



CITY OF WAUWATOSA
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BOARD OF PUBLIC WORKS

Regular Meeting – Monday, March 1, 2010 – 8:30 a.m.

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

EXCUSED: Mr. Kesner

ALSO W. Kappel, Public Works Dir.; W. Wehrley, City Eng.; J. Bembenek, Purch. Mgr.;;
PRESENT: J. Wojcehowciz, Water Supt.; Chief D. Redman, Fire Dept.

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

Appeal of Snow Removal Charge – 1750 N. Mayfair Road. Mr. Kappel, Director of Public Works, circulated photos of sidewalk conditions at Mayfair Rent-A-Car, 1750 N. Mayfair Road, prior to snow removal by the city on December 14, 2009, for which the business was billed \$1,345. The walk was not cleared from edge to edge and was not ADA compliant. There was a previous violation in December 2008, for which the business also requests a refund inasmuch as they say they were told at the time that it had been waived.

Becky Macak and Michael Daury of Mayfair Rent-A-Car, 1750 N. Mayfair Road, were present. Mr. Daury said that they were not aware of the 2008 charge until paying the tax bill at the end of the year. On December 14, 2009, their snow blower had broken down prior to completely clearing the walk, and someone was en route to get it repaired when the city crew arrived. These are the only two violations they have had in a 25-year period. They go over the snow plan annually and have a process in place. The sidewalks are cleared multiple times as the plows come through. Mr. Daury requested some consideration in terms of the \$1,345 fee. He guaranteed there would be no issues for the remainder of this year and the next and said he would pay both invoices if there were.

Mr. Kappel concurred that there were no violations prior to 2008.

Ms. Macak said that the snow that was plowed on Monday, December 14, 2009 fell on December 9 and 10. Mr. Daury said that snow was removed before the weekend and a path cleared on Monday morning before the snow blower broke. They did make an attempt and would have appreciated an opportunity to finish it.

Mr. Braier recognized that an attempt was made and assumed they would have completed the work. He would have been agreeable to waiving the bill had there not been a previous one, he said.

Moved by Mr. Braier, seconded by Mr. Wheaton to waive 50% of the \$1,345 invoice for snow removal on December 14, 2009. Ayes: 4

Appeal of Snow Removal Charge – 8011 W. North Avenue. The Board reviewed an appeal by Sandra Edhlund and Arthur Heitzer of a \$161 charge for snow removal at 8011 W. North Avenue on February 5, 2010. Mr. Kappel provided a list of list of seven previous violations at this address dating to January 2004 and photos taken before city work was done.

Ms. Edhlund said that there is an ongoing problem that she does not know how to address. When there is a large snowfall such as on February 2, there is no room for the snow that is pushed onto the sidewalk by city plows. Snow is first shoveled for the tenants and again after plowing. The snow plowed onto the sidewalk is similar to large concrete slabs, and she has trouble finding someone to handle it. The person who shovels does fine with small snowfalls but has no place to put the large chunks. Ms. Edhlund requested relief from the bill and perhaps some sort of waiver. She felt that they should not have to hire a truck to take the snow off premises. They shoveled a path through the snow but could not make it any wider.

Mr. Kappel commented that neighbors are accomplishing the objective, and we could not provide a waiver for one property. In most cases, the snow is plowed in two cuts to move it toward the property side of the sidewalk as much as possible.

Mr. Wheaton empathized with the concerns but said that adjoining property owners and those in other areas of the city are dealing with the snow. Considering that this has been a habitual issue going back to 2004, he would not consider waiving the charge.

Ms. Ledesma observed that there appears to be some space on the property side of the sidewalk for snow storage.

Moved by Ms. Ledesma, seconded by Mr. Wheaton to sustain the violation charges –

Ms. Edhlund said that the person who handled her snow removal said that the properties on either side also did not clear the required pathway width. The Chair assured her that she was not targeted and that the situation would be carefully watched.

