



N64W23760 Main Street  
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**AGENDA**  
**PUBLIC WORKS COMMITTEE**  
**VILLAGE OF SUSSEX**  
**6:00 P.M. TUESDAY, FEBRUARY 7, 2017**  
**SUSSEX CIVIC CENTER- VILLAGE BOARD ROOM 2<sup>nd</sup> FLOOR**

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Sussex Public Works Committee, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum, (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.)

1. Roll call.
2. Consideration and possible action on minutes of the regular Public Works meeting on January 3, 2017.
3. Comments from citizens present and correspondence/communications received from citizens.
4. Consideration and possible action on bills for payment.
5. Consideration and possible action on Utility Items:
  - A. Resolution accepting improvements for Sussex Town Center – Phase 1.
  - B. Request for Stormwater credit for N62W23469 Silver Spring Drive.
6. Consideration and possible action on Sidewalk and Street Items:
  - A. Bids for Main Street Phase II, Inspection Services, and Geotechnical Services for the same.
7. Consideration and possible action on Other Public Works Items:
  - A. Bids for Demolition of Old Village Hall
  - B. Villas of Brandon Oaks and Maplewood Terrace private utility systems.
8. Staff report, update and issues, and possible action regarding subdivision, developments, and projects:
  - A. Engineer's Report
9. Other discussion for future agenda topics

10. Adjournment.

Tim Dietrich  
Chairperson

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Jeremy Smith  
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Casen Griffiths at 246-5200.

VILLAGE OF SUSSEX  
SUSSEX, WISCONSIN

Minutes of the Public Works Committee meeting held on January 3, 2017.

Tim Dietrich called the meeting to order at 6:00 p.m.

Members present: Trustees Tim Dietrich, Bob Zarzynski, President Greg Goetz and Rick Vodicka.

Members excused: Trustee Lee Uecker

Staff present: Administrator Jeremy Smith, Asst. Administrator Melissa Weiss, Village Engineer Judy Neu and Administrative Services Director Casen Griffiths.

Others present: Trustee Pat Tetzlaff, Bill Wiesneski, Roger Johnson and Gerry Hickey.

A quorum of the Village Board was present at the meeting.

A motion by Vodicka, seconded by Zarzynski, to approve the minutes of the December 6, 2016 Public Works Committee meeting, as presented. Motion carried.

**Comments from citizens present and correspondence/communications received from citizens:**

Trustee Dietrich stated that he received correspondence from Craig Davidson regarding icing at the intersection of Hwy 164 and Seven Stone Drive. Water runs down across Seven Stones Drive as it's located at the downhill slope of southbound Highway 164. Recent snowmelt has caused water to run across the road and it froze due to recent colder temperatures in the width across Seven Stones Drive. As both roads are going downhill at the intersection, stops and turns in these conditions can be dangerous. The issue should be addressed as soon as possible. Mr. Smith stated that plowing of Seven Stones Drive is the responsibility of the Town of Lisbon and that Highway 164 is Waukesha County's jurisdiction, and that Village staff would inform both the Town and County of the icing situation.

**Consideration and possible action on bills for payment:**

A motion by Zarzynski, seconded by Vodicka to recommend to the Village Board approval of the Public Works bills for payment in the amount of \$293,988.33 as presented. Motion carried.

**Consideration and possible action on Utility Items:** None

**Consideration and possible action Sidewalk and Street Items:** None

**Other Public Works Items:** None

**Staff Report, update and issues, and possible action regarding subdivision developments, and projects.**

Mrs. Neu reported that work on Main Street is over for the winter. WE Energies continues work on electric line replacement work, including new meter installations at homes and business. Civic Campus lighting and landscaping will be postponed due to winter. Floodplain map change request has been submitted to FEMA. Traffic signal timing at Silver Spring is being adjusted to improve flow. Bidding will take place in January for Main Street reconstruction, with a neighborhood meeting taking place from 4:00 – 6:30 PM in the Board Room. Plans for radium treatment facilities at Wells 4 and 5 will be complete and sent to the DNR. Bidding for well drilling at Well 8 is planned for the first half of 2017. The Railroad Commission held a hearing on the Good Hope Road crossing and the railroad is preparing a repair proposal for Village review. Surveying for the Village Park Quad-Plex is done and base plan for design has been received. Johannsen Farms construction will not be complete until 2017 due to long lead time on the lift station. Marchese/Duchow approvals for Main Street are still pending from the county, with construction expected to start in the Spring of 2017. The Ancient Oaks and Hidden Hills subdivision's preliminary plats, storm water plans and road/utility plans have been reviewed.

