



**VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN**  
**MEETING AGENDA OF THE AD HOC Public Safety Building Renovations**  
**COMMITTEE**

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TO THE HONORABLE COMMITTEE CHAIR TRUSTEE, JASPER HARTINGER AND MEMBERS OF THE PUBLIC SAFETY BUILDING RENOVATIONS COMMITTEE: The following items were listed on the agenda in the Village Clerk's Office, in accordance with Chapter 2 of the Village's Municipal Code and will be ready for your consideration at the meeting of the Public Safety Building Renovations Committee which has been scheduled for **TUESDAY, APRIL 24, 2023 @ 4:00 P.M., in the Conference Room, at the Everest Metro Police Department, 5303 Mesker Street, Weston, WI.**

A quorum of members from other Village governmental bodies (boards, commissions, and committees) might attend the above-noticed meeting to gather information. Should a quorum of other government bodies be present at this meeting it would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993). No official actions other than those of the Public Safety Building Renovations Committee shall take place.

Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting.

**Join Zoom Meeting by Computer:**

<https://us06web.zoom.us/j/89365317225?pwd=Nmh0ZEE1WFd2TkNCYTIGQIRmOUJHZz09>

**Join Zoom Meeting by Phone:**

+1 312 626 6799

Meeting ID: 893 6531 7225

Passcode: 546155

**AGENDA ITEMS**

1. Meeting called to Order by Committee Chair Jasper Hartinger
2. Roll Call: Hartinger, Cronin, Pinsonneault, Schulz, Finke, Tatro.
3. [Review of Bid Results for Exterior Renovation of the Public Safety Building.](#)
4. [Discuss Scope of Exterior Renovations Project.](#)
5. [Recommendation to Board of Trustees to Award Contract\(s\) or Reject Bid\(s\).](#)
6. Review, Discussion, and Possible Action on Scope of Interior Improvements and Process to Proceed.

7. Remarks from Meeting Participants.

**PUBLIC COMMENTS**

**ADJOURN**

# REQUEST FOR CONSIDERATION

**Public Mtg/Date:** Public Safety Building Renovations Committee, April 25, 2023

**Description:** Discussion and Possible Action on:  
1. Bid Results for Exterior Renovation of the Public Safety Building.  
2. Scope of Exterior Renovations Project  
3. Recommendation to Board of Trustees to Award Contract(s) or Reject Bid(s)..

**From:** Keith Donner, P.E., Administrator

**Question:** What recommendations does the Building Committee wish to advise the Board to take with the Public Safety Building Renovations?

## Background

At the April 18<sup>th</sup> 2023 meeting of the Board of Trustees, the Board took the following is my summary of the recording of discussion and action (prior to draft minutes) regarding the scope for the Public Safety Building Renovations project:

***Change scope to painting, tuck-pointing and sealing of block and painting of metal panels (architect to specify painting system and application of same) also revisit signage. Budget not to exceed \$300,000.***

***M/S/P Cronin, Ermeling. All in favor.***

Since all 3 issues listed above are inter-related, discussion of each independently is difficult to accomplish. The recent bids only included one bid on the exterior painting for a lesser scope of painting than will be involved with the exterior architectural panels removed from the project. We can discuss tomorrow if we can award the painting to Omini Glass and issue a change order. My guess is it would be necessary and advisable to re-bid the exterior painting to get multiple bids. ([See FAQ on Public Bidding from League of Municipalities legal resources](#)). (Copy also attached). Bid results from April 4<sup>th</sup> 2023 and from August 2022 are linked to attached document from April 18<sup>th</sup> meeting of Board of Trustees. Dependent on the answer to the question about rebidding the painting will determine the action to be recommended on the April 2023 bids and how we should proceed on the exterior work.

**Attached Docs:** Staff Report from April 18<sup>th</sup> Board of Trustees meeting packet.  
League FAQ #2 on Public Bidding

**Prior Review:** Numerous meetings

**FISCAL IMPACT:** To be determined

**Recommendations:** TBD

## Recommended Language for Official Action

**Proposed Motion: TBD**

**Additional action:** TBD

# REQUEST FOR CONSIDERATION

<b>Public Mtg/Date:</b>	Board of Trustees, April 18, 2023
<b>Description:</b>	Discussion and/or action on Public Safety Building Project Budget, Project Scope.
<b>From:</b>	Keith Donner, P.E., Administrator
<b>Question:</b>	Does the Village Board wish to establish a budget for the Public Safety Building Improvements and/or confirm a desire scope of improvements to the building?

