



CITY OF WAUWATOSA
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BOARD OF PUBLIC WORKS

Regular Meeting, Monday, May 3, 2004 - 8:30 a.m.

PRESENT: Mr. Braier, Finance Dir.; Mr. Kesner, City Atty.; Ms. Ledesma, City Clerk; Ms. Welch, Community Dev. Dir.; Mr. Wheaton, Chief Insp. -5

ALSO W. Kappel, Dir. of Public Works; W. Wehrley, City Eng.; P. Pyne, Civil Eng.;
PRESENT: J. Kroll, Spec. Proj. Eng.;

Mr. Braier in the Chair.

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

It was moved by Mr. Kesner, seconded Ms. Ledesma by to accept
the minutes as printed. Ayes: 5

Air Conditioner Variance – 11818 W. Walnut Road. The Board reviewed an application by Jane and Gerald Anderson, 11818 W. Walnut Road, to locate an air conditioning unit within the setback area of the west lot line of their property. Mr. Anderson was present and pointed out the proposed location on photos of the site. He said the unit would have a footprint of 24 inches by 30 inches and would be about 30 inches high. The manufacturer claims that it takes up to four of the proposed units to equal the sound produced by one typical air conditioner. The abutting neighbor has no objection. The unit would be about 20 feet from the neighbor's deck. It would be screened by a bush that was recently planted as well as by an existing evergreen.

It was moved by Mr. Kesner, seconded by Mr. Wheaton to approve
the requested variance. Ayes: 5

Request for Plumbing Code Exception at 1060 N. 115th Street. Mr. Pyne reported on a request for a plumbing code exception by Helmut Toldt, the owner/builder of Underwood Parkway, Inc., a multi-family residential development at 1060 N. 115th Street. Mr. Toldt was present. His request is to discharge roof drains at grade on the south side of the building adjacent to the railroad tracks. A swale would be created and all drainage would be directed to an inlet that would carry it into the storm system. Mr. Pyne said that staff has no objection to the request since drainage would be contained on the property and would ultimately flow into the storm system. Other roof drains will be connected to the storm system. He saw no potential structural problems since the floor of the building is quite a bit higher than the grade and water will be carried away from the building.

Mr. Wheaton added that the intent of the plumbing code is to keep the water within the property and not create any public nuisance. This drainage will not flow over any paved area.

It was moved by Ms. Welch, seconded by Ms. Ledesma to approve the requested plumbing code exception. Ayes: 5

Pre-qualification of Roofing and Building Contractors. The Board reviewed a memo from the Purchasing Manager reporting on pre-qualification statements and pricing from roofing and building contractors to be retained on an as-needed basis to perform minor and emergency repairs during the next three years.

Mr. Kroll reported that although bids were sought from others, only two building contractors responded, Ford Construction Company and T.V. John & Son, Inc. The city has been satisfied with their past work and their rates are reasonable. Four roofing contractors responded: Performance Roofing, FJA Christianson Roofing, M.M. Schranz Roofing, Inc., and Winding Roofing.

It was moved by Mr. Wheaton, seconded by Ms. Ledesma to approve the pre-qualified contractors for minor and emergency repairs on an as-needed basis for a period of three years based on price, convenience, and availability. Ayes: 5

Exception to Plumbing Code Requirements for the Little Red Store. Referring to site plans, Mr. Kroll reported that the Little Red Store is subject to the commercial plumbing code, which requires sump pump and downspout discharge to be hard piped to a storm water inlet. There is an existing sump pump discharge but no storm sewer is readily available at this site. The building has no gutters or downspouts. Storm water would flow into a grassy area that will be ditched and directed into a storm inlet to be constructed later as part of the parking plan. Storm water will not discharge onto paved surfaces or private property.

In response to questions from the Chair, Ms. Welch said that environmental contamination to the west of the building and the fact that the majority of the site is in the flood plain preclude any use beyond parking. As part of the parking lot plan, the paved area around the store will be removed to create more green space. Since several individuals have already submitted proposals, it seems likely that the building can be rented.

It was moved by Mr. Kesner, seconded by Ms. Welch to approve the requested exception to plumbing code requirements related to sump pump discharge and downspouts. Ayes: 5

Contract 04-09 Little Red Store Renovation – Plans and Specifications. The Board reviewed the following:

Board Resolution

WHEREAS, it is the sense of the Board of Public Works of the City of Wauwatosa that it is necessary to renovate the Little Red Store in the City of Wauwatosa and work incidental thereto under Contract 04-09 Little Red Store Renovation,

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

Section 1. That the plans and specifications and form of contract and bond, together with the contract documents submitted therewith for furnishing all labor, material and equipment for Little Red Store Renovation and work incidental thereto, be and the same are hereby approved.

Section 2. That the work is intended to be done during the 2004 construction season in the City of Wauwatosa, all in accordance with said plans and specifications.

Section 3. That the work is to be let to the lowest responsible bidder following competitive bidding therefor.

Section 4. That the City Clerk be and she is hereby authorized and instructed to advertise for bids for Contract 04-09 Little Red Store Renovation on May 13th and 20th, bids are to be opened on May 27, 2004, and to provide in so doing that bids may be submitted with a contract and bond, with sureties, as prescribed by the form furnished, complete with the exception of the signatures on the part of the City; and in lieu of the foregoing provision that the bidder may accompany his bid with a certified check equal to five (5) percent of the bid, payable to the city as a guarantee that if his bid is accepted, he will execute and file the proper contract and bond within ten (10) days after the award, all in accordance with the provisions of the Wisconsin Statutes.

