



CITY OF WAUWATOSA
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BOARD OF PUBLIC WORKS

Regular Meeting – Monday, March 16, 2009 – 8:30 a.m.

PRESENT: Mr. Braier, Finance Dir.; Ms. Ledesma, City Clerk; Ms. Welch, Community Dev. Dir.; Mr. Wheaton, Chief Bldg. Official -4

EXCUSED: Mr. Kesner

ALSO Chief D. Redman, Deputy, Asst. Chief M. Anton, Fire Dept.; J. Kroll, Spec. Proj. Eng.;;
PRESENT: J. Bembenek, Purch. Mgr.; J. Wojcehowicz, Water Supt.; J. Archanbo, City Admin.

Ms. Welch in the Chair called the meeting to order at 8:30 a.m.

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

Moved by Mr. Wheaton, seconded by Ms. Ledesma to accept the minutes as printed. Ayes: 4

Street Vendor License – 12121 W. North Avenue. The Board reviewed an application by Gerilynne Nolan and Bill Bradshaw, Fruit of the Bloom, for a retail garden center in the school district administration building parking lot at 12121 W. North Avenue from April 15 to July 15, 2009. Ms. Nolan reported that she has operated her garden center in Wauwatosa for 21 years, and this will be the fourth year at this site. She has a signed contract with the school district.

Moved by Ms. Ledesma, seconded by Mr. Wheaton to approve the Street Vendor license as requested. Ayes: 4

Preventative Maintenance Contract for Boilers and HVAC Systems. The Chair announced that Ald. Krol has requested a hold on this item, which engineering staff has indicated would not present a problem.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to hold this matter to the next meeting. Ayes: 4

Prequalification of Contractors for Water Utility Repair Work. The Board reviewed a summary of pre-qualification pricing from six utility contractors to perform repair work to the water distribution system in 2009 on an as-needed basis with an option for two additional one-year extensions. The contractors are: Grunau Company, Inc.; Heiden Plumbing Company, Mainline Sewer & Water, D. F. Tomasini Contractors, American Sewer Services, Inc., and Midcity Plumbing & Heating.

Moved by Ms. Ledesma, seconded by Mr. Wheaton to approve the pre-qualification of the above-named contractors for repair work on an as-needed basis based on price, convenience, and availability. Ayes: 4

Prequalification of Contractors for Electrical, Plumbing, and Elevator Work. The Board reviewed a summary of pre-qualification pricing from electrical, plumbing, and elevator contractors to perform minor and emergency repair work estimated to cost \$8,000 or less on an as-needed basis. The contractors are: Simons

Electrical Systems; Lemberg Electric Co., Inc.; Roman Electric Co., Inc.; Zien Services; Vince Ingrilli; Badger Elevator; Otis Elevator; and Kone Elevator.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to approve the pre-qualification of the above-named contractors for minor emergency and repair work on an as-needed basis based on price, convenience, and availability. Ayes: 4

Contract 09-01 Sanitary Sewer and Water Main Relay, Repair and Relining – Plans and Specifications.

Mr. Wojcehowicz reported that this work on Wauwatosa Avenue from north of Eagle Street to the north city limits is being coordinated with the City of Milwaukee, who will act as the lead agency for the paving portion of the work.

Board Resolution

WHEREAS, The Board of Public Works of the City of Wauwatosa is of the opinion that it is necessary to relay, repair and reline sanitary sewers; to relay water mains; and to perform incidental underground utility work at various locations in the City of Wauwatosa which are either on or adjacent to streets included in the 2009 capital improvement repaving program as follows:

DIVISION A.

Wauwatosa Avenue: From: N. of Eagle Street
To: W. Center Street

DIVISION B. (COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM)

Wauwatosa Avenue: From: W. Center Street
To: The North City Limits North of
W. Center Street

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 contracts and bonds, together with the contract documents submitted therewith for furnishing all labor, material and equipment necessary for this work be and the same are hereby approved.

Section 2. That the Board of Public Works be and it is hereby instructed and directed to cause said improvement projects to be done during the 2009 construction season under Contract 09-01 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 meeting the requirements of the Community Development Block Grant Program (CDBG) following competitive bidding therefor.