Mrs. Weis presented a memo to the committee regarding estimated costs to maintain and reconstruct private utility infrastructure for the Villas of Brandon Oaks and Maplewood Terrace Condos. The Village provides hydrant flushing to the condos, and there are three areas of maintenance that the Village currently does not perform, these include valve turning, catch basin cleaning, and sanitary sewer cleaning. Staff has concern about performing maintenance and who would be responsible if maintenance is performed and infrastructure is broken. The estimated cost to replace the infrastructure at Brandon Oaks, in 2016 dollars is \$1.9 million, and at Maplewood Terrace just under \$1 million. The estimated cost to replace the systems is assumed to increase at a rate of 3% a year. It has been brought to the attention of the Village that check valves were not installed in both developments, which are required when a private water system connects to a public water system. The largest risk to working in a private subdivision is that they are not built to the same standards as a public subdivision, which means the homes are close to utility pipes and valves, which means there is a high risk that foundations, house walls, and driveways will be damaged when work is completed.

Mr. Vodicka asked what the Villas of Brandon Oaks was specifically requesting. Roger Johnson, representing the condo association stated that they are requesting to have the Village perform additional maintenance on the system beyond the existing hydrant flushing. Mr. Vodicka stated that since the condos are Village taxpayers, normal maintenance on the system would be okay, but that if anything breaks the replacement is the responsibility of the condos.

The consensus of the Committee was to have staff bring back the costs of the check valve replacement back to the Committee next month along with a discussion about a possible maintenance agreement.

**Other discussion for future agenda topics:**

Per the item above, the Villas of Brandon Oaks request will be on the February committee agenda for discussion.

A motion by Vodicka, seconded by Goetz to adjourn the Public Works Committee meeting at 6:56 p.m.  
Motion carried.

Respectfully submitted,

Casen J. Griffiths  
Administrative Services Director

VILLAGE OF SUSSEX  
PUBLIC WORKS COMMITTEE  
BILLS FOR PAYMENT

2/7/2017

VENDOR	AMOUNT		%COMPLETED	NOTES
ALL LINES UTILITY SERVICES, LLC	\$ 120.00	UTILITY LOCATE - MAIN STREET RECON - PHASE I	100%	2017 EXPENSE
KAHLER SLATER, INC.	\$ 53.76	VOS CIVIC CENTER - PROF. SERV. 12/4-31/2016	100%	2016 EXPENSE
MIRON CONSTRUCTION CO., INC.	\$ 30,902.33	VOS CIVIC CENTER	97%	2016 EXPENSE - PREPAID
MIRON CONSTRUCTION CO., INC.	\$ 160,773.84	VOS CIVIC CENTER	99%	2017 EXPENSE
R.A. SMITH NATIONAL	\$ 520.82	SUSSEX PRESERVE PROF. SER. 11/1-30/2016	100%	BILL TO DEVELOPER - ART SAWALL
R.A. SMITH NATIONAL	\$ 10,307.96	MAIN STREET RECON - PHASE I - PROF. SERV. 11/1-30/2016	53%	2016 EXPENSE
RUEKERT-MIELKE	\$ 1,015.00	GIS ANNUAL SERVICE - PROF. SERV. 11/26-12/31/2016	100%	2016 EXPENSE
RUEKERT-MIELKE	\$ 17,914.13	JOHANNSEN FARMS SUBDIVISION - PROF. SERV. 11/26-12/31/2016	100%	2016 EXPENSE-BILL TO DEV-MICHAEL KAEREK
RUEKERT-MIELKE	\$ 11,049.36	MAIN STREET RECON - PROF. SERV. 12/1-31/2016	97%	2016 EXPENSE
RUEKERT-MIELKE	\$ 4,735.44	MAIN STREET RECON - PROF. SERV. 1/1-20/2017	100%	2017 EXPENSE
SHORT ELLIOTT HENDRICKSON, INC.	\$ 853.97	WELL 8 WTP	8%	2016 EXPENSE
SHORT ELLIOTT HENDRICKSON, INC.	\$ 374.45	WELL 1, 2, 3 ABANDONMENT	8%	2016 EXPENSE
SHORT ELLIOTT HENDRICKSON, INC.	\$ 956.64	MENOMONEE FALLS WM CONNECTION	32%	2016 EXPENSE
SHORT ELLIOTT HENDRICKSON, INC.	\$ 6,745.98	WELL 8	19%	2016 EXPENSE
SHORT ELLIOTT HENDRICKSON, INC.	\$ 21,131.10	WELLS #4 & 5 - RADIUM REDUCTION	69%	2016 EXPENSE
SHORT ELLIOTT HENDRICKSON, INC.	\$ 28,577.01	WELLS #4 & 5 - RADIUM REDUCTION	95%	2016 EXPENSE
SHORT ELLIOTT HENDRICKSON, INC.	\$ 4,255.80	MENOMONEE FALLS WM CONNECTION	66%	2016 EXPENSE
SHORT ELLIOTT HENDRICKSON, INC.	\$ 1,119.05	WELL 1, 2, 3 ABANDONMENT	15%	2016 EXPENSE
SHORT ELLIOTT HENDRICKSON, INC.	\$ 1,229.10	WELL 8 WTP	9%	2016 EXPENSE
SHORT ELLIOTT HENDRICKSON, INC.	\$ 1,908.38	WELL 8	21%	2016 EXPENSE
SHORT ELLIOTT HENDRICKSON, INC.	\$ 423.99	QUAD PLEX BASEBALL PARK - THRU 12/31/2016	19%	2016 EXPENSE
VINTON	\$ 61,981.02	MAIN STREET RECON - PHASE I	89%	2017 EXPENSE
TOTAL	\$ 366,949.13			

