

MINUTES
BOARD OF PUBLIC WORKS MEETING
January 22nd, 2007
New Berlin City Hall Common Council Chambers
3805 S Casper Drive

Please note: Minutes are unofficial until approved by the Board of Public Works at their next regular scheduled meeting.

Members Present: Mayor Jack Chiovatero, City Engineer J.P. Walker, Alderman Ament, Alderman Augustine, Alderman Moore

Staff Present: Ron Schildt, Division Engineer for Transportation; Tammy Simonson, Civil Engineer.

Guest: George Schulz, Bloom Consultants, Ryan Amtmann, P.E., Strand Associates, Kenneth Ward, Ruckert-Mielke

Alderman Augustine opened the privilege of the floor and asked if anyone wished to speak.

OLD BUSINESS

ITEM 01-07 Approval of the minutes from the December 18, 2006 Board of Public Works meetings.

Motion by Alderman Ament to approve the minutes.

Alderman Moore 2nd the motion.

Upon voting the motion passed unanimously.

NEW BUSINESS

ITEM 02-07 Award of Professional Services Contract for Consulting Services related to the Redesign of Ryerson Road from Calhoun Road to Moorland Road

JP Walker: The requested action is to recommend to the Common Council the awarding of a Professional Services Contract to the lowest responsive, responsible consultant, Strand Associates, Inc. for consulting services related to the redesign of Ryerson Road from Calhoun Road to Moorland Road in the amount of \$199,750.00. The total Contract is not to exceed \$229,750.00. Charged to design account 04251100 63012 C2007, nd I so move.

Alderman Moore 2nd the motion.

JP Walker: There were 6 firms that presented proposals and we used our evaluation process which looks at 5 criteria besides costs and come up with a composite evaluation and average. The selected consultant is the firm with the highest score.

Alderman Moore: Why do these roads need to be redone?

JP Walker: As part of the Redevelopment Plan for the Industrial Park there was a priority rating of the roads that needed to be reconstructed. These are three of the first four roads that are listed as the first streets in the Industrial Park to be reconstructed. They all tie into Calhoun Road and part of the redesign package is that some of the information that has been obtained on Calhoun Road will be tied into the starting point from the west for each of these roads.

Alderman Moore: Do they need to be reconstructed instead of rehabilitated?

JP Walker: Redesigned and constructed as to the new design. In the Industrial Park Redevelopment Plan we laid out the design components. The streets are going to be wider, they aren't going to be curbed; they are going to have a modified ditch system called bio-retention swales. In place of the curbs there will be rumble strips, at the edge of the pavement, thereby maximizing the paved area that the semis will be able to maneuver. This will be a major improvement in the Industrial Park.

Alderman Moore: Our decision is for the awarding of the contract, I would like to see all of the bids.

JP Walker: I can make that available to you via e-mail after the meeting.

Alderman Moore: Is there a reason that we don't see all the bids?

JP Walker: Historically we have not presented it unless requested, I can present it. I can have it to you prior to Council tomorrow night. The cost is only 25% of the decision.

Alderman Moore: I would like to see your system and to how you reached this decision.

JP Walker: We have a composite evaluation summary sheet that along with the costs is how we make our decision.

Alderman Ament: Do we have the right-of-way that we need? Also, the decision was made not to have sidewalks inside the Industrial Park, would it be an additional cost to have some kind of walkway or bike lane on the other side of the rumble strips.

JP Walker: Yes, we do have the right-of-way acquisition. We have to be careful because the bio-retention swales will take up a lot of space. We are looking at providing credits to the business owners allowing them to count open space even in the right-of-way in exchange for having the bio-retention swales encroach on to their properties somewhat, so that limits the area that we have for sidewalks or bike lanes. We can look at having an area marked for walking or biking.

Alderman Ament: There were 6 bids but only 5 for Lincoln or Glendale.

JP Walker: There were requests for proposals sent out to seven separate firms for each project. There are 21 consultants on our approved list of consultants. I split it up evenly. 4 firms decided not to bid and 1 firm got their bid in 10 minutes late, and because of policy we could not open that bid.

Alderman Ament: Was there consideration for one firm to do all three roads and getting a better price.

JP Walker: Looking at the range of costs it wouldn't have made any difference.

Upon voting the motion passed unanimously.

ITEM 03-07 Award of Professional Services Contract for Consulting Services related to the Redesign of Lincoln Avenue from Calhoun Road to Moorland Road.

JP Walker: The requested action is to recommend to the Council to award a Professional Services Contract to the lowest responsive, responsible consultant, Bloom Consultants for consulting services related to the redesign of Lincoln Avenue from Calhoun Road to Moorland Road in the amount of \$219,543.83. The total Contract is not to exceed \$252,430.00 charged to account 04251100 63017 C2007 and I so move.