Section 4. That the City Clerk be and she is hereby authorized and instructed to advertise for bids for Contract 09-01 on April 2 and April 9, 2009; bids are to be opened on April 16, 2009; the final completion date for the work and surface restoration shall be June 26, 2009; and the provide in so doing that bids may be submitted with a contract and bond, with sureties, as prescribed by the forms furnished, complete with the exception of 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 provision of the Wisconsin Statutes.

Section 5. That the Wage Rate Scales from the Federal Department of Labor and the State of Wisconsin Department of Work Force Development in the contract documents be and the same are hereby accepted.

Section 6. That the Engineering Division forward a copy of this resolution along with the project plans, specifications and computations to the Milwaukee Metropolitan Sewerage District and the Wisconsin Department of Natural Resources for their approval.

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

Contract 09-75, Fire Station #1 – Plans and Specifications. This matter was held from previous meetings. Ms. Welch noted a communication from City Administrator Archambo and a response from Deputy Chief Rice regarding issues discussed at previous Board meetings and in a meeting with consultants and staff last Friday. Suggestions listed by Mr. Archambo included: eliminate the snow melt and central vacuum systems; use a concrete slab in the west garden terrace, pushing the retaining wall west to the basement wall, and substitute a swale/drain tile system for the French drain/sump pump system; convert the lower level wash bay to parking; substitute a less expensive wood (maple or oak) for cherry wood; move the rear transformer to the south and provide vegetative screening rather than a screening wall; and provide a water source to the green roof and consider whether access is sufficient for maintenance. Questions were raised regarding energy efficiency items or opportunities of the building envelope; windows in the bay doors, plans regarding moving the bell, and updated stormwater calculations. An additional suggested change was to move the underground parking ingress/egress ramp to "daylight" to the south, using the southern property's existing curb cut to the street. This was proposed as a temporary measure with the assumption of interaction with the eventual owner/developer of the south parcel. With the exception of the drive path, pavement could be removed and grass planted to earn LEED points.

Chief Redman spoke of his frustration with changes to the overall project at this time, especially those involving use of the residual property since the concept since November 2007 has been to leave that property open for development. They have worked through the entire process with that built-in restriction, which was approved by Council and was the understanding when voters supported the referendum. Had that property been included in the design decisions, they would have chosen to eliminate underground parking and reorient the building.

Referring to proposed elimination of the lower level wash bay, Chief Redman noted that maintaining vehicles is a part of staff's normal duty day. He questioned the operational rationale for contracting out that work or moving large fire apparatus to gain access to the other wash bay. At minimum, he suggested including a floor drain and hose bib. He has no concern about moving the transformer, which is a Design Review Board issue, but would not want trash receptacles at the opposite end from where most trash is generated.

John Sabinash and Jack Blume of Zimmerman Architectural Studios were present. Mr. Sabinash commented that all the requests can be achieved, although some further direction would be needed on certain items involving the south parcel.

Mr. Archambo reiterated that based on last week's discussions, running the ramp to the south would be a temporary measure. Once the south site is sold, it could still be oriented east-west as originally designed or could be provided in a different manner through collaboration with the developer. Trash would still be at the bottom of the ramp regardless of orientation. The question of the wash bay related to the need for a second one in addition to that on the main floor.

Asked about the snow melt system, Chief Redman said that considerations for including it as an option were the long-term need for snow removal and the practicality of relying on public works to haul snow away in a timely fashion. If the department itself had the mechanical means to move snow from the apron to the north lot, it could probably be stored there temporarily. That would require purchase, maintenance, and storage of equipment that would have limited use but, on the other hand, might have relatively low cost over a 20-year period. Typically, they would have available manpower since firefighters do initial snow removal now.

Mr. Wheaton commented on outstanding issues, none of which he felt were critical. He said that the snow melt system is more a matter of public perception, and he saw some merit in reorientation of underground parking

ingress/egress but felt it is not a big issue. He also saw no problem with moving the transformer, providing a water source on the roof, or addressing energy efficiency opportunities and stormwater issues. He pointed out the need for a complete set of plans.