RESOLUTION NO. 17-\_\_\_\_\_

WHEREAS: The Plan Commission and Village Board of the Village of Sussex have approved the Certified Survey Maps for the Sussex Town Center development, and

WHEREAS: As required by the Village's Subdivision Control Ordinances and the Developer's Agreement, the Developer has installed the necessary public improvements in Phase 1 of the development, and

WHEREAS: The Storm Inlet, pipe and outfall in Freiheit Court; the Water Laterals lots 1 and 2 of CSM #11349; and the sanitary manhole and 40 foot long sanitary main extension at the NE corner of Lot 1 of CSM #11349 have been completed and recommended by the Public Works Committee to be accepted.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Sussex, Waukesha County, Wisconsin, that:

1. The sanitary main, water laterals and storm sewer as described above are hereby accepted by the Village and the warranty date for said portion of the system begins on February 14, 2017 and shall last until February 14, 2018. The Village shall reduce the letter of credit for this portion of the development down to 10% of the Phase 1 Improvements costs.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Village President

ATTEST: \_\_\_\_\_  
Clerk-Treasurer



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## MEMORANDUM

To: Public Works Committee  
From: Judith A. Neu, Village Engineer  
Date: January 9, 2017  
**Re: Sussex Town Center – Phase 1: Acceptance of Improvements**

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The Developer of the Sussex Town Center has completed the construction of public improvements in Phase 1 of the development. Staff has inspected these improvements and finds them to be acceptable.

