



## CITY OF WAUWATOSA

7725 WEST NORTH AVENUE  
WAUWATOSA, WI 53213  
Telephone: (414) 479-8917  
Fax: (414) 479-8989

### **BOARD OF PUBLIC WORKS**

Regular Meeting, Monday, December 5, 2005 – 8:30 a.m.

PRESENT: Mr. Braier, Finance Dir.; Mr. Kesner, City Attorney; Ms. Ledesma, City Clerk; Ms. Welch, Community Dev. Dir. -4

EXCUSED: Mr. Wheaton

ALSO W. Wehrley, City Engineer; P. Pyne, Civil Eng.; J. Krol, Spec. Proj. Eng.;

PRESENT: Ald. Grimm, 4th Dist.

Mr. Kesner in the Chair.

The Chair requested any additions or corrections to the minutes of the previous meeting.

It was moved by Ms. Ledesma, seconded by Ms. Welch to approve the minutes as printed. Ayes: 4

**Work Outside of Normal Construction Hours at N. 68th and W. State Streets.** The Board reviewed a letter from Robert C. Wille of Total Comfort of Wisconsin, Inc., W234 N2830 Paul Road, Pewaukee, for permission to work 24 hours per day on installing 8" water service across N. 68th Street just north of W. State Street. The work is in connection with a new Applebee's restaurant to be constructed in that area. Mr. Wille stated that working outside of normal construction hours would minimize disruption and allow them to complete the work sooner. Also of concern is the fact that road plates cannot be used in the winter if a ditch has to remain open overnight. He anticipated that work could be completed in two days. They would use a flagman to control traffic in both directions.

Ald. Grimm expressed concern about traffic flow on 68th Street where there already is a problem due to the closing of 70th Street. Ms. Welch agreed that care should be taken about restricting access to 68th Street. She felt that the full street should be open during certain hours of the day. Mr. Wehrley suggested specifying one lane in each direction from 6 to 9 a.m. and from 3 to 6 p.m. The contractor would have to stage his work accordingly. Mr. Wille was agreeable to that limitation.

It was moved by Ms. Welch, seconded by Ms. Ledesma to approve a variance to allow work to be performed 24 hours per day, as requested, based on the understanding that at least one traffic lane will be open in each direction from 6 to 9 a.m. and from 3 to 6 p.m. and with the further understanding that this work would be completed in approximately two days. Ayes: 4

**Variations for Reconfigured Parking Lot at 8700 Watertown Plank Road.** The Board reviewed a letter from William A. Heinlein, Managing Member, Fitness Development Associates, regarding reapproval

of variances for green space, undersized drive aisles, and spacing, all originally approved in July 2004, for the parking lot at 8700 Watertown Plank Road. Keith Nygren and Bob Bach of Fitness Development Associates were present as well as Blaze Selestow, Blaze Landscape Contractor. Copies of a new site plan were submitted.

Mr. Nygren explained that reconfiguration of the lot arose when the Medical College chose not to finalize a verbal agreement on use of the lot. A temporary road has been created to allow access to a portion of the lot that otherwise would be blocked by barricades and gates. Mr. Nygren was hopeful that negotiations with the Medical College would resume after winter. Ms. Welch reported that a Medical College representative confirmed to her that they are not willing to negotiate on use of the lot largely because of liability issues that have been pointed out by their attorney.

Mr. Nygren said that close parking for health club members is not as big an issue as parking for the building's community room events, often attended by as many as 300 people. To free up parking for those events, they will have all their employees—perhaps 60-90 cars—use the remote lot. Due to constant calls about parking, they feel they can't go through another winter without making more spaces available.

Mr. Pyne noted that the newly submitted layout has already been built without Board approval. The original approved plan included a detention pond, but storm water management has since been approved without that pond. Because of site constraints, the original plan did not require internal landscaping; but the required landscaping could now be accommodated because of the elimination of the detention pond.

Mr. Nygren responded that the new landscape plan is an improvement over the area's current appearance. Mr. Selestow explained some of its features, including the addition of four islands that impact the entrance and 10 deciduous and 10 evergreen trees.

Mr. Pyne noted that adding 21 spaces in the former pond area would free space for interior landscaping. He suggested requiring internal landscaping and islands whenever it can be built in the spring. If the Medical College could be persuaded to do the same, the whole parking lot would be up to date.

Further discussion of the interior landscaping requirement ensued. The Chair noted that discussions with the Medical College could lead to reconfiguration of the entire lot; but if those negotiations do not progress by spring, other plans could be addressed to make this work. Ms. Welch commented on the need to move forward with a more final plan based on actual needs rather than repeatedly approving parking lot plans and site plans based on estimated needs.