Vote on the motion, Ayes: 4

Chancery Parking Lot Attendant Structure. The matter of an alteration to the Chancery Restaurant parking lot plan with the addition of a parking lot attendant structure was discussed on February 1, 2010 and held pending input from the Village Business Improvement District (BID). The lot is east of the restaurant building itself, 7615 W. State Street.

Bob Fredrickson, 1117 Kavanaugh Place, representing the Chancery, reported that he received some suggestions from the BID's aesthetics committee. He presented photos of the structure with a pitched roof added and provided sample paint colors. He would like to keep the temporary structure in place during the winter beginning in October and remove it by May 1 contingent upon weather conditions.

Kathy Ehley, Executive Director of the BID, said that the aesthetics committee suggested coordinating the color scheme with surrounding buildings, using earth tones as shown in the samples. There was some thought of green roof to match the Little Read Book's Awning, but she felt that black would not stand out as

much and would be complementary to other colors. Although presented as a pitched roof, she felt a hip roof would also be acceptable.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to amend the Chancery parking lot plan to allow a temporary structure between October and May, as pictured in photos and samples submitted –

Ms. Welch noted that there was a concern at the previous meeting about securing the structure in place. Mr. Fredrickson said that the structure is tethered to the adjacent telephone pole.

Russ Drover, 7530 W. State Street, said that the Chancery has been very conscientious, and he felt that the structure is not offensive. He objected to any modification that is not voluntary.

There was discussion of possible year-round use or relocating the Village popcorn wagon to this area. Ms. Welch explained that further covering of pervious pavement would not be desirable. Mr. Wheaton said that he would not object to reconsidering year-round use after trying this for a year.

Vote on the motion, Ayes: 4

Turf Maintenance Contract. Mr. Bembenek, Purchasing Manager, reported on proposals received from nine landscape maintenance companies for the city's turf maintenance requirements. Three vendors submitted proposals below the 2009 \$63 per-acre cutting/mowing cost, including a company retaining the name of the previous vendor but now under new ownership. Mr. Bembenek recommended award of a three-year contract, reviewable annually, to the low bidder, United Landscape & Snow Plowing, with an option for two one-year extensions. The company has good references including the City of Milwaukee.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to recommend to Council award of a three-year contract to United Landscape & Snow Plowing with an option for two one-year extensions. Ayes: 4

Contract 10-51 Interior and Exterior Painting of Alice Street Water Reservoir – Award of Bid. Mr. Wehrley reported that eight contractors submitted bids for interior and exterior painting of the Alice Street water reservoir. He recommended award to the low bidder, Aero Painting, Inc., at their bid price of \$296,697.00. The engineer's estimate was \$495,000, and the budgeted amount is \$600,000. Mr. Wojcehowicz, Water Superintendent, commented that the bids were extremely competitive in today's climate.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to recommend to Council award of Contract 10-51 to Aero Painting, Inc., at their bid price of \$296,697.00. Ayes: 4

Contract 10-52 Burleigh Street Watermain Relay, N. 105th Street to Menomonee River Parkway – Award of Bid. Mr. Wehrley reported on the nine bids received for Burleigh Street watermain relay work and recommended award to the low bidder, American Sewer Services, Inc., at their bid price of \$214,317.00. The budgeted amount is \$472,000.

Moved by Ms. Ledesma, seconded by Mr. Wheaton to recommend to Council award to American Sewer Services, Inc., at their bid

price of \$214,317.00. Ayes: 4

Contract 09-75 Fire Station #1 and Administrative Offices – Change Orders #13-17. Jack Bluhm of Zimmerman Architectural Studio reported on the five change orders recommended for approval. Landscaping under change order #13 is per an agreement to replace landscaping disturbed in constructing the retaining wall next to the church parking lot. Waterproofing of the elevator pit under change order #14 add was added due to moist soils in that area. The louver deducted under change order #15 will be moved to the roof at a cost not yet determined. Additional gear storage was added under change order #16 when some extra room became available. Change order #17 was needed due to insufficient door width for selected equipment.

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>Change Order No.</u>	<u>Contract No.</u>	<u>Amount</u>
J.P. Cullen & Sons, Inc.	13 Landscape at border with St. Matthews Church parking lot	09-75 Fire Station #1 and Administrative Offices	\$ 3,643.00
J.P. Cullen & Sons, Inc.	14 RQ#15-RFI#48 Elevator pit waterproofing	09-75 Fire Station #1 and Administrative Offices	\$ 640.00
J.P. Cullen & Sons, Inc.	15 RQ#61-RFI#41 Change in louver and window	09-75 Fire Station #1 and Administrative Offices	(\$1,158.00)
J..P. Cullen & Sons, Inc.	16 CB#11 Change quantity and size of lockers in turnout gear room	09-75 Fire Station #1 and Administrative Offices	\$ 1,122.00
J.P. Cullen & Sons, Inc.	17 RQ#034-RFI#050 Door frame #112 widened to accommodate owner equipment installation	09-75 Fire Station #1 and Administrative Offices	\$ 401.00

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

Contract 09-75 Fire Station #1 and Administrative Offices – Partial Payment #8. Jack Bluhm of Zimmerman Architectural Studio reported that the project is approximately 64% complete. Nearly all concrete block has been installed and about 50% of the brick. The roof is in place and the building is now sealed and heated. Windows will replace plastic sheeting shortly. First phase occupancy is targeted for mid-May and second phase in October.

Mr. Bluhm reported that there is a problem with the concrete pour on the lower level, which was just confirmed in the past week. There is a \$45,641.44 deduction from this month’s payment pending resolution

of the pitch and brooming issues. Some further testing of the pitch is needed to ensure there is adequate drainage. The broom finish, which should provide a slip resistant texture, may have been overdone to the point of preventing adequate drainage. There are also some humps at the ends that are not satisfactory. There may be solutions other than repouring, and they are awaiting proposals from the contractor. The criteria is to not diminish the life span of the finished concrete floor. Mr. Bluhm indicated that any delay could be a factor but is not an immediate issue.

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. This pay amount includes a hold back of \$45,641.44 due to pending resolve of possible defects in installation of a portion of the parking level floor.

<u>Contractor</u>	<u>Payment No.</u>	<u>Contract No.</u>	<u>Amount</u>
J.P. Cullen & Sons, Inc.	8	09-75 Fire Station #1 and Administrative Offices	\$583,626.21

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

Special Assessments for 2009 Street Improvements. The Board reviewed a resolution placing the special assessments for 2009 street improvements on the tax roll. Ms. Ledesma explained the processes leading up to the billing date, which she anticipated would be March 22.

Moved by Ms. Ledesma, seconded by Mr. Wheaton to recommend approval. Ayes: 4

Special Assessments for 2010 Sidewalk Repairs. The Board reviewed a resolution placing the special assessments for 2009 sidewalk/drive approach repairs on the tax roll.

Moved by Ms. Ledesma, seconded by Mr. Wheaton to recommend approval. Ayes: 4

Contract 09-19 Concrete Sidewalk Repair – Final Payment. Mr. Wehrley reported that sidewalk repair work has been completed and inspected, and he requested acceptance by the Board.

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 09-19 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 Street Repaving under Contract 09-19 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 two hundred seventy-three dollars and seventy-two cents (\$4,273.72) in favor of Snorek Construction, 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.

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

Partial Payments and Contract Updates. Mr. Wehrley reported that preliminary sewer relining work is in progress prior to W. Burleigh Street paving.

Contract 09-20 Pavement Repair – Final Payment. Mr. Wehrley reported that pavement repair work under Contract 09-20 on W. North Avenue, Watertown Plank Road, Wauwatosa Avenue, and Harwood Avenue is ready for final payment. The final contract amount is \$21,338.73.

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>
Wanasek Corporation	3	09-25 Hart Park Parking Lot	\$ 21,842.16
C.W. Purpero, Inc.	13	08-02 State Street Repaving	\$ 81,140.44

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

The meeting adjourned at 9:08 a.m.

Secretary to the Board

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