

VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

**Official Minutes**

Monthly Meeting of the Public Works Committee  
**Saturday, October 27, 2007**

Trustee Petersen called the meeting to order at 08:00.

Members Present: Pete Petersen, Ken Pariser, Marv Sollars, Bruce Adreani

Members Absent: Bob Stewart, Mark Kennedy, Jan Whittler

Also Present: Craig Workman, DPW

**Arrowhead/Castle Terrace Project Update**

Workman updated the committee on the status of the Arrowhead and Castle Terrace projects which Globe Contractors is working on. All underground work has been completed on both projects and they are awaiting roadway reconstruction. Globe has subcontracted with Mann Brothers to complete the excavation to subgrade and Mann has not mobilized to either job yet. Arrowhead has been ready for two weeks and Castle Terrace has been ready for one week. Mann Brothers indicated they are extremely busy and would most likely be subbing the work out to another contractor. They are planning to begin with Castle Terrace on Monday 10/29. Mann thought Castle Terrace would take about two days to dig to subgrade and install crushed aggregate base course. They will then move over to Arrowhead, which will take the remainder of the week. Blacktop is currently scheduled for the week of 11/5, with restoration to proceed immediately afterwards. Workman stated that he was disappointed with Mann Brothers for pushing the completion dates back on both projects, which were several weeks ahead of schedule on the underground work. Workman also mentioned that this contract would be a perfect example where some incentive pay may have prevented the problem. That being said, the contract date for substantial completion is 11/16/2007, which should still be met without a problem. The committee agreed that we should consider incentives on a project-by-project basis on future work.

**Wild Duck Project Update**

Workman updated the committee on the Wild Duck and Dade Road project which Mann Brothers is working on. The roadway was excavated to subgrade late in the week of 10/15. After proof rolling the sub grade there were several soft spots in the road as a result of substantial cut and fill areas. The contractor spent the last week trying to dry up the subgrade by tilling the soil in an effort to expose it to as much air movement as possible. In addition, several areas were excavated below subgrade and backfilled with fabric and 3" breaker. The road appears to be firming up, but its location on the north

side of a steep slope prevents it from getting much sun light and several areas remain saturated. The schedule is to complete the construction of the road to gravel grade by the middle of next week and blacktop by the end of the week.

All excavation for the bike path has been completed and the section of path east of the underpass was proof rolled last week. This section of path passed the proof roll and is being brought up to gravel grade today and should be paved with the road next week. The western portion of the path remains soft and pavement may be delayed on this section.

The underpass was installed the week of 10/8. In addition, Prairie Tree has begun work on the fieldstone retaining walls, which are located on the east side of the underpass. There was a crew on site last week from Cook Masonry to install the cinder block brick ledge for the fieldstone veneer, which will be installed in the next two weeks.

Footings were poured for bin walls at the public Works facility and the crew from Prairie Tree has begun construction of the wall sections. It is expected that the first wall will be poured next week, and the second wall will be poured the week of 11/5. After the walls are cured, filling will take place on the back side and the concrete slab will be poured on the inside. In addition, asphalt parking lot work is expected to take place at the Public Works facility the week of 10/5.

Final grading on Site 6, which is the future development site on the NW corner of Dade and Wild Duck is expected to take place next week. Fill from the road and bike path construction was taken to this site. Due to the large volume fill, some alternate grading concepts for the site are being considered.

#### **Porter Ct. Plaza Project Update**

Workman updated the committee on the Porter Ct. Plaza project. Due to delays with the issuance of the Wisconsin DNR Ch. 30 permit, construction has not begun. The Village is optimistic that the permit will be issued sometime in the next week or so. Unfortunately, given the late issuance of the permit, a decision will need to be made quickly whether or not to begin the project this year. Mann Brothers has expressed concern with trying to complete the concrete work this late in the year. However, without any progress at the site, Brian Pollard is having a hard time leasing the retail space directly adjacent. It is expected that a meeting will take place immediately following the issuance of the Ch. 30 permit to discuss the project schedule.