It was moved by Ms. Welch, seconded by Ms. Ledesma to hold this matter until spring with the understanding that further discussions and negotiations with the Medical College are pending. Ayes: 4

**Non-Compliance with Code Requirements for Painted Parking Stalls at 7400 Blanchard Street.**

Mr. Pyne reported that the approved parking plan for the multi-family building at 7400 Blanchard Street requires 17 parking spaces—13 interior and 4 exterior spaces. A complaint was received in September that the interior spaces were restriped and the stalls are too narrow, which was confirmed upon inspection. A letter was sent to the owner of record at that time, who forwarded it to the current owner, John Toohey. Mr. Toohey subsequently removed the striping but said he would not restripe the spaces. Based on the original complaint, he was then sent a letter of non-compliance and now says he will restripe the spaces this week. Mr. Pyne requested that a 60-day notice be issued to comply with the approved parking plan.

Atty. Roger Paulsen, representing Mr. Toohey, said that when Mr. Toohey bought this property in August there were 11-12 interior parking spaces each 10 feet wide. He restriped to create 8-foot spaces, and three tenants then complained. He cited city lots that do not meet the width required by the City Code and indicated that he plans to check spaces at Mayfair, Serafino Square, and Normandy Village as well. Mr. Toohey would like to have as many indoor spaces as possible since a number of tenants have two cars. He suggested assigning a number of spaces that meet code requirements to larger cars and assigning some smaller spaces to compact cars. In that way, they would be able to have 14 indoor spaces.

Mr. Pyne said that there is no engineering publication that supports stalls as narrow as 8 feet except in connection with handicapped provisions. Compact-size spaces, in fact, are no longer used because cars are getting bigger. The latest standards require at least 8 feet 6 inches. This area could accommodate 13 spaces at 8 feet 7 inches and perhaps a couple at 8 feet, but the 8-foot spaces could not be counted to meet overall requirements.

Ald. Grimm said that tenants have been unable to back out because the spaces are so narrow, and cabinets hanging on the wall are further obstructions. He also reported other concerns regarding garbage or recycling pickups, grass mowing, interior cleaning, and plowing of snow across the street onto someone else's property.

Ms. Welch said that the original parking plan meets current zoning requirements. Seventeen spaces are required based on the building's four two-bedroom units and six one-bedroom units.

It was moved by Ms. Welch, seconded by Mr. Braier to require that 13 interior and 4 exterior spaces be established within 60 days, which will conform to City Code requirements –

Mr. Paulsen indicated that there is only room for three outside spaces due to the location of dumpsters.

Vote on the motion, Ayes: 4

Mr. Paulsen said that a variance would be needed to allow three rather than four outside. The Chair suggested working with Mr. Pyne and perhaps finding a new place for one dumpster.

(The meeting recessed at 9:20 a.m. and reconvened at 9:23 p.m.)

**Contract 05-29, Replacement of Street Lighting Distribution Cabinets – Award of Bid.** The Board reviewed memos from the Purchasing Manager and Special Projects Engineer recommending award of Contract 05-29 to Pieper Electric, Inc., the lowest bidder, in the amount of \$78,757.00. It is requested that the 2006 budget be amended to include unexpended 2005 funds in the permanent street lighting account in the amount of \$80,000. The majority of the work is expected to take place in 2006.

It was moved by Ms. Ledesma, seconded by Ms. Welch to recommend award to Pieper Electric, Inc., in the amount of \$78,757.00 and to amend the 2006 budget for permanent street lighting improvements by including unexpended 2005 funds. Ayes: 4

**Contract 05-28, Traffic Signals Watertown Plank Road at Innovation Drive – Change Orders.** Mr. Kroll that Change Order No. 1 in the amount of \$9,193.62 involves replacing the standard detection loops in the pavement with video detection cameras. He said that the additional cost is money well spent considering the potential for future changes at this intersection.

It was moved by Ms. Welch, seconded by Ms. Ledesma to approve Change Order No. 1 on Contract 05-28 –

Mr. Braier asked about ongoing maintenance of the cameras. Mr. Kroll said that the technology has been around for some time and he is not aware of any maintenance issues. The cost of replacing a camera would be comparable to installing 3-5 loops. One camera can replace 5-10 loops in a direction.

Vote on the motion, Ayes: 4

Change Order No. 2 in the amount of \$109.02 includes a credit for the electrical service installation and the addition of pedestrian push buttons for the crosswalk at Innovation Drive.