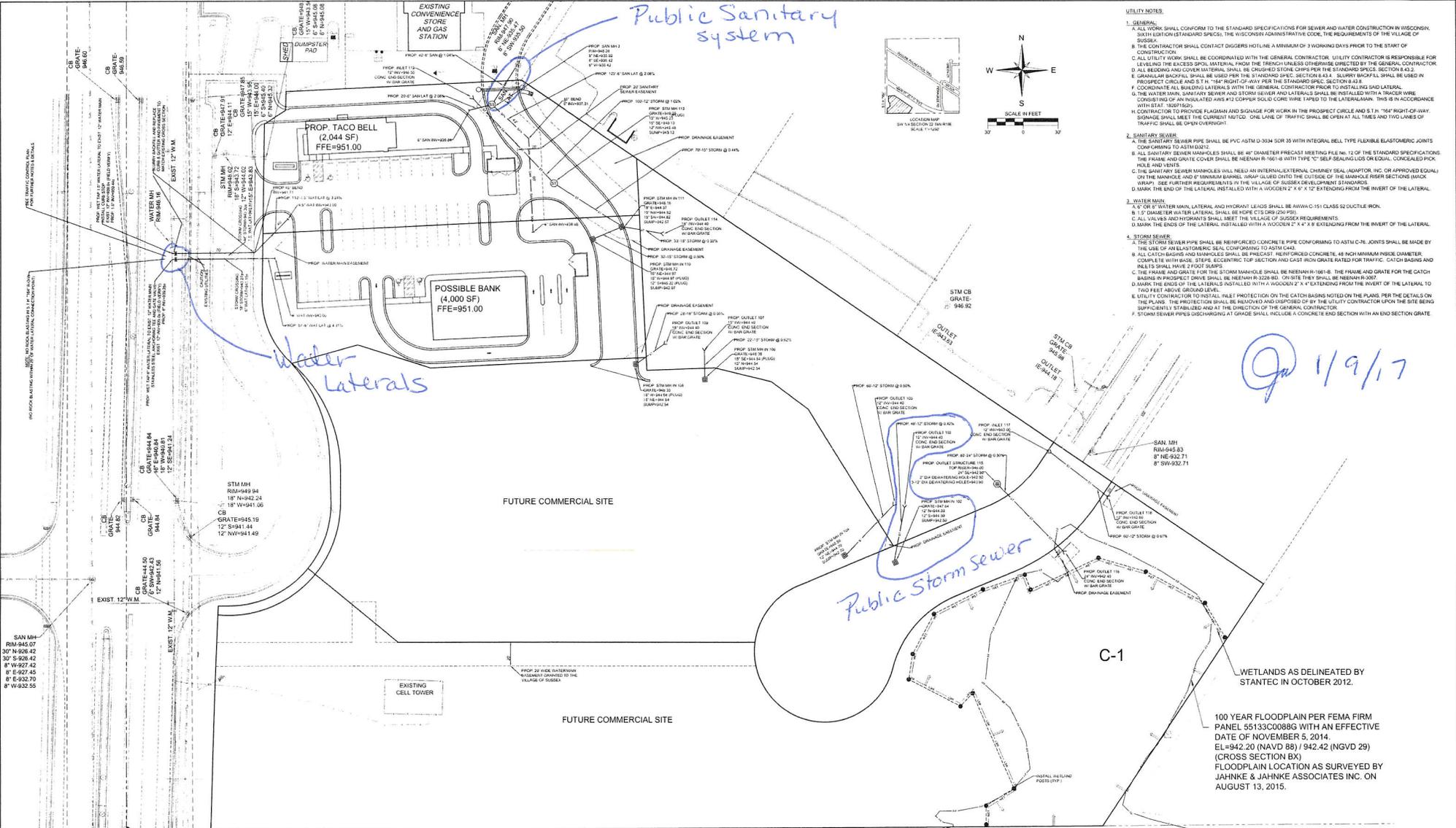
Improvements in Phase 1 included:

- Construction of 40 feet of 8” PVC sanitary main at the NE corner of Lot 1 of CSM #11349 (Taco Bell).
- Construction of two (2) water laterals from the main on STH 164 to lots 1 and 2 of CSM #11349 (Taco Bell and Bank) – acceptance is only from the main to the first valve.
- Construction of a catch basin, 46 feet of 12” concrete pipe, and an apron end wall in Freiheit Court which discharges into the detention pond.

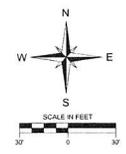
Staff recommends that the Committee recommend acceptance of the Public Improvements in Phase 1 of the Sussex Town Center development to the Village Board.

End.