Section 5. That the Wage Scale in the contract documents be and the same is hereby accepted.

Mr. Kroll reported that this work is 100% CDBG (Community Development Block Grant) funded. Referring to the plans, he reported that site work includes removal of some pavement, installation of new sidewalk, a turf area, and a small ring of planters as well as relining of sewers and new water service. A new front porch will be installed, the rear wall will be reconstructed, and an accessible entry and toilet facility added. The entire interior will be gutted and rehabbed including new electrical, gas, sewer, water and phone services. Separately metered electrical service for Tosafest will be included. The exterior of the building will be cleaned, painted, and reroofed.

In answer to questions from the Chair, Ms. Welch explained that installing siding rather than painting would raise issues with the state's preservation office, which governs the use of CDBG funds, and with the local Historic Preservation Commission and Historical Society. Mr. Kroll said that the building will be spot sanded before repainting. Concerns about standing water that occurs at times north of the building will be addressed through a separate parking lot contract.

It was moved by Mr. Kesner, seconded by Ms. Ledesma to forward this matter to Council with a recommendation for approval. Ayes: 5

Overnight Parking in City Hall Lot. In a memo to the Board, the Director of Public Works recommended approving a request from the Hart Park Senior Center to use approximately 15 spaces in the civic center parking lot for overnight parking from June 25-27, 2004. Users would sign a hold harmless agreement and pay \$5 per car, as they have in the past. The Library Director has indicated her approval contingent upon cars being parked in a designated area.

Upon the suggestion of Mr. Kesner, the Board concurred that it would be appropriate to delegate approval responsibility for future requests of this type.

It was moved by Mr. Wheaton, seconded by Ms. Welch to approve the current request for overnight parking and to delegate approval responsibility for up to 25 cars and no more than 20 days per year to the Director of Public Works contingent upon securing payment of the appropriate fees and signed waivers of responsibility and further contingent upon approval of the Library Director and the Chief Inspector. Ayes: 5

Purchase of Road Salt under State Contract. The Board reviewed a memo from the Director of Public Works and the Purchasing Manager recommending participation in the state contract for sodium chloride (road salt) purchases in the amount of 3,000 tons guaranteed seasonal fill and 4,000 tons vendor reserve. At a price of \$28.75 per ton, which is a net increase of \$1.26 per ton over pricing of the past two years, the city would expend a minimum of \$86,250 for the 2004-05 winter season. Any additional purchase from the vendor reserve would be at the same \$28.75 per ton cost. Mr. Kappel noted that salt usage is hard to predict in advance but has consistently been around 3,500 tons or less in the past three seasons.

It was moved by Ms. Ledesma, seconded by Mr. Wheaton to recommend to Council purchase of road salt under the state contract as outlined. Ayes: 5

Contract 04-18 Aggregate Sealcoating – Award of Bid. The Board reviewed a memo from the Director of Public Works recommending award of Contract 04-18 to Dodge Construction, Inc., at their bid price of \$133,946.50, the lowest of three bids. An amount of \$135,000 is budgeted, and the engineer's estimate was \$146,383.

It was moved by Ms. Welch, seconded by Mr. Kesner to recommend to Council award to Dodge Construction in the amount of \$133,946.50.
Ayes: 5

Contract 04-25 Crack Sealing – Award of Bid. The Board reviewed a memo from the Director of Public Works recommending award of Contract 04-25 to Fahrner Asphalt Sealers, Inc., the lower of two bidders at \$82,600. Noting that there was no previous experience with contracting for this work,

Mr. Kappel requested the transfer of \$13,000 from the sealcoating account to supplement the budgeted amount of \$66,000. Contract work would then be reduced to \$79,000.

It was moved by Mr. Kesner, seconded by Ms. Welch to recommend to Council award to Fahrner Asphalt Sealers, Inc., in an amount not to exceed \$79,000 contingent upon review and approval of the requested fund transfer by the Committee on Budget and Finance and the Common Council –

Mr. Kappel indicated that budget considerations led to contracting out this work, which had previously been done primarily by temporary summer help. Some equipment may ultimately be eliminated from the fleet if contracting proves successful. The contractor will be routing the cracks before blowing and filling and the work will be done in a much more compressed period of time, all of which is in the best interest of the city and will result in a better product in the end.

Vote on the motion, Ayes: 5

Partial Payments and Contract Updates.

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>
Underground Pipeline, Inc.	2	04-03 W. Blue Mound Water Main	\$164,759.71
DJC Enterprises, Inc., d/b/a General Pipe Services	2	03-05 Sanitary Sewer Cleaning & TV	\$ 9,757.07

It was moved by Mr. Kesner, seconded by Mr. Wheaton to approve the foregoing. Ayes: 5

Mr. Wehrley reported that sanitary sewer work is scheduled to start this week on Clarke Street and storm sewer work on Portland Avenue. Some miscellaneous cleanup work is being done on last year's sidewalk contract. There has been no word from Milwaukee on paving of trenches in connection with the Blue Mound water main project.

The meeting adjourned at 9:01 a.m.

Secretary to the Board

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