



## CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER  
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### BOARD OF PUBLIC WORKS

Monday, February 6, 2012 – 8:30 a.m.

PRESENT: Ms. Enders, Economic Development Director; Mr. Kesner, City Atty.; Ms. Ledesma, City Clerk; Mr. Presnal, Plbg. Insp.; Mr. Ruggini, Finance Dir. - 5

ALSO PRESENT: Mr. Porter, Public Works Dir.; Mr. Wehrley, City Engineer; Mr. Wojcehowicz, Water Supt.; Mr. Pyne, Civil Engr.; Mr. Kroll, Special Projects Engr.; K. Hurst, Fleet Mgr.; K. Walbrant, Parks Supt.

Mr. Kesner in the Chair called the meeting to order at 8:32 a.m.

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

Moved by Mr. Presnal, seconded by Ms. Enders  
to accept the minutes as printed. Ayes: 5

**Street Vendor License – Home Depot, 4100 N. 124<sup>th</sup> Street.** The Board reviewed a request by Home Depot, 4100 N. 124<sup>th</sup> Street, for a Street Vendor license to use 16 parking spaces for a small portable greenhouse from April 1 – July 1, 2012. Mark Konopasek, 4100 N. 124<sup>th</sup> Street, said the retailer would like to have this additional greenhouse for an additional revenue stream. The portable structure will be secured and the fire department has been contacted for approval of their structure. The street vendor license approval is not to be considered permanent rights for outdoor storage. A 24 hour contact number must be provided to the Public Works Department in case of emergency.

Moved by Mr. Presnal, seconded by Ms. Ledesma  
to approve a Street Vendor License for a portable  
greenhouse structure to be used from April 1, 2012  
through July 1, 2012 contingent upon receiving proper  
permits and approvals. Ayes: 5

**Trees for 2012 planting season – Award of Bid.** Mr. Ruggini said that the purchasing department advertised for bids on the purchase of trees for the 2012 spring planting season. Mr. Walbrant said that depending upon the tree condition and type the department would like the option to pick from all of the responding bidders.

Moved by Ms. Ledesma, seconded by Ms. Enders to recommend  
to Council award of bid to all bidders based on price, convenience  
and availability. Ayes: 5

**2012 John Deere backhoe loader – Award of Bid.** Mr. Hurst said that this unit will be replacing 2001 model. The department requested using Brooks Tractor as this same model was recently put out to bid by City of Milton and the City of Wauwatosa's end price of \$106,615.00 is cheaper than what the City of Milton paid for it when they went out to bid.

Mr. Hurst felt that the value of this unit, the proprietary nature of this equipment purchase and the ability to maintain continuity for experienced equipment operators is in the best interest of the City.

Moved by Mr. Ruggini, seconded by Ms. Ledesma to recommend to Council award of purchase order to Brooks Tractor for the quoted price of \$106,615.00. Ayes: 5

**Vacation of easement at 1460 Church Street.** Mr. Wehrley said that in 1943, the City obtained an easement at the northeast corner of the residential property at 1460 Church Street. This area was paved as part of the parking lot for the former Fire Station No. 1. The new fire station was constructed further to the north and the owner has requested that the easement be revoked.

Mr. Wehrley advised that the restoration work has been completed.

Moved by Ms. Ledesma, seconded by Ms. Enders to recommend to Council approval to vacate the easement at 1460 Church Street. Ayes: 5

**Vacation of storm sewer easement on North 90th Street at Menomonee River Parkway.** Mr. Wehrley said that the City is in the process of revising an existing storm sewer easement over the Menomonee River Parkway near North 90<sup>th</sup> Street, as it is presently unsuitable for the proposed Meinecke Avenue storm sewer outfall.

Mr. Wehrley said that the revision requires the City to vacate the existing easement.

Moved by Mr. Presnal, seconded by Mr. Ruggini to recommend to Council approval of the existing storm sewer easement vacation. Ayes: 5

**Contract 12-10/Project No. 1005 Street Lighting Improvements on N. Mayfair Road – Plans and Specifications.** Mr. Kröll said the replacement of the street lights is in preparation of 2013 Department of Transportation street improvement work in this location.

#### Board Resolution

WHEREAS, it is the sense of the Board of Public Works of the City of Wauwatosa that it is necessary to remove and replace 128 streetlights along N. Mayfair Road between W. Burleigh Street and W. Hampton Avenue and work incidental thereto under Contract 12-10 Street Lighting Improvements N. Mayfair Road,

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 Contract 12-10 Street Lighting Improvements N. Mayfair Road and work incidental thereto, be and the same are hereby approved.

Section 2. That the work is intended to be done during the 2012 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 therefore,

Section 4. That the City Clerk be and she is hereby authorized and instructed to advertise for bids for Contract 12-10 on February 16 and 23, 2012, bids are to be opened on March 1, 2012, 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.

Moved by Ms. Enders, seconded by Mr. Presnal  
to approve the foregoing. Ayes: 5

**Contract 12-02/Project No. 1003 Sanitary Sewer Relay, Repair and Relining – Plans and Specifications.** Mr. Wehrley said that this work is necessary for sanitary sewer relay, repair and relining Mayfair Road from Walnut Road to Burleigh Street which needs to be completed prior to work being done by Department of Transportation in this location.