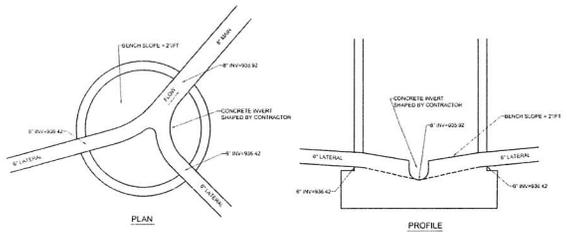
# Sussex Town Center - Ph 1



- UTILITY NOTES**
- GENERAL**
    - ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION (STANDARD SPECS), THE WISCONSIN ADMINISTRATIVE CODE, THE REQUIREMENTS OF THE VILLAGE OF SUSSEX.
    - THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
    - ALL UTILITY WORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR. UTILITY CONTRACTOR IS RESPONSIBLE FOR LEVELING THE EXCESS SPILL MATERIAL FROM THE TRENCH UNLESS OTHERWISE DIRECTED BY THE GENERAL CONTRACTOR.
    - ALL BEDDING AND COVER MATERIAL SHALL BE CRUSHED STONE CHIPS PER THE STANDARD SPECS, SECTION 8-4.3.
    - CONCRETE ALL BUILDING LATERALS WITH THE GENERAL CONTRACTOR PRIOR TO THE LATERAL BEING LAID AND LATERAL. THE WATER MAIN, SANITARY SEWER AND STORM SEWER AND LATERALS SHALL BE INSTALLED WITH A TRACER WIRE CONSIDERED AS AN INSULATED #16 COPPER SOLID-CORE WIRE 1/8" DIA. TO THE LATERAL MANHOLE. THIS IS IN ACCORDANCE WITH STAT. 302.07(2).
    - CONTRACTOR TO PROVIDE FLAGMAN AND SIGNAGE FOR WORK IN THE PROSPECT CIRCLE AND 15' "RIGHT-OF-WAY" SIGNAGE SHALL MEET THE CURRENT MUTCD. ONE LINE OF TRAFFIC SHALL BE OPEN AT ALL TIMES AND TWO LANES OF TRAFFIC SHALL BE OPEN OVERHEAD.
  - SANITARY SEWER**
    - THE SANITARY SEWER PIPE SHALL BE PVC ASTM D-3034 SDR 35 WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS CONFORMING TO ASTM 543.
    - ALL SANITARY SEWER MANHOLES SHALL BE 48" DIAMETER PRECAST METEORITE FILE NO. 12 OR THE STANDARD SPECIFICATIONS OF THE MANHOLE AND GRATE COVER SHALL BE MINIMUM R-1901-B WITH TYPE "C" SELF-SEALING OR ORIGNAL, CONCRETE PIPER, POLE AND VENTS.
    - THE SANITARY SEWER MANHOLES WILL NEED AN INTERNAL EXTERNAL CHIMNEY SEAL ADAPTOR, INC. OR APPROVED EQUAL ON THE MANHOLE AND 8" MINIMUM BURNER W/SPR JULIED ONTO THE OUTSIDE OF THE MANHOLE RISER SECTIONS (BULK BRUSH). SEE FURTHER REQUIREMENTS BY THE VILLAGE OF SUSSEX DEVELOPMENT STANDARDS.
    - MARK THE END OF THE LATERAL INSTALLED WITH A WOODEN 2" X 6" X 12" EXTENDING FROM THE INVERT OF THE LATERAL.
  - WATER MAIN**
    - 4" OR 6" DIAMETER MAIN LATERAL AND HYDRANT LEADS SHALL BE AWWA C-915 CLASS 52 DUCTILE IRON.
    - 1.5" DIAMETER WATER LATERAL SHALL BE HDPE CTS (DR 90) PSI.
    - ALL VALVES AND HYDRANTS SHALL MEET THE LATEST OF SUSSEX REQUIREMENTS.
    - MARK THE ENDS OF THE LATERAL INSTALLED WITH A WOODEN 2" X 4" X 8" EXTENDING FROM THE INVERT OF THE LATERAL.
  - STORM SEWER**
    - THE STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76. JOINTS SHALL BE MADE BY THE USE OF AN ELASTOMERIC SEAL CONFORMING TO ASTM 543.
    - ALL CATCH BASINS AND MANHOLES SHALL BE PRECAST, REINFORCED CONCRETE, 48" MINIMUM RIB DIAMETER, COMPLETE WITH BASE, STEPS, ECCENTRIC TOP SECTION AND CAST IRON GRATE RATED FOR TRAFFIC, CATCH BASIN AND MANHOLE SHALL HAVE 2 FOOT DEPTH.
    - THE FRAME AND GRATE FOR THE STORM MANHOLE SHALL BE NEEDHAM R-1901-B. THE FRAME AND GRATE FOR THE CATCH BASIN IN PROSPECT DRIVE SHALL BE NEEDHAM R-229-80. ON SITE THEY SHALL BE NEEDHAM R-2007.
    - MARK THE ENDS OF THE LATERAL INSTALLED WITH A WOODEN 2" X 6" X 12" EXTENDING FROM THE INVERT OF THE LATERAL TO TWO FEET ABOVE GROUND LEVEL.
    - UTILITY CONTRACTOR TO INSTALL INLET PROTECTION ON THE CATCH BASIN NOTED ON THE PLANS. PER THE DETAILS ON THE PLANS, THE PROTECTION SHALL BE REMOVED AND DISPOSED OF BY THE UTILITY CONTRACTOR UPON THE SITE BEING SUFFICIENTLY STABILIZED AND AT THE DISCRETION OF THE GENERAL CONTRACTOR.
    - STORM SEWER PIPES DISCHARGING AT GRADE SHALL INCLUDE A CONCRETE END SECTION WITH AN END SECTION GRATE.