Alderman Ament 2nd the motion.

Alderman Ament: On Bloom Consultants sheet, the second page last item B – “A fixed fee negotiated by the CONSULTANT and the CITY and approved by the CITY”. Who approves that?

JP Walker: Any Amendment to a contract automatically comes back here and then goes to Council for final approval.

Upon voting the motion passed unanimously.

ITEM 04-07 Award of Professional Services Contract for Consulting Services related to the Redesign of Glendale Drive from Calhoun Road to 162nd Street.

JP Walker: The requested action is to recommend to the Council to award a Professional Services Contract to the lowest responsive, responsible consultant, Ruekert-Mielke for consulting serves related to the redesign of Glendale Drive from Calhoun Road to 162nd in the amount of \$119,097.50. The total contract is not to exceed \$136,962.00, charged to account 04251100 63013 C2007 and I so move.

Alderman Moore 2nd the motion.

Upon voting the motion passed unanimously.

ITEM 05-07 Amendment No. 1 to the Development Agreement for Farrell Meadows Condominiums.

JP Walker: The Developer for that development had put two building numbers into the Developers Agreement for two model buildings and they were originally numbers 11 and 14. They have requested to change the models to building numbers 18 and 21. I will explain that after I make the motion.

JP Walker: The requested action is to request the Council to approve the request to amend the existing Development Agreement for Farrell Meadows Condominiums to allow Buildings #18 and #21 to be built as models in place of Building #11 and #14 and I so move.

Mayor Chiovero 2nd the motion.

JP Walker: The reason for this is that there were concerns for the six families that currently live on the existing Farrell Drive that currently connects to this development from the east and connects to Sunny Slope road. Staff had made the decision that there would be no construction traffic using Farrell Drive. All construction traffic will be coming from the west which would be from the KASCO PUD. That is Fohr Drive and that’s already been developed and it connects to this proposed development at its western border. The original two models are highlighted in yellow on your sheet, the two that are being proposed are in magenta. They are closer to the west side, thereby minimizing the amount of traffic that will going through the project. The Developer has installed the underground piping but was not able to pave the road. Consequently they have some stone down and a lot of traffic going through the development will compromise that stone, so therefore the Developer is requesting that we allow them to change the model numbers to move them closer to the western limits.

Alderman Ament: Won’t that put the construction traffic on Howard?

JP Walker: Yes.

Alderman Ament: This is the reason I haven’t supported this in the past because I don’t feel we should allow models to be built before the infrastructure. This would put more construction traffic on Howard where there existing residents are. Those are the ones that they requested originally, so they should finish up the infrastructure.

JP Walker: This request will have no change as to where the traffic flow will occur. The Development Agreement that was originally approved by Council already had the requirement in that all traffic would be coming from the west, thereby requiring the traffic to use Howard Avenue. No traffic that is construction related is allowed to come into the development on Farrell Drive. That is part of the original agreement and nothing has changed in that respect.

Mayor Chiovarero: I just want to reiterate what JP has already said. The traffic is going to go the way it was always going to go. All this does is basically change two of the buildings. Even if the infrastructure was in the traffic would still be routed towards Howard Avenue. There is no benefit for the Developer or the residents to delay this.

Alderman Ament: The original Developers Agreement was amended to allow these models to be built before the infrastructure was in and we still have that issue. Also, I was confused then and still am as to why it is better to route the construction traffic through existing residents rather than in the construction area itself which is Farrell.

JP Walker: I have to disagree with Alderman Ament, the original Developers Agreement had the building of two models in it. This is the first amendment to this Developers Agreement.

Alderman Moore: You stated there was a name change, did that name change come before us?

JP Walker: No it did not.

Alderman Moore: Generally we see name changes, is there a reason we didn't see the name change?

JP Walker: Other than an error on my part by not bringing it forth. We have had discussions before on name changes that have come to the Board and I have had discussions with the previous administration as to why we brought it before the Board. Based on previous administration statements, I took it to mean that it isn't necessary to bring it before the Board.

Mayor Chiovarero: The reason those name changes have been brought forth are because there were going to be new owners. The name change doesn't matter but the new owners do. We don't have any control over the name of the project.

Alderman Moore: Could we see the name changes in the future?

JP Walker: I will make note of that.

Upon voting the motion passed with Alderman Ament opposing.

Discussion of changing the date of time of the Board meetings.

Alderman Ament suggested that the Board think about changing the date and time of the meetings. It was discussed that possibly we only change the January Board meetings to the second Monday of the month and keep the rest of the year at the third Monday as it currently stands.

Alderman Moore made a motion to Adjourn.

Alderman Ament 2nd the motion.

Upon voting the motion passed unanimously.

Meeting was adjourned at 8:30 AM.