#### **2008 Budget Review**

Workman presented a copy of the 2008 Village Budget which was approved for publication by the Village Board on 10/22/2007. Workman pointed out the changes which were made since the committee's review at the September meeting. Specifically, the \$150K street sweeper was removed and money was added to contract with a sweeping company. In addition, some of the supplies and O&M numbers were changed slightly after review by the finance committee. Petersen pointed out that there was

money allocated for tub grinding in 2008, however the money would not be spent until the original round of tub grinding were paid for through revenue generation. Petersen/Pariser 2<sup>nd</sup> made a MOTION to approve the 2008 public works budget as published by the village board. MOTION carried without a negative vote.

**2008 RFP Review**

Workman presented a spread sheet summary of the responses to the recent RFP that was issued by the Village for professional services. These RFPs were conducted by the Finance Committee during the 2008 budget process. The Public Works Committee was specifically asked to make a recommendation to the Village Board on the engineering RFP and the Landscaping RFP.

With respect to engineering, there were five proposals presented. They were as follows:

Clark Dietz	Principle-in-charge, consultant, engineer 8 & 9: \$150.00/hr. Project director, engineer 7: \$145.00/hr. Senior project manager, engineer 5: \$125.00/hr. Engineer 4: \$110.00/hr. Engineer 3: \$95.00/hr. Engineer 1 & 2: \$85.00/hr. Senior Designer, Technician 5: \$110.00/hr. Technician 4: \$95.00/hr. Technician 3: \$85.00/hr. Technician 2: \$70.00/hr. Technician 1: \$60.00/hr. Clerical: \$65.00/hr. Administration 4 & 5: \$100.00/hr. Administration 3: \$75.00/hr.
Ciorba Group, Inc.	(hourly) President: \$75.00 Vice President: \$66.00 Construction Manager: \$51.00 Transportation Manager: \$52.00 Project Engineer: \$45.00-\$49.50 Municipal Engineer: \$40.00-\$48.00 Resident Engineer: \$32.00-\$46.00 Structural Engineer: \$26.00-\$35.00 Senior Engineer: \$31.00-\$36.00 Staff Engineer: \$23.00-\$30.00 Senior Technician: \$26.00-\$36.50 Technician: \$20.00-\$26.00
Kapur & Associates, Inc.	(2008-2009) Project Manager: \$129.00 electrical engineer: \$110.00 senior project manager: \$100.30 project manager: \$85.00 environmental engineer: \$100.30 surveyor: \$88.00 construction project engineer: \$83.00 staff engineer: \$75.00 construction staff engineer: \$73.00 senior technician: \$68.00 technician: \$65.00 survey crew: \$100.00 (2010) project manager: \$132.00 electrical engineer: \$113.00 senior project engineer: \$100.30 project engineer: \$91.00 environmental engineer: \$105.00 surveyor: \$88.00 construction project engineer: \$83.80 staff engineer: \$77.00 construction staff engineer: \$75.00 senior technician: \$67.00 technician: \$56.00 survey crew: \$103.00
Ruekert-Mielke	(hourly) civil engineer: \$64.00-\$135.00 civil engineering technicians: \$55.00-\$85.00 administrative assistants: \$43.00-\$51.00
Strand Associates, Inc.	principal: \$200 project manager: \$95.00-\$175.00 project engineer: \$65.00-\$85.00 technician: \$42.00-\$95.00 secretary: \$61.00 expenses: cost plus 10%

The committee reviewed the proposals, paying particular attention to the hourly rates, which were all in the same range. Petersen stated that if the Village wanted to find a

cheaper engineer, we probably could. However Ruekert-Mielke, who replaced Strand as the Village Engineer a couple of years ago, is worth the extra money we pay them. Workman agreed, stating that the extra money we pay Ruekert-Mielke for good engineering services is a lot less expensive than fixing the mistakes caused by bad engineering. In addition, Petersen and Workman agreed that the staff at Ruekert-Mielke is world class and works well on the Village Team. Petersen/Adreani 2<sup>nd</sup> made a MOTION to recommend that the Village Board re-designate Ruekert-Mielke as the Village Engineer and a letter be sent to the other firms thanking them for their interest in working for the village. MOTION carried without a negative vote.

