

Automatic Wash Bay Equipment

Staff recommends that the City not pursue installation of the automatic wash bay equipment at this time, and defer as a potential future capital building project. At a bid cost of approximately \$225k, eliminating the combination of alternates would save the City \$1M in project costs. The structure for the wash bay would still be constructed and operate as a manual wash bay until such time the City would choose to include the additional equipment in order to gain the efficiencies of an automated system.

BORROWING AMOUNT

If the Committee accepts Staff's recommendation for the combination of base bid and alternates, the total resulting borrowing for all associated project and financing costs is approximately \$9.1M, or \$400k more than the \$8.7M borrowing amount previously authorized. The Committee of the Whole previously provided consensus for Staff to move forward with an initial resolution for the borrowing based upon the \$8.7M borrowing cost. The \$9.1M borrowing cost based upon the bid results and Staff's recommendation results in an approximate 4.5% increase over the previously consented amount.

NEXT STEPS

If the Committee provides concurrence on the Staff recommended combination of base bid and alternates and the amount of the proposed borrowing, the next meeting will request formal approval of the initial resolution. Once the initial resolution is approved, the subsequent meeting will include the final resolution to award the sale of the bonds and include the contract award to the recommended bidder.

Combined DPW Facility Summary of Cost Estimate and Bid Results

Description	Project Estimate 9.28.15	BIDS RECEIVED 1.5.16						
		SMA	Absolute	Joseph Schmitt †	Scherrer ‡	Miron	JH Hassinger ‡	Beeler
Total Base Bid	\$ 5,994,190.00	\$ 6,854,000.00	\$ 6,863,000.00	\$ 6,991,000.00	\$ 7,054,680.00	\$ 7,193,886.00	\$ 7,348,445.00	\$ 7,734,230.00
Sum of Alternates*	\$ 1,831,300.00	\$ 2,584,000.00	\$ 2,713,300.00	\$ 2,458,650.00	\$ 2,514,102.00	\$ 2,555,500.00	\$ 2,757,000.00	\$ 2,690,650.00
Total Building Costs	\$ 7,825,490.00	\$ 9,438,000.00	\$ 9,576,300.00	\$ 9,449,650.00	\$ 9,568,782.00	\$ 9,749,386.00	\$ 10,105,445.00	\$ 10,424,880.00
Special Items**	\$ 656,580.00	\$ 354,100.00	\$ 354,100.00	\$ 354,100.00	\$ 354,100.00	\$ 354,100.00	\$ 354,100.00	\$ 354,100.00
Savings***	\$ (135,000.00)	\$ (135,000.00)	\$ (135,000.00)	\$ (135,000.00)	\$ (135,000.00)	\$ (135,000.00)	\$ (135,000.00)	\$ (135,000.00)
Total Project Cost	\$ 8,347,070.00	\$ 9,657,100.00	\$ 9,795,400.00	\$ 9,668,750.00	\$ 9,787,882.00	\$ 9,968,486.00	\$ 10,324,545.00	\$ 10,643,980.00
Finance Charges	\$ 300,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00
Total Borrowing	\$ 8,647,070.00	\$ 10,057,100.00	\$ 10,195,400.00	\$ 10,068,750.00	\$ 10,187,882.00	\$ 10,368,486.00	\$ 10,724,545.00	\$ 11,043,980.00

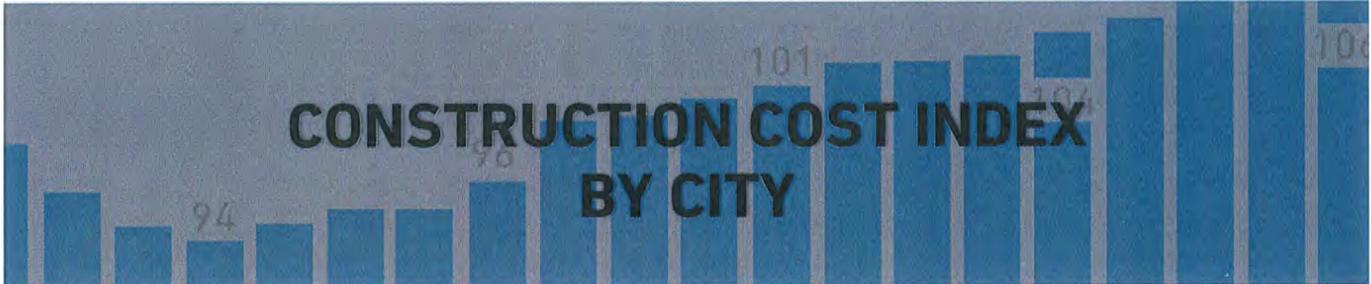
*Alternates consist of separately priced items: warm storage building, salt storage structure and brine building, fuel island, auto wash bay equipment, repair bay crane, bulk fluid system, brine machine, pressure washer, equipment lifts