## Background

The Public Safety Building Renovations Committee met on Monday April 10<sup>th</sup>, 2023, to review the 4 bids received for the exterior of the building. The project scope which was bid was the same as that which was bid in August 2022. The exception was requesting and allowing bids on several parts of the project as individual base bids or alternates. The total project cost if using the lowest responsive bids would be \$595,941 with Ellis Construction and Finishing Touch Signs. Last fall the lowest bid was \$545,991 for the same work by SD Ellenbecker. Ellenbecker did not bid this year. Ellis's bid last fall was \$611,150. The Committee did not recommend awarding the contract at this time and a meeting to discuss changes to the project scope for the exterior and to review the interior scope is being scheduled.

Alternate exterior work can be considered. The decorative metal panels that have been part of the current design and the signage (including the lighted corners) were additions to an original proposed scope limited mainly to painting of metal siding and tuckpointing, sealing, and painting of concrete block. It is evident that to accomplish the current scope the cost is \$550,000 - \$600,000.. Does the Board of Trustees wish to establish a budget for the exterior improvements? Or does the Board wish to confirm their approval to redefine the scope for the exterior to painting and new signage?. Consider alternate panels and design? The scope for the interior improvements will be revisited by the Committee at a future meeting(s).

<b>Attached Docs:</b>	Bid Tabulation for April 4 <sup>th</sup> <a href="#">2023 bid opening</a> Bid Tabulation for August 30 <sup>th</sup> <a href="#">2022 bid opening</a> Architectural renderings of options for Building Exterior
<b>Prior Review:</b>	Numerous meetings
<b>FISCAL IMPACT:</b>	To be determined
<b>Recommendations:</b>	

## Recommended Language for Official Action

**Proposed Motion: TBD**

**Additional action:**

Village of Weston - Public Safety Building - Exterior Upgrades Project

General Contractor	Base Bid No.1 – Exterior Work Excluding Bid Items Noted Below	Alternate #1 - Additional Equipment Screens	Base Bid No.2 – Exterior Painting	Base Bid No.3 – Exterior Signage	Base Bid No.4 – Add to Base Bid No.1 Price to manage Base Bid No.2 and No.3	Bid Bond	# Days	Add. #1	Add. #2	Add. #3	Clarification
Findorff	\$463,940	\$53,660	\$47,952	\$51,325		√	√	√	√	√	√
Ellis	\$471,700	\$44,400	\$36,500		\$4,800	√	√	√	√	√	√
Omni			\$64,300			√	√	√	√	√	√
Finishing Touch				\$57,658 / -\$19,117		√	√	√	√	√	√

Findorff Total - Base Bids #1, #2, and Alternate #1 \$ 565,552

Ellis Total - Base Bids #1, #2, and Alternate #1 \$ 552,600

Findorff Total - Base Bids #1, #2, Alternate #1, and Alternate #4 (not valid with no response for this item)

**Ellis Total - Base Bids #1, #2, Alternate #1, and Alternate #4 \$ 557,400**

Findorff Signage Base Bid #3 \$ 51,325

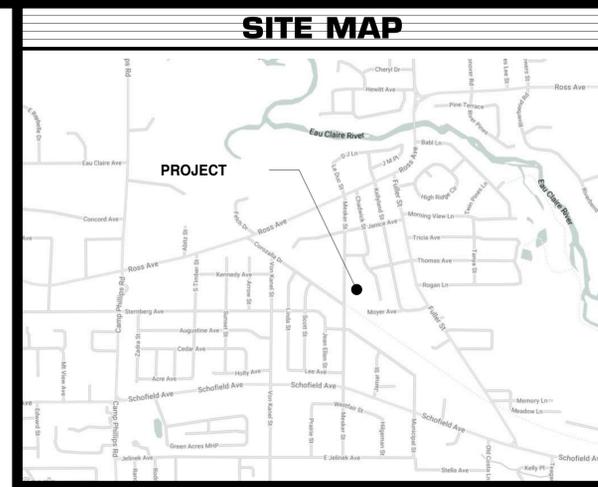
Finishing Touch Signage Base Bid #3 \$ 57,658

**Finishing Touch Signage Alternate Base Bid #3 \$ 38,541**

Bid Date - 8/30/2022

**Village of Weston - Public Safety Building - Exterior Upgrades Project**

General Contractor	Base Bid	Alternate #1 -Additional Equipment Screens	Bid Bond	# Days	Add. #1	Add. #2
Howard Immel	\$585,900	\$37,500	X	100	X	X
Ellis Stone	\$543,300	\$67,850	X	120	X	X
Scherrer Construction	\$554,500	\$67,530	X	90	X	X
SD Ellenbecker	\$505,180	\$40,811	X	210	X	X



### GENERAL NOTES

- All concrete to test 4000 psi in 28 days.
- Verify all dimensions, access, utilities and working conditions in the field.
- Conform to all applicable codes, ordinances and safety standards.
- Obtain and pay for all required permits and fees.
- Notify Architect immediately if work cannot proceed as shown on Drawings or as described in the Specifications.
- No concrete to be poured without Architect's prior review.
- All Contractor's to co-operate with all trades, Owner's and Architect's representatives.
- Leave site clean, neat and free of debris at all times.
- Each Prime and Sub-contractor is responsible for having read each page of the Specifications, Drawings, Addenda and Change Orders.
- Guard against interfering with Owner's operations.
- These Drawings contain no provisions or procedures for on-site safety. Each Contractor and their employees are responsible to follow all laws and ordinances and provide their own engineering to provide a safe work place.
- The locations of existing underground utilities, shown on these Drawings, are shown in an approximate way only and have not been independently verified by the Owner or its representatives. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.
- Services perform for this project have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar budget and time constraints. No warranty, expressed or implied, is made.

### MATERIAL INDICATIONS

Earth Backfill		Sand Fill	
Rigid Insulation		Concrete	
Concrete		Finished Wood	
Aluminum		Stone Fill	
Lumber (Rough)		Plywood	
Steel		Batt Insulation	

### DRAWING LEGEND

+ 100.0	New or Required Point Elevation		Detail Number
+ 100.0	Existing Point Elevation		Page Number
+ 100.0	Existing Contours		Building Section
+ 100.0	New or Required Contours		Wall Section
A	Grid Lines		Detail Section
Room Name #	Room/Space Number		Interior Elevation
101A	Door Number		Exterior Elevation
OH 101A	OH Door		
#	Wall Tag		

### CONSULTANTS

ARCHITECT **Kueny Architects** 10505 Corporate Drive Suite 100  
 (262) 857-8101 Pleasant Prairie, Wisconsin 53158  
 Architect of Record - Jon P. Wallenkamp

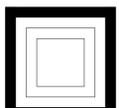
### SHEET INDEX

TITLE	1.0 Title Sheet
ARCHITECTURAL	A101 Proposed Site Plan A200 Demo Plans and Notes A201 Floor Plans A205 Exterior Elevations A206 Exterior Elevations - Enlarged A401 Wall Sections & Details A500 Architectural Details A501 Architectural Details
STRUCTURAL	S201 Structural Plans and Details
ELECTRICAL	E201 Electrical Plans and Notes

BID SET DRAWINGS - MARCH 08, 2023

# Safety Building - Exterior Upgrades Project Village of Weston

**5301 Mesker St.  
Weston, WI 54476**



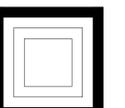
**KUENY ARCHITECTS, LLC**

10505 CORPORATE DRIVE • SUITE 100 PLEASANT PRAIRIE, WI 53158

PHONE (262) 857-8101 FAX (262) 857 8103

Village of Weston  
Safety Building - Exterior Upgrades  
Project  
March 08, 2023

**1.0**





EVEREST  
METRO

SAUER







EVEREST  
METRO  
MUNICIPAL COURT

SAFER  
STATION



EVEREST  
METRO  
MUNICIPAL COURT

SAFER  
STATION



## Contracts FAQ 2

### What constitutes "public construction" under the bid law?

The term "public construction" is not defined in the state bidding statutes. One commentator has stated that public construction consists of the following:

(A)ctivities concerned with the erection of buildings and bridges, the construction of streets and highways, and other similar public improvements which require the combining of materials, supplies and labor. Mere maintenance and other public works which do not involve the actual combining of materials and labor with a definable end result would unlikely constitute public construction.

Natkins, Smith & Van Swearingen, *Public Construction in Wisconsin*, p. 50 (1985).

In a 1997 decision, the Court of Appeals addressed the issue of what constitutes a "public work" project within the meaning of the now repealed prevailing wage rate statute. *Elliot v. Morgan*, 214 Wis.2d 253, 571 N.W.2d 866 (Ct. App. 1997). The court held that in determining whether a project constitutes a public work, "the pertinent factors to consider include the nature and the character of the project, the ownership, use and maintenance of the project, and whether the work is being done for the appropriate [sic] municipality." *Id.*, 571 N.W.2d at 871.

In past League opinions the term "public construction" has been interpreted to include:

- remodeling or renovating municipal buildings (Contracts 338);
- a landfill remediation project requiring the construction of a landfill cover (Contracts 357);
- a municipal golf course expansion project (Contracts 352);
- the installation of fixtures in municipal buildings (Contracts 340);
- repairs to municipal buildings (Contracts 340); and
- construction of a memorial fountain using federal grant money (Contracts 320).

Various court decisions and League opinions have interpreted public construction to not include:

- the purchase of equipment or materials, unless the materials are earmarked for a particular construction project (*Knuth v. Fidelity & Casualty Co.*, 275 Wis. 603, 83 N.W.2d 126 (1975));
- the reseeding of a terrace which is not part of a current construction project (Contracts 341);

- sandblasting and recoating of the interior of a water tower (Contracts 332); and
- leveling and grading of an industrial park site (Contracts 298).

For a video with information on this topic, click [here](#) to watch it on the League's YouTube channel.