GM 1/9/17



BENCH DETAIL - SANITARY MANHOLE 3  
NOT TO SCALE

NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer does not guarantee the exact location or the location of other not shown.  
Contact Diggers Hotline, Inc.

REVISED AUGUST 19, 2015  
REVISED AUGUST 3, 2015 (WATER LATERAL)  
REVISED JAN 10, 2016  
REVISED JUNE 16, 2016  
REVISED JULY 20, 2016

UTILITY PLAN  
RE: SUSSEX TOWN CENTER  
PART OF THE SW 1/4 OF SEC. 27, T8N., R.19E.  
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES, INC.  
PLANNERS & PROFESSIONAL ENGINEERS  
7710 KORNBLAU BLVD. WAUWATOSA, WI 53195  
TEL: (262) 542-1797 FAX: (262) 542-7868

SCALE: 1" = 30'  
DRAWN BY: B.J.  
CHECKED BY: A.S.Z.  
BOOK NO.: LUB2022

DATE: DECEMBER 16, 2016  
FILE NO.: LUB20162  
JOB: 84522

SHEET 3 OF 9



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## MEMORANDUM

To: Public Works Committee  
From: Judith A. Neu, Village Engineer  
Date: February 1, 2017  
**Re: Stormwater Credit request N62 W23469 Silver Spring Drive**

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Staff has received a request for a Stormwater Utility Fee credit from Tim and LuAnn Dietrich, N62 W23469 Silver Spring Drive. This would typically be a staff determination, but given that Mr. Dietrich is a Trustee, we felt it appropriate that the Committee and Board act on this request.

Per Section 14.09(2) of the Code, credits can be given for private improvements that are maintained and meet the engineered design criteria of the Village's Stormwater management efforts and thus reduce the cost to the public. Staff recommends that the credit be approved for this property for the following reasons:

- The impervious surfaces on the property in question are minimal and drain to both Sussex Creek and a privately owned and maintained pond.
- The portion that drains to the creek is filtered through at least 200 feet of lawn and woodland before entering the creek, which allows infiltration and reduces total suspended solids.
- The pond provides peak discharge reductions, infiltration, and total suspended solids reduction.

The current fee is \$15 per quarter per Equivalent Residential Unit (ERU). The typical fee for properties receiving credits is \$7.65 per quarter per ERU. The remaining fee covers the cost of Storm Water Utility obligations that are not directly related to water quality control. If the Board approves this credit request, we recommend that it become effective this billing period which starts January 1, 2017.

End.



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## MEMORANDUM

To: Public Works Committee  
From: Judith A. Neu, Village Engineer  
Date: January 30, 2017

**Re: Main Street Reconstruction – Phase 2:  
Construction Bids, Inspection Services and Geotechnical Services Recommendations**

We expect construction to start in late March / Early April, weather permitting. The contractor will have until June 1, 2017 to complete the utilities in Stage 1 (west) and until August 30, 2017 to complete the road, sidewalks, street lights, signals and restoration in Stage 1. Stage 2 (east) utilities are expected to start June 2, 2017 and be completed by August 30, 2017. The contractor will have until November 3, 2017 to complete the work in Stage 2. An incentive of \$1000/day for up to 20 days is also in place for early completion. Main Street will remain open throughout the project, with flagging operations during work hours and two-way traffic at the end of each day. The road will be passable, but not perfect.

### **Main Street Reconstruction – Phase 1 Bids:**

Bids for Main Street Reconstruction – Phase 2 were received and opened at 2:00 PM on Friday, January 27, 2016. Nine (9) bids were received and are listed below.

Contractor	City, State	Base Bid
Zignego Company, Inc.	Waukesha, WI	\$2,609,259.58
LaLonde Contractors, Inc.	Waukesha, WI	\$2,970,888.54
Stark Pavement Corporation	Brookfield, WI	\$3,073,573.12
Michels Corporation	Brownsville, WI	\$3,133,708.45
Musson Bros., Inc.	Brookfield, WI	\$3,141,991.93
Ptaschinski Construction, Inc.	Beaver Dam, WI	\$3,164,546.68
Advance Construction, Inc.	Green Bay, WI	\$3,211,559.76
Vinton Construction Company	Manitowoