



City of Madison

Meeting Minutes - Final

BOARD OF PUBLIC WORKS

City of Madison
Madison, WI 53703
www.cityofmadison.com

*William F. Bremer, Chair; Ald. Paul J. Van Rooy; Ald. Larry Palm;
Michael W. Rewey; Billy C. Harrelson; Joseph R. Clausius; Laura Hewitt; Yehuda Elmakias;
Larry D. Nelson, P. E., Executive Secretary*

Wednesday, May 18, 2005

4:30 PM

210 Martin Luther King Jr. Blvd,
Room 103A (City-County Building)

CALL TO ORDER

Chair Bremer called the Board meeting to order at 4:32 p.m. following verification by the Secretary that the meeting was properly noticed and a quorum was present.

ROLL CALL

Present: Van Rooy, Palm, William F. Bremer, Rewey, Hewitt, Harrelson and Elmakias

Excused: Clausius

1. Consider approving the Minutes of the Board of Public Works Meeting and the Public Hearing of May 4, 2005.

A motion was made by Ms. Hewitt, seconded by Mr. Harrelson, to Approve the Minutes. The motion passed by acclamation.

2. Items of concern brought to the Board but not listed below.

There were no items of concern brought before the Board not listed on the agenda.

3. Consider a Report of the City Engineer regarding the results of a review of water resources impacts and the necessity of permits for public works construction projects on this agenda and addendum to the agenda.

It was noted for the record that Agenda Item ID 01233 included water impact statement which is noted with that item.

PUBLIC HEARING 6:30 P.M. COUNCIL CHAMBERS

Members Present: Rewey, Bremer, Alder Van Rooy, Alder Palm, Harrelson, Hewitt, Elmakias

Members Excused: Clausius

Board Member Rewey Chaired the Public Hearing and opened the meeting at 6:33 p.m. following clarification by the Secretary that the meeting was properly noticed and a quorum was present. He opened the Public Hearing:

4. [01223](#) Approving Plans, Specifications, And Schedule Of Assessments For Regent Street Assessment District - 2005. (11th AD)

Sponsors: Common Council By Request

A motion was made by Mr. Rewey, seconded by Ald. Van Rooy, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

Ms. LeAnne Hannan with City Engineering displayed the plans for this project, stating that the residents had contacted City Traffic Engineering about the possibility of installing traffic calming in the area. Staff met with the residents on three occasions to discuss the options and associated street improvements that would be required since the street is unimproved. After a survey and ballot procedure was done by the residents, it was determined that speed humps were the desired method. A compromise was reached between Traffic Engineering, City Engineering and the residents which calls for a 26' wide street which will allow for parking on the north side of the street and by off-setting the street [not centered in right-of-way], the impact to the trees on the south side would be minimized, and the existing curb on the north side near Franklin Avenue could be left intact.

The residents were sent a letter in July of 2004 estimating the assessment costs at about \$45/frontage foot - this was a general cost and was given without the benefit of a survey or design. The actual costs will be about \$58/frontage foot.

The scope of the project is construct a 26' wide street, flaring to 32' at the intersection with Glenway. No new sidewalk will be constructed; storm sewer will be replaced to upgrade the existing clay pipes to reinforced concrete pipes; two speed humps to be installed at 2825/2828 Regent and 2806/2809 Regent Street.

The target construction start date is August 22 and completion date in mid-October. Access will be maintained to the residences as much as possible; however there will be a period of time when access to the drives will be prohibited to allow new concrete curb and drive aprons to cure. The street will be closed to thru traffic.

Ms. Hannan explained the assessment policy - home owners assessed for the cost equivalent to constructing 4' of roadway adjacent to their property including curb and gutter, grading, stone, asphalt, topsoil, seed, etc. Residents are assessed 100% of the cost of a new concrete drive aprons and 50% of the cost to remove and replace existing concrete drive aprons and any sidewalk needing to be replaced.

The total estimated cost of the project is \$220,000 which includes \$75,000 for storm sewer work; the City costs are \$150,000 and the assessed portion is \$70,000.

She received two phone calls regarding questions on the projects. No registrations were received.

Chair Bremer resumed the chair and closed the public hearing and called the Board into regular session to take action on the project.

Public Hearing meeting adjourned at 6:43 p.m.

5. [01123](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required to facilitate construction of the American Family Extension of the East Rail Path, located in the Northeast ¼ of Section 9, Town 7 North, Range 10 East, City of Madison, Dane County,

Wisconsin. and approving plans and specifications for said project.

Sponsors: Judy Compton and Larry Palm

public hearing June 7, 2005

A motion was made by Mr. Elmakias, seconded by Ald. Palm, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

6. [01101](#)

Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a City-owned greenway located at 4654 Crescent Road, to serve the new Boys and Girls Club building. 10th Ald. District.

Sponsors: Kenneth Golden

A motion was made by Ald. Van Rooy, seconded by Ms. Hewitt, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

7. [01281](#)

Determining a Public Purpose and necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for planned improvements of the Mid-State Street Parking Ramp in part of Block 58, Madison Original Plat, City of Madison, Dane County, Wisconsin and authorizing the Mayor and City Clerk to sign all necessary documents necessary to accomplish the acquisition of land interests. (4th AD)

Sponsors: Mayor Cieslewicz and Michael E. Verveer

public hearing June 21, 2005

A motion was made by Mr. Rewey, seconded by Ald. Van Rooy, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

8. [01209](#)

Accepting detention basin improvements constructed by private contract in The Center For Industry and Commerce, Private Contract No. 1888. (17th AD)

Sponsors: Common Council By Request

A motion was made by Mr. Rewey, seconded by Mr. Harrelson, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

9. [01222](#)

Improvements accepted for Femrite Drive (5700-5800 Block) Sewer Assessment District, Contract No. 5476. (16th AD)

Sponsors: Common Council By Request

A motion was made by Mr. Rewey, seconded by Mr. Harrelson, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

10. [01234](#)

Improvements Accepted for Metro Boiler Management Control System, Contract No. 5780. (6th AD)

Sponsors: Common Council By Request

A motion was made by Mr. Rewey, seconded by Mr. Harrelson, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**. The motion passed by acclamation.

11. [01207](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Contract No. 5864, State Street Campus-Frances Parking Ramp 2005 Repair Project. (8th AD)

Sponsors: Common Council By Request

A motion was made by Ald. Van Rooy, seconded by Ms. Hewitt, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**

Mr. Bill Kern with City Transportation reported that this is for repair work to the State Street Campus-Frances Parking Ramp and consists of concrete repairs, crack repairs and expansion joint repairs. Estimated cost is \$67,000. The motion passed by acclamation.

12. [01208](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Contract No. 5863, Government East Parking Ramp 2005 Restoration Project. (6th AD)

Sponsors: COMMON COUNCIL

A motion was made by Ald. Van Rooy, seconded by Mr. Harrelson, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**

Mr. Kern reported to the Board that this is also repair work to the Government East Parking Ramp and repairs to concrete, cracks and also to expansion joints. He stated that a survey was done for this ramp in 2004 and in order to keep it in safe condition these repairs are necessary. These costs are estimated at \$230,000.

Board member Rewey expressed his concern that it might be in the best interest to the City to raze this ramp and reconstruct a new one.

The motion passed by acclamation.

13. [01213](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Fire Administration Building Remodeling, Contract No. 5868. (4th AD)

Sponsors: Common Council By Request

A motion was made by Ms. Hewitt, seconded by Ald. Van Rooy, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER** Michael Rewey voted NO

Mr. James Whitney City Architect reported that this is to remodel approximately 3,500 square feet of the Fire Administration Building, at an estimated cost of \$149,500. The work will involve some general construction, plumbing, HVAC and electrical. A new fire alarm system will also be installed throughout the building. The work is scheduled to begin in August. The motion passed by acclamation.

14. [01214](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Trench Drain Replacement at Streets Division

East on 4602 Sycamore Avenue, Contract No. 5856.(17th AD)

Sponsors: Common Council By Request

A motion was made by Mr. Elmakias, seconded by Ald. Van Rooy, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Mr. Whitney reported that this project will replace the trench drain at the East Side Streets Division. This will involve demolition and installation of a prefabricated trench drain in the concrete floor slabs on grade. There will be an Alternate A to the bid to add drain replacement work at the West Streets Division is funding is available.

The motion passed by acclamation.

15. [01215](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Fire Station No. 1 Remodeling, Contract No. 5867. (4th AD)

Sponsors: Common Council By Request

A motion was made by Ald. Van Rooy, seconded by Ald. Van Rooy, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER Michael Rewey voted NO

Mr. Whitney reported this work is for remodeling Fire Station No. 1 and will involve remodeling approximately 900 square feet of the existing Fire Station; work to include plumbing, construction, HVAC and electrical.

Inquiry was made as to when this Station was construction; Mr. Whitney responded in about 1966 or 1967.

The motion passed by acclamation.