It was moved by Mr. Braier, seconded by Ms. Welch to approve Change Order No. 2 on Contract 05-28. Ayes: 4

**Contract 05-31, Storage Building Wauwatosa Police Department – Change Order.** Mr. Kroll reported that Change Order No. 1 to Contract 05-31 in the amount of \$372.00 is for the removal and disposal of one section of curb and gutter required to maintain proper site drainage.

It was moved by Mr. Braier, seconded by Ms. Welch to approve Change Order No. 1 on Contract 05-31. Ayes: 4

**Contract 05-30, Sod Replacement Hart Park Baseball Field – Final Payment.** The Board reviewed the following:

Board Resolution

WHEREAS, the Board of Public Works has accepted the work of Sod Replacement Hart Park Baseball Field and work incidental thereto in the City of Wauwatosa under Contract 05-30 and the same is ready for final payment;

NOW, THEREFORE, BE IT RESOLVED by the Board of Public Works of the City of Wauwatosa, Wisconsin as follows:

Section 1. That the work of Sod Replacement Hart Park Baseball Field under Contract 05-30 is hereby accepted.

Section 2. That the proper City officers be and they are hereby authorized and directed to draw and sign a City order in the sum of twenty-five thousand eight hundred sixty-three dollars and seventy-five cents (\$25,863.75) in favor of Western Contractors, Inc. as the final payment under said contract, upon receipt of waivers of lien and for labor and materials furnished under said contract, and upon receipt of an affidavit stipulating compliance with wage rate requirements.

It was moved by Ms. Welch, seconded by Ms. Ledesma to approve the foregoing. Ayes: 4

**Purchase of Police and Public Works Vehicles.** The Board reviewed a memo from the Director of Public Works, Fleet & Traffic Superintendent, and Purchasing Manager regarding purchase of various vehicles and related equipment for the 2006 budget year. All would be from the same suppliers and at the same cost as 2005 with the exception of an increase in the cost of the garbage packer cab and chassis.

Seven full-size 2006 Crown Victoria police vehicles would be purchased from Ewald Automotive Group, at a cost of \$21,977 each including a \$2,097 wiring equipment package, for a total cost of \$153,839 without trade-ins. The 2006 budgeted amount with trade-ins and associated equipment is \$175,000.

Three cabs and chassis would be purchased from Badger Truck Center, Inc., at a cost of \$55,259 each or a total cost of \$165,777 without trade-ins. Casper Truck Equipment is to furnish three all-purpose bodies with underbody plow and main plow at a cost of \$44,923 each, or a total cost of \$134,769 each without trade-ins. The total for the combined units is \$300,546. This is a 2006 budget item in the amount of \$330,000 with trade-ins.

One aerial truck for the electrical section would be purchased from Utility Sales at a cost of \$83,461 without trade-in. This quote was based on last year's purchase of a similar unit for the forestry section. The 2006 budgeted amount with trade-in is \$100,000.

Lakeside International Trucks is to furnish one complete cab and chassis and 20 yard garbage packer at a cost of \$135,300.61 without trade-in. This represents an increase over the 2005 cost due to increased costs for modification of the cab for low entry on both sides and costs associated with the next-generation diesel engines. The 2006 budgeted amount with trade-in is \$145,000.

Fleet equipment L-17, M-46, P-98, P-99, P-114, P-119, P-121, P-122, P-125, R-03, T-50, and T-72 are to be declared surplus for disposal in a manner most advantageous to the city when the new vehicles are placed in service. Mr. Stingl indicated that most would likely be sent to auction or possibly sold by on-line auction.

It was moved by Mr. Braier, seconded by Ms. Welch to recommend the foregoing purchases to Council and to declare the designated vehicles surplus for disposal in a manner most advantageous to the city when the new vehicles are placed in service. Ayes: 4

**Contract 05-5, Sanitary Sewer Manhole Rehabilitation – Award of Bid.** The Board reviewed a memo from the Director of Public Works recommending award of Contract 05-5 to American Sewer Services, Inc., at their bid price of \$165,765, the lowest of five bids. The amount budgeted for this work is \$400,000, and the engineer's estimate was \$225,007. Since a substantial portion of this work will be completed in 2006, it is requested that the 2006 budget be amended to include a carryover of the 2005 budgeted amount, including any amendments.

In response to questions, Mr. Wehrley said that the LSSSES plan did not require repair of these manholes, but the pending settlement does require it. Mr. Braier requested a statement that the repairs are mandatory and a declaration of intent to reimburse from future bonding.