Moved by Mr. Wheaton, seconded by Mr. Braier to approve the plans and specifications –

Mr. Braier indicated that, lacking specific expertise, he would rely on Mr. Wheaton's judgment. He asked about changes after bids are received. Mr. Wheaton and Mr. Archambo both noted that change orders are typically more expensive. Mr. Sabinash said that he would prefer to get it all into the bid document now. The only thing he views as time sensitive is the issue of the south parking lot.

In further discussion, Mr. Archambo commented on the Board's role and said that the suggestions made were an attempt to react to concerns raised here. Mr. Wheaton saw the plan as functional as currently designed and would be comfortable seeking bids as soon as a complete set can be sent off to the Commerce Department for approval. Some of the issues may have to be addressed in a different forum, he felt. Ms. Welch noted that besides lacking Commerce approval, final Design Review Board approval is pending action at a Thursday meeting. Also, the two items not yet covered are the desire for an energy efficient/LEED qualified project and a stormwater calculation, which would change if the ramp is reoriented. The others are more a question of taxpayer perception of needs.

Chief Redman said that, given an option, he would remove the snow melt system, handle snow mechanically, and leave the ramp as now planned. Even as a temporary solution, relocating the ramp builds in a failure point, he felt. Although earlier designs didn't have enough space at the apron for snow storage, a slight change has allowed about 2,500 square feet where snow could temporarily be placed.

Mr. Wheaton noted that a case had been made for the snow melt system and he preferred leaving it in as an alternate. It doesn't make sense to remove the lower level wash station, he said, and felt that the central vacuum system is an operational issue that would be dependent on funding, as would wood finishes. Ms. Ledesma agreed that retaining the second wash bay seems to make sense operationally.

Chief Redman said the architect has indicated that the cherry finish is far superior when compared to others. If the cost difference for a better product is minor, it would seem to be appropriate; but he has no concern about specifying a different finish if it is significantly cheaper.

Mr. Braier asked about water access on the roof, which Mr. Sabinash said could be provided, although he noted that irrigation could be in conflict with LEED points. Part of that issue could be handled from an operational standpoint. Other LEED points are operational rather than construction issues as well in that they can be acquired through having a particular program in place going forward.

On the issue of other approvals, Mr. Sabinash clarified that normally an approved set of plans is sent to the Commerce Department for approval prior to bidding. They have been unable thus far to provide that final set. Chief Redman reported that the Design Review Board approved the building's design but wanted more information about signage posts at the north parking lot and final design of an enclosure around the transformer, where plantings have been proposed instead.

Mr. Archambo indicated that he is comfortable without a change to the ingress/egress ramp if the Board is satisfied with an alternate for the snow melt system. The other items at issue are relatively small in scope and would be reductions in cost rather than increased costs as change orders. He would want complete plans before going out for bids.

Mr. Sabinash noted that the snow melt system is already listed as an alternate and wood finishes could also be an alternate. Those issues and others do not require redrawing plans but could be reviewed when bids are received.

With consent of the second, Mr. Wheaton amended the motion by adding a requirement for staff review of final plans and specifications before they are released. Vote on the motion: Ayes: 3; Noes: 1 (Welch)

The approved Board resolution is as follows:

Board Resolution

WHEREAS, It is the sense of the Board of Public Works of the City of Wauwatosa that it is necessary to construct a Fire Department Building and work incidental thereto under contract 09-75 Fire Station No. 1;

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 Fire Station No. 1 and work incidental thereto be and the same are hereby approved.

Section 2. That the work is intended to begin during the 2009 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 09-75 on March 26 and April 2, 2009, bids are to be opened on April 16, 2009, 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.

Water Pumpage Report. The water pumpage report and billing analysis for February 2009 reported pumpage of 125,310,000 gallons during the month for a year-to-date total of 256,522,000 gallons. The 2008 total at the end of February was 257,652,000 gallons. The Chair ordered the report placed on file.

Street Vendor License – 7118 W. State Street. The Board reviewed an application by Hectors—A Mexican Restaurant, 7118 W. State Street, for a Street Vendor license for a parking lot event on June 18, 2009, 5-10 p.m. It was noted that this will be the 20th year for this annual event. No complaints were reported.

Moved by Mr. Braier, seconded by Mr. Wheaton to approve the Street Vendor license as requested. Ayes: 4

Contract Updates. There was no contract update report.

The meeting adjourned at 9:15 a.m..

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Secretary to the Board