16. [01216](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Heating Hot Water System Modifications at Sayle Street, Contract No. 5855. (13th AD)

Sponsors: Common Council By Request

A motion was made by Ald. Van Rooy, seconded by Mr. Elmakias, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Mr. Whitney reported that this is to remove and abandon existing steam heating system at the Sayle Street location for Traffic Engineering. This will include demolition of the existing steam boiler system, installation of new hot water boiler(s) new heating appliances, new hot water system piping and similar items. Estimated cost for this work is \$220,000.

This building was constructed in 1967. An inquiry was made whether there was any asbestos in the building; and Mr. Whitney responded that all asbestos has been removed previously. The motion passed by acclamation.

17. Change Order No. 1 (field ordered) to Contract No. 5795, Warner Park Asphalt Repair - 2005, to Tri County Paving, Inc. in the amount of \$2,449.50.

Mr. Rewey moved approval of the Change Order No. 1 to Contract 5795, to Tri County Paving for \$2,449.50; motion seconded by Mr. Harrelson; motion unanimously passed.

18. Consider a competitive change order for North Henry Street Sanitary Sewer.

Mr. Rewey moved to Place on File the Competitive Change Order for North Henry Street Sanitary Sewer; motion was seconded by Alder Van Rooy; motion unanimously passed. ITEM PLACED ON FILE.

It was reported that City staff will do the work necessary. Costs came in too high.

19. Status of acceptance of Public Works Contracts.

Mr. Rewey moved to refer the Status of Acceptance of Public Works Contracts to the June 8, 2005 Board meeting; motion seconded by Alder Van Rooy; motion unanimously passed. ITEM REFERRED TO JUNE 8 MEETING.

20. [01221](#) Approving plans and specifications for the installation of street lighting in the 600 block of Railroad Street. (6th AD)

Sponsors: Common Council By Request

A motion was made by Mr. Harrelson, seconded by Ald. Van Rooy, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Ms. Christy Bachmann with City Engineering reported that when Railroad Street was done MG & E had not decided how the lighting would be handled for the 600 block. This is for the installation of street lighting in the 600 block of Railroad Street which MG & E has agreed to pay for and maintain. She distributed photos of the light fixtures to be used, one a pedestrian light which will have an interior cutoff feature to adhere to dark sky concerns; the other is a typical street light fixtures which is cutoff style.

Mr. James Montgomery representing MG & E was present to answer questions on the project.

The motion passed by acclamation.

21. [01233](#) Authorizing the City Engineer to execute a Right of Entry Agreement with Denny's Realty Inc. to perform storm sewer work adjacent to and upon the property at 433 S. Gammon Road in conjunction with the Addition to the West Towne Regional Pond and Improvements to Stricker's Pond. (19th AD)

Sponsors: Common Council By Request

A motion was made by Ald. Van Rooy, seconded by Ms. Hewitt, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**

It was noted for the record that this item requires impact statement as relates to stormwater resource issues. A Chapter 30 application has been submitted to the DNR for a culvert replacement at Stricker's Pond.

The motion passed by acclamation.

22. Appeals regarding prequalifications of various contractors to bid on City of Madison Public Works Projects, and contractors applying to be licensed Concrete Layers, Asphalt Pavers, and Mudjackers as approved by the City engineer, if any.

The Board reviewed a listing of contractors requesting to be prequalified to bid on public works projects and those requesting to be licensed as Concrete Layers, Asphalt Pavers or Mudjackers. There were no appeals to the process.

23. [01243](#) Awarding Public Works Contracts for Bids Opened April 29, 2005 and May 13, 2005.

Sponsors: Common Council By Request

A motion was made by Mr. Harrelson, seconded by Ald. Van Rooy, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**. The motion passed by acclamation.

Alder Van Rooy moved approval of the low bids as follows; motion seconded by Mr. Harrelson; motion unanimously passed.

Contract 5798 - Capital Avenue Sidewalk Assessment District - 2005 - low bid of Raymond P. Cattell, Inc., \$101,647.30
Contract 5824 - Waterways - 2005 - low bid of Raymond P. Cattell, Inc. \$101,147.00
Contract 5830 - Willow Creek Storm Box Sewer Phase 2 - low bid of Henshue Construction Inc., \$1,032,054.00
Contract W7065 - Madison Water Utility Unit Well 30 Reservoir & Pumping Station - low bid of Miron Construction Co., Inc. \$2,096,500
Contract 5858 - Greenway Tree Removals - low bid of JR's Construction & Landscaping, Inc. \$37,250

Mr. Rewey moved approval of the Base Bid - without the alternates to Contract 5853 - East District Police Building to Miron Construction Co., Inc. \$2,655,600; motion seconded by Alder Van Rooy; motion unanimously passed.

Mr. Harrelson moved approval of the bid of Joe Daniels Construction Co., Inc. to Contract No. 5850 Goodman Community Pool Building & Site Construction for \$4,463,769.75; motion seconded by Alder Van Rooy; motion unanimously passed.