Board Resolution

WHEREAS, it is the sense of the Board of Public Works of the City of Wauwatosa that it is necessary for sanitary sewer relay, repair and relining Mayfair Road from Walnut Road to Burleigh Street and work incidental thereto under Contract 12-02 Sanitary Sewer Relay, Repair and Relining.

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 Contract 12-02 Sanitary Sewer Relay, Repair and Relining and work incidental thereto, be and the same are hereby approved.

Section 2. That the work is intended to be done during the 2012 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 therefore,

Section 4. That the City Clerk be and she is hereby authorized and instructed to advertise for bids for Contract 12-02 on February 16 and 23, 2012, bids are to be opened on March 1, 2012, 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.

Moved by Mr. Ruggini, seconded by Ms. Ledesma  
to approve the foregoing. Ayes: 5

**Contract 12-51 – 2012 Mayfair Road Water Main Relays and Alterations – Award of Bid.** Mr. Wojcehowicz reported that MJ Construction, Inc. was the lowest of eight bidders on Contract 12-51 in the amount of \$966,730. The Engineer’s cost estimate for this work was \$1,100,000 which was budgeted for in 2012.

Moved by Ms. Ledesma, seconded by Mr. Presnal to recommend  
to Council award of Contract 12-51 to low bidder, MJ Construction, Inc  
in the amount of \$966,730.00. Ayes: 5

**Acceptance of right of way at UWM Innovation Park, LLC and naming of a street Technology Parkway.**

Mr. Pyne advised that UWM Innovation Park requests that the City accept a right of way for a portion of the main road into Innovation Park from Watertown Plank Road to approximately 1,200 feet north.

Mr. Pyne said that UWM Innovation Park, LLC has also requested that the City accept the name Technology Parkway for this right of way and the extension of it to Swan Boulevard.

Moved by Mr. Ruggini, seconded by Ms. Ledesma to recommend to Council approval to accept the right of way and to name that right of way Technology Parkway. Ayes: 5

**Contract 11-93 Sanitary Sewer Relay (portions of 65<sup>th</sup> Street between W. North Avenue to W. Clarke Street and W. Meinecke Avenue from N. 65<sup>th</sup> Street to 160' west of n. 64<sup>th</sup> Street – Final Payment.** Mr. Wehrley said that the work on Contract 11-93 has been completed and inspected. He requested acceptance of the additional expense incurred due to the pavement type changes. The total amount due to the contractor, MJ Construction, Inc. is \$50,377.35. The total amount paid to the contractor to date is \$318,206.70. The original contract amount was \$319,780.10.

Moved by Mr. Ruggini, seconded by Ms. Enders to recommend to Council final payment due to MJ Construction, Inc. in the amount of \$50,377.35. Ayes: 5

**Contract 04-29/ State Project ID 2200-10-70 West Blue Mound Road, North 66<sup>th</sup> Street to North Story Parkway – Final Payment.** Mr. Ruggini said the work of Contract 04-29/ State Project ID 2200-10-70 has been accepted and the same is ready for final payment for the final balance due under said contract.

Moved by Mr. Ruggini, seconded by Ms. Ledesma to approve the foregoing. Ayes: 5

**Contract 09-27/ State Project ID 2200-12-71 West Blue Mound Road – Final Payment.** Mr. Ruggini said the work of Contract 09-27/ State Project ID 2200-12-71 has been accepted and the same is ready for final payment for the final balance due under said contract.

Moved by Mr. Ruggini, seconded by Ms. Ledesma to approve the foregoing. Ayes: 5

**Contract 08-27/ State Project ID 2200-12-01 West Blue Mound Road – Final Payment.** Mr. Ruggini said the work of Contract 08-27/ State Project ID 2200-12-01 has been accepted and the same is ready for final payment for the final balance due under said contract.

Moved by Mr. Ruggini, seconded by Ms. Ledesma to approve the foregoing. Ayes: 5

**Contract 09-29/ State Project ID 2200-10-70 North 76<sup>th</sup> Street – Final Payment.** Mr. Ruggini said the work of Contract 09-29/ State Project ID 2200-10-70 has been accepted and the same is ready for final payment for the final balance due under said contract.

Moved by Mr. Ruggini, seconded by Ms. Ledesma to approve the foregoing. Ayes: 5

**Contract 09-28/ State Project ID 2140-11-00 North 76<sup>th</sup> Street, West Center Street to West Appleton Avenue – Final Payment.** Mr. Ruggini said the work of Contract 09-28/ State Project ID 2140-11-00 has been accepted and the same is ready for final payment for the final balance due under said contract.

Moved by Mr. Ruggini, seconded by Ms. Ledesma  
to approve the foregoing. Ayes: 5

**Contract 07-15/ State Project ID 2200-10-70 West Blue Mound Road, North Glenview Avenue to North 65<sup>th</sup> Street – Final Payment.** Mr. Ruggini said the work of Contract 07-15/ State Project ID 2200-10-70 has been accepted and the same is ready for final payment for the final balance due under said contract.

Moved by Mr. Ruggini, seconded by Ms. Ledesma  
to approve the foregoing. Ayes: 5

**Contract 04-29/ State Project ID 2200-10-00 West Blue Mound Road, North Glenview Avenue to North 66<sup>th</sup> Street – Final Payment.** Mr. Ruggini said the work of Contract 04-29/ State Project ID 2200-10-00 has been accepted and the same is ready for final payment for the final balance due under said contract.

Moved by Mr. Ruggini, seconded by Ms. Ledesma  
to approve the foregoing. Ayes: 5

**UWM Innovation Park infrastructure.** Mr. Pyne presented the Board background information regarding the UWM Park purchase. The former county ground parcel consists of 88.5 acres. The City adopted the Milwaukee County Grounds plan in 2004 for the Northeast Quadrant, Zone A, known as the Kubala Washatko Plan. The City rezoned the parcel to Business Planned Development in 2010. The UWM Real Estate Foundation purchased the 88.5 acre parcel in 2011 and has made a significant commitment to the natural habitat and the renovation of the Eschweiler buildings. The Tax Incremental Fund (TIF) #6 was created in 2010 to fund the roadway construction, sewer, water, storm and street lighting. A federal grant was obtained in 2010 to help fund the construction of the Accelerator Building.

Dave Gilbert with UWM Real Estate Foundation and John McCarthy with GRAEF were present to provide additional information and to answer questions.

Mr. Pyne said that about 50 acres will be used for Innovation Park with some residential component. Funds from TIF 6 will finance the main line infrastructure that will serve the entire park. Discussion ensued around the overlapping of TIF 2 and TIF 6 areas and how some funds from TIF 6 could be used to serve TIF 2 areas as well.

The biofiltration basin plans were discussed. Much of the site will drain to these basins. A biofiltration system utilizes several treatment mechanisms for removing pollutants from stormwater runoff. The bowl shaped basins will be filled with a sandy gravel mix at the bottom with addition of a mixture of materials. This is a critical component of low impact development. GRAEF is working on additional ways to get extra capacities in the biofiltration bowl. Native grasses will be used in the biofiltration basin areas. This is not a wetland condition.

Grading will be done to protect the habitat areas in the northeast quadrant. Per bid specifications, contractors are to figure out how to maneuver around the area without getting into the habitat zone.

The roadway, yet to be named will be a two-lane divided roadway. The speed limit on the roadway will be 25 miles-per-hour with a roundabout for traffic calming. The roadway is a rolling feature winding through with a curb

and gutter and bike lanes on both sides of the street. The boulevard islands will be landscaped. There will be a sidewalk on the east side of the road the entire way. There will be another road off of this to serve the Eschweiler buildings.

LED lighting with two circuits will be used to minimize lighting at night. This area is a high spot on the county grounds.

The Department of Transportation will be widening Watertown Plank Road causing the loss of a significant amount of trees. UWM was planning on building a three part retaining wall along here to protect the trees. With 40% of the trees being removed they are rethinking this. It was mentioned the area could be graded to make a park in the area. There will be a replacement of trees. It was noted that a lot of the trees in this area are past their prime.

Mr. Presnal excused 9:30 a.m. – 4

ATC power lines of 138,000 volts will go underground if allowed by the Public Service Commission (PSC). Discussion continues on possible overhead lines which would run across the highway. It was noted that the ATC line has nothing to do with the UWM development.

The project timeline was discussed. The extensive review by the Economic Development Administration (EDA) should be done around the middle of May. This determines when the City can put plans out to bid. Board of Public Works approval is required before advertising. It was mentioned that any hold up in the approval process extends the timeline.

The City Attorney referenced an email received from Ms. Agnew with concerns of the initial cut and fill dirt. The cut material will be put in an area created by MMSD. Fill-in is necessary for the traffic circle area. There will be a fair amount of fill and will be fairly costly to move two times. The email suggested lessening the roadway cut. The design is necessary to provide a safe road with 25 mph speed limit ensuring the grades aren't too steep. It will be determined how the biofiltration area will be taken care of when the stormwater management is approved.

The Board discussed the height of the gabion entrance wall and felt that it looked massive upon entering the park. It was suggested that this be re-addressed and a photo scaled differently be presented in future presentations.

**Water Pumpage Report.** With December 2011 pumpage of 124,807,000 gallons, the year-to-date total stands at 1,676,449,000 gallons of water pumped, slightly ahead of this time last year. The Chair ordered the report placed on file.

**Partial payments and contract updates.** Mr. Wehrley advised that there are no project updates at this time.

#### 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>
Selzer-Ornst Co.	5	Contract 11-25 Hart Park Improvements	\$ 17,316.60
UPI, Inc.	3	Contract 11-12 Storm Sewer Relay, Repair, and Extension	\$ 58,594.83
American Sewer Services	9	Contract 11-14 West Ruby Avenue	\$182,155.72

## Improvements

Moved by Mr. Ruggini, seconded by Ms. Ledesma  
to approve the foregoing. Ayes: 4

The meeting adjourned at 9:43 a.m.

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Secretary to the Board

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