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BOARD OF PUBLIC WORKS

Special Meeting – Thursday, March 5, 2009 – 8:30 a.m.

PRESENT: Mr. Kesner, City Atty.; Ms. Ledesma, City Clerk; Ms. Welch, Community Dev. Dir. -3

EXCUSED: Mr. Braier, Mr. Wheaton

ALSO

PRESENT: W. Wehrley, City Eng.; Chief D. Redman, Deputy Chief W. Rice, Fire Dept.

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

Contract 09-75, Fire Station #1 – Plans and Specifications. The Chair noted that this matter was held from the previous regular meeting to address staff comments on the plans. Mr. Wehrley reported that some of the identified items have been addressed but there are others still to be resolved. Without sufficient time for a thorough review, he recommended working to finalize the plans in the next week or so. Ms. Welch agreed that further staff review would help avoid amendments to the plan in the course of construction. She specifically mentioned the need for more information on stormwater and LEED measures and inquired about the status of Wisconsin Department of Commerce review.

John Sabinash, Zimmerman Architectural Studios, indicated that everything identified by staff has been or will be incorporated in the plans, as shown on a list he provided to staff. He expects that the Commerce application would be made in the next week and approval would be received before bidding closes.

Tom Oleniczak, Harwood Engineering, said he has been working with the city closely regarding public infrastructure such as sidewalks and stormwater issues, consulting with Mr. Wehrley and other engineering staff. He provided a preliminary set of plans early on and also addressed the comments received earlier this week. He said that he has prepared an exhibit to clarify stormwater handling, and he explained some of the measures to address water quality and quantity, including porous pavement, trench drain systems, and a green roof alternative. He noted the goal of meeting specific city ordinance and MMSD requirements beyond the required level.

Mr. Wehrley explained what is needed to consider the plans bid ready including consolidation of stormwater management techniques into a stormwater management report and other changes, notations, and clarifications throughout the site. The goal is to identify anything that is unclear from a contractor's standpoint and provide additional clarification to bidders.

The Chair advocated taking time to clarify outstanding issues and possibly get some initial Commerce comment, which would necessitate only minor adjustments in the desired publication, bidding, and award timeline.

Moved by Ms. Welch, seconded by Ms. Ledesma to recess to
Wednesday, March 11, at 8:30 a.m. –

Ms. Welch acknowledged the amount of work that has been done to date as well as recent progress on issues that were raised. She noted that an erosion control permit must be in place before a raze permit can be issued, the need for final Design Review Board approval, and other approvals that will be needed including water and fire prevention reviews.

Vote on the motion, Ayes: 3

The meeting recessed at 8:52 a.m.

The meeting reconvened at 8:30 a.m. on Wednesday, March 11, 2009.

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

Also present: W. Wehrley, City Engineer; Chief D. Redman, Deputy Chief W. Rice, Deputy Chief M. Carberry, Fire Dept.; J. Bembenek, Purch. Mgr.; J. Archambo, City Admin.

The Chair reported that new plan materials were received yesterday. Jack Blume, Zimmerman Architectural Studios, confirmed that new sheets were issued for the items on which there had been comments, which was mostly landscaping and civil related in connection with the property line and building line plus some architectural or electrical issues.

Mr. Wehrley reported that he reviewed the new materials but the staff engineer responsible for exterior site plan review was not available. He outlined a number of outstanding items that still need to be addressed including detailed plans for the guard rail above the retaining wall where there is a 8-10 ft. drop-off; conversion of city datum on the drawings; information on the ice melt system; the issue of agreements for work involving adjacent private property; and required screening for the parking lot due to removal of the fence between the north parking lot and the church lot.

Mr. Wehrley questioned snow storage/removal on the north lot as well as the south lot and the ramp. He was also concerned about factors that would affect the emergency response of vehicles parked in the lower level, such as snow drifts that the snow melt system could not handle, trench drain clogs that could cause icing on the doors, or a garbage hauler getting stalled on the ramp. A better solution for the emergency vehicles would have involved using land to the south as well as using that area for snow storage and having the dumpsters at grade to diminish reliance on mechanical systems to get emergency vehicles out. Other issues he cited were the need for storm water calculations showing the reduction in runoff using green measures, updated drawings showing staged construction in connection with buildup of the mechanical wall, and details on excavation of the 10 ft. deep ramp next to the apparatus bay.

Mr. Wheaton reported that he found nothing from a building code standpoint based on a brief review of the new pages this morning. He would like to see a complete plan set with changes.

Ms. Welch reiterated the need for further attention to LEED-related items inasmuch that has been defined as a primary emphasis and the building is only a few points shy of being certified-eligible. There should be a way to integrate those measures into the design without contributing that much to the cost of the building. She commented on the responsibility to control costs and limit change orders. Once a contract is let, the option to go back and do value engineering is lost.

Deputy Chief Rice reported that budgetary and site limitations led to many significant compromises early in the process and a great deal of discussion throughout. Vehicle storage in the lower level was a compromise they were willing to make, for example, since there is no room elsewhere. The garbage dumpsters would be in a lower visibility area on the maintenance side of the building where they are most

needed. The ice-melt system was a compromise to handle the apron and ramp snow storage and removal problem. They would store some snow on the north lot, losing parking spaces until it could be hauled away. Deputy Chief Rice emphasized that hours of work have gone into these issues.

Chief Redman explained that operational issues and sustainability items were affected the most by the budget reduction. Putting function areas under the bay precludes storage of critical reserve apparatus at this station, for example. Regarding screening and the retaining wall at the north lot, he reported that St. Matthews has indicated they have no problem with the wall and landscaping plans. They would retain the grassy area they use for snow storage and would also like to retain a portion of the fence adjacent to a neighboring residential property.

The Chair recognized the concerns of the City Engineer as well as the compromises that have been made, but he noted that the Common Council has been clear about not wanting to use the land to the south. If the department has determined what compromises they can live with, he is willing to accept those decisions. He outlined remaining concerns about the snow melting system and LEED issues as well as the retaining wall/guard rail question. He suggested reviewing a last series of changes and details at the regular Board meeting next Monday, March 16.

Moved by Mr. Wheaton, seconded by Ms. Welch to hold this matter to the next regular meeting on Monday, March 16. Ayes: 5

The meeting adjourned at 9:01 a.m.

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Secretary to the Board