Mr. Nelson distributed bid item sheets and reported that two bids were received for this project, however, one of the bidders was considered non responsive as some bid sheets were not returned. He discussed the bid which was over cost estimates and reviewed bid items contained. He reported that contained in the bid information he distributed, were items removed that could be ordered or installed in 2006 which would bring the costs closer in line. A meeting was held prior to the board meeting with the Mayor's staff and other city staff to review the recommendation that the award be made to Daniels Construction for \$4,463,769.75 and items removed were those that would be ordered or installed in 2006. There is a need to break ground on this project by July 1, 2005 to meet the stipulations of the Goodman gift.

24. [01284](#) Approving plans and specifications for public improvements necessary for the Subdivision known as Nelsons Addition to Rustic Acres and authorizing construction to be undertaken by the Developer, Private Contract No. 2041. (3rd AD)

Sponsors: Common Council By Request

A motion was made by Ald. Van Rooy, seconded by Ald. Palm, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

25. [01285](#) Approving plans and specifications for public improvements necessary for the Subdivision known as First Addition to Nelsons Addition to Rustic Acres and authorizing construction to be undertaken by the Developer, Private Contract No. 2042. (3rd AD)

Sponsors: Common Council By Request

A motion was made by Ald. Van Rooy, seconded by Ald. Palm, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

26. [01292](#) Declaring the City of Madison's intention to exercise its police powers establishing the Midvale Boulevard - Hilldale Area Assessment District 2005. (11th AD)

Sponsors: Common Council By Request

A motion was made by Ald. Van Rooy, seconded by Mr. Elmakias, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

27. Change Order No. 1 to Contract No. 5818, 2005 Resurfacing Utility and Curb and Gutter, to Schultz Construction in the amount of \$25,214.15 with a time extension of 10-days.

Mr. Elmakias moved approval of the Change Order No. 1 to Contract No. 5818 - but with no time extension; motion seconded by Mr. Rewey; motion unanimously passed.

Mr. John Fahrney with Engineering explained that this Change Order is to relay storm sewer that would be too close to sanitary sewer and would remove the sewer off private property.

Mr. Rewey inquired as to why ten additional days were allowed. Mr. Fahrney responded to allow for the relay work to be done. Mr. Rewey stated that the contractor could be working in other areas rather than waiting for the relay work; he would recommend no time extension.

28. Change Order No. 1 to Contract No. W7468, West Old Sauk Road Water Main Extension, to Parisi Companies.

Mr. Harrelson moved to Place on File Change Order No. 1 to Contract W7568; motion seconded by Alder Van Rooy; Motion unanimously passed.

Staff reported that the work will be done under resurfacing program to save \$13,000.

29. Consider subcontractor list for Contract No. 5839, Emil Street Building Expansion - 2005, Bachmann Construction.

Alder Van Rooy moved approval of the following subcontractor list to Contract No. 5839 Emil Street Building Expansion as requested by Bachmann Construction; motion seconded by Mr. Elmakias; motion unanimously passed.

Subcontractors are as follows: Thermo-Dynamics (HVAC) 12.79%; ABC Glass (Glazing) 9.94%; Walser Electric (Electrical) 9.50%; Gary Brown Roofing (Roofing) 8.05%; Tri-State Masonry (Masonry) 7.48%; McCullough Plumbing (Plumbing) 4.14%; Niesen & Son Landscaping (Landscaping) 3.19%; Bomkamp Excavating (Earthwork) 3.17%; Hughes Flooring (Resilient & Carpet) 2.38%; M&H Welding (Steel Erecting) 1.76%; Kone Elevator (Elevator) 1.52%; Central Ceiling (Acoustical Ceilings) 1.07%; Ahern Fire Protection (Sprinkler System) 1.38%; Tri-County Paving (Paving) 0.93%; Howard Grote & Sons (Painting) 0.81%; Maly Ceramic Tile (Ceramic Tile) 0.63%; Parisi Construction (Concrete Curb & Gutter) 0.33%; Waukesha Air & Vapor Barrier (CMV Air Tight System) 0.23%; Carter's Cleaning (Post - Construction Cleaning) 0.10%; WK Construction (Asphalt Pulverizing) 0.06%; Line Marking (Asphalt Striping) 0.01%. Total 69.47%.

Board meeting recessed at 5:55 to convene for a public hearing at 6:30 p.m. and adjourned at 6:42 p.m.

Minutes prepared by M. Bakken, Secretary; approved by Larry D. Nelson, P.E., Executive Secretary, Board of Public Works