With respect to landscaping, there were four proposals presented. They were as follows:

RYCO Landscaping	\$53,000.00 annual pay with 8 equal installments of \$6,625.00, \$38/hour for out of scope work.
Blackstone	\$29,225.00 annual pay with 8 equal installments of \$3,653.13, \$25/hour for out of scope work.
Bigelow	\$50,000.00 annual pay with 8 equal installments of \$6,250.00, \$38/hour for out of scope work.
Jose Lopez	\$28,656.00 annual pay with 8 equal installments of \$3,582.00, \$30/hour for out of scope work.

The committee reviewed the proposals, paying particular attention to the lump sum costs and hourly rates. Workman stated that Brickman, who had the contract for the past five years, did not submit a proposal and is planning to terminate all of their contracts in the area. However, the crew who was doing the work for Brickman is not planning to leave the area and it sounds like they will be hired by Blackstone, who did submit a proposal. Petersen pointed out that Blackstone had the lowest hourly rate and, given the nature of the contract, there could be quite a bit of out of scope work. Workman stated that the Village uses Jose Lopez on quite a few projects, but he thought some of the work may be a little too formal for Lopez. The committee was comfortable with the costs that Blackstone presented and happy to hear that they may be hiring the old Brickman crew. Adreani/Pariser 2<sup>nd</sup> made a MOTION to recommend that the Village Board hire Blackstone as the Village Landscaper and a letter be sent to the other firms thanking them for their interest in working for the village. MOTION carried without a negative vote.

#### **Duck Pond Redevelopment Study Review**

Workman presented the committee with a copy of the DRAFT Redevelopment Feasibility Study for the former village landfill, which was written by STS Consultants. The CDA is considering redevelopment options for the old landfill and contracted with STS to evaluate the following two alternatives:

1. Development as passive parkland with no significant infrastructure improvements, or;
2. Redevelopment to include the construction of inhabitable structures, such as office buildings and/or municipal facilities.

The report includes general discussion about the site such as its location and physical setting, geology and hydrogeology, and the previous site investigations which have taken place at the site. The report also details the methods and procedures involved in the current investigation. This investigation began with the advancement of five geotechnical borings. The purpose of these borings was to determine the thickness of the fill material and assess the feasibility of future development of the former landfill from a foundation and pavement perspective. The second element of the assessment was a cover evaluation which involved the advancement of 24 shallow borings to document thickness and soil type of the landfill cover. The third and final stage of the study included gas monitoring, which was conducted by converting the five geotechnical borings into gas probes and monitoring for LEL, percent methane, and percent oxygen.

The results of the investigation revealed two types of fill material on the landfill, cover fill and waste fill. Cover fill, which is a silty clay with some sand and organic matter was detected in all but five of the 29 borings. Waste Fill, which consists of silty sand and mixture of brick, asphalt, cinders, plastic, glass, and wood was detected in 20 of the 29 borings. The investigation also detected a slight petroleum odor in five of the 29 borings, however, no methane was detected in any of the probes above the regulatory limit of 1.25%

Based on the results of this investigation, and the lack of contamination in downgradient wells installed as part of the investigation at the old public works facility, the committee felt that the Village should move on to the next step in the investigation. Adreani/Sollars 2<sup>nd</sup> made a MOTION to be a part of a group that does something good for the future of the Village. We therefore recommend that the Village Board move forward with the investigation by performing a waste characterization of the site. The MOTION carried without a negative vote.

#### **Set Next Meeting Date**

The next regularly scheduled meeting would be held the Saturday after Thanksgiving and the following meeting would be scheduled for the Saturday before Christmas. Given the upcoming holiday season, it was decided to hold one meeting for the next two months, which was scheduled for Saturday December 1, 2007 at 8 am.

#### **Adjournment**

Petersen/Pariser 2<sup>nd</sup> made a MOTION to adjourn at 09:30. MOTION carried without a negative vote.

Minutes Prepared by Craig Workman, P.E., DPW