**Special Items include: A/E Fee, State plan fee and printing, Geotechnical fees, Gas and electric services fee and contingency

***Focus on Energy and tax savings

† No bid included for two alternates

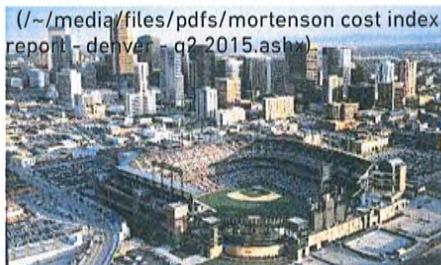
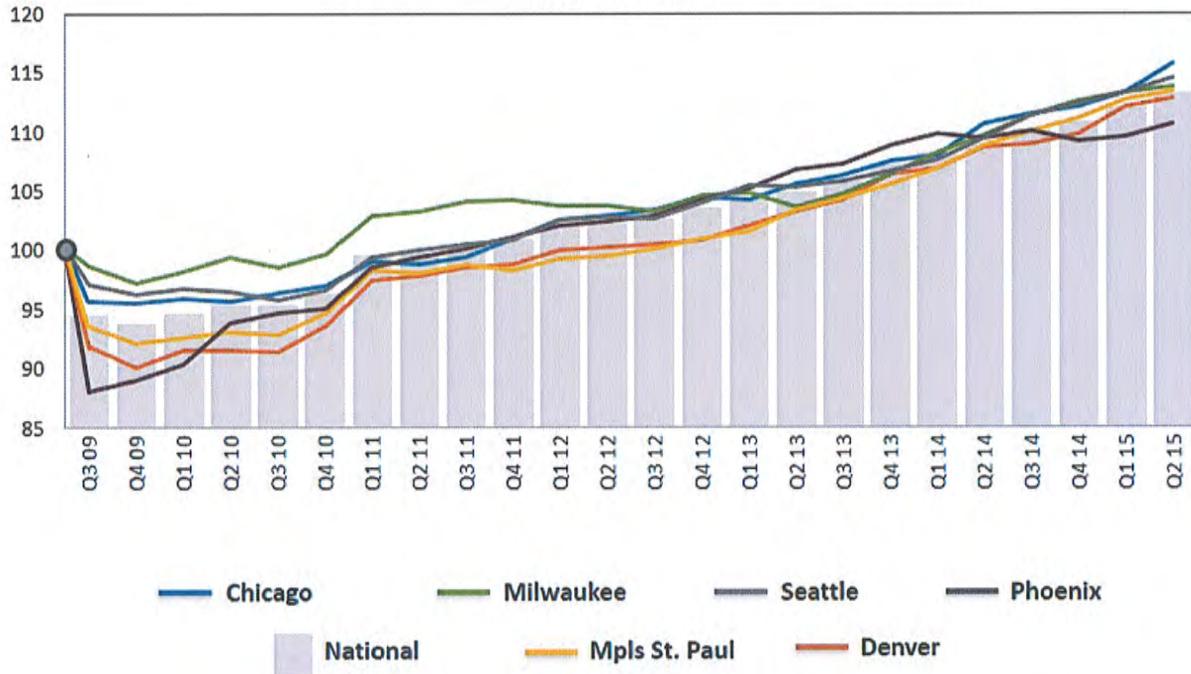
‡ No bid included for one alternate



The Mortenson Construction Cost Index is calculated quarterly by pricing a representative non-residential construction project in geographies throughout the country. Download the 1-page report for your location below.

Overall Construction Cost Index Q2 2015

(JANUARY 2009 = 100)





11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2938
Fax (262) 242-9655

www.ci.mequon.wi.us

PUBLIC WORKS/ENGINEERING

To: Public Works Committee
From: Kristen B. Lundeen, P.E., Director of Public Works/City Engineer
Date: January 7, 2016
Subject: Future Topics Scheduling

As the Committee may be aware, the Deputy Director of Public Works/Assistant City Engineer resigned his position with the City effective December 18, 2015 to take a position near Madison closer to where his family is living. With that departmental vacancy and my pending maternity leave as the Department Head, the schedule for several pending projects will be impacted.

While the table below is not inclusive of all efforts and projects, it is intended to provide a timeline for some of the department's major efforts requiring Public Works Committee approval. The timeline is also subject to change, as staff time and other factors affect presentation timelines.

February	<ul style="list-style-type: none">• Combined Facility Bid Award (or March pending funding discussions)• DPW Equipment Replacement
March	<ul style="list-style-type: none">• Annual Road Program Overview
April	<ul style="list-style-type: none">• Drainage CIP• Crack Sealing & BCI Flex Patching Contract Award
May	<ul style="list-style-type: none">• GSB 88, Seal Coating Contract Award
June	<ul style="list-style-type: none">• Road Improvement Contract Award

If the Committee has any topic it desires to be included in the schedule, Staff will subsequently update its work plan moving forward.