It was moved by Ms. Welch, seconded by Ms. Ledesma to recommend award to American Sewer Services, Inc., in the amount of \$165,765 and

amendment of the 2006 budget to include carryover of the 2005 budgeted amounts for this work contingent upon submission to the Finance Director of a statement that the work is mandated and a declaration of an intent to reimburse from future bonding. Ayes: 4

**Purchase of Rubberized Crack Sealer.** The Board reviewed a memo from the Purchasing Manager reporting that a VALUE cooperative governmental bid for hot-poured elastic (rubberized crack sealer) has been awarded to Gerdau Ameristeel. The street department has requested one load of approximately 45,000 lbs. at the quoted price of \$0.22/lb. Total cost should not exceed \$10,200. This is an extended contract, and the price remains the same as when last purchased in December 2004.

It was moved by Mr. Braier, seconded by Ms. Welch to recommend to Council approval of the purchase of hot-poured elastic (rubberized crack sealer) in an amount not to exceed \$10,200. Ayes: 4

**Contract 04-19, Sidewalk Repair – Final Payment.** The Board reviewed the following:

Board Resolution

WHEREAS, the Board of Public Works has accepted the work of Concrete Sidewalk Repair and work incidental thereto in the City of Wauwatosa under Contract 04-19 and the same is ready for final payment;

NOW, THEREFORE, BE IT RESOLVED by the Board of Public Works of the City of Wauwatosa, Wisconsin as follows:

Section 1. That the work of Sod Replacement Hart Park Baseball Field under Contract 04-19 is hereby accepted.

Section 2. That the proper City officers be and they are hereby authorized and directed to draw and sign a City order in the sum of four thousand eight hundred eighty-three dollars and ninety-three cents (\$4,883.93) in favor of James Cape Co. as the final payment under said contract, upon receipt of waivers of lien and for labor and materials furnished under said contract, and upon receipt of an affidavit stipulating compliance with wage rate requirements.

It was moved by Ms. Welch, seconded by Ms. Ledesma to approve the foregoing. Ayes: 4

**Contract 05-18 – Aggregate Sealcoating – Final Payment.** Mr. Wehrley reported that all work was completed under budget. Work on the residential streets went well, but there was considerable bleeding on Wauwatosa Avenue. Hot temperatures, traffic volume, and the fact that the street had been sealcoated previously all are possible factors. Staff is looking at alternatives for major roads in the future.

Board Resolution

WHEREAS, the Board of Public Works has accepted the work of Aggregate Sealcoating and work incidental thereto in the City of Wauwatosa under Contract 05-18 and the same is ready for final payment;

NOW, THEREFORE, BE IT RESOLVED by the Board of Public Works of the City of Wauwatosa, Wisconsin as follows:

Section 1. That the work of Sod Replacement Hart Park Baseball Field under Contract 05-18 is hereby accepted.

Section 2. That the proper City officers be and they are hereby authorized and directed to draw and sign a City order in the sum of four thousand eight hundred eleven dollars and sixty-six cents (\$4,811.66) in favor of Fahrner Asphalt Sealers, Inc. as the final payment under said contract, upon receipt of waivers of lien and for labor and materials furnished under said contract, and upon receipt of an affidavit stipulating compliance with wage rate requirements.

It was moved by Ms. Welch, seconded by Ms. Ledesma to approve the foregoing. Ayes: 4

**Partial Payments and Contract Updates.** Mr. Wehrley reported that all paving is complete as well as all utility work associated with paving. Some cleanup items are pending. The only open activity is the State Street water main work.

Board Resolution

BE IT RESOLVED, By the Board of Public Works of the City of Wauwatosa, Wisconsin that the proper City Officers be and they are hereby authorized and directed to issue City orders in favor of the contractor listed below in the amount listed in the column headed "Amount" as partial payment for work completed as indicated on the attached Exhibit pursuant to the terms of the contract noted.

<u>Contractor</u>	<u>Payment No.</u>	<u>Contract No.</u>	<u>Amount</u>
Western Contractors, Inc.	1	05-30 Sod Replacement Hart Park Baseball Field	\$ 3,968.75
Burkhart Construction	1	05-31 Storage Building – Wauwatosa Police Dept.	\$ 42,196.88
Payne & Dolan, Inc.	4	05-7 Asphalt Pavement Resurfacing	\$113,892.61
Payne & Dolan, Inc.	6	05-6 Asphaltic Concrete Repaving	\$ 71,458.85
Snorek Construction, Inc.	1	05-20 Citywide Pavement Repair	\$ 37,052.23

The meeting adjourned at 9:36 a.m.

---

Secretary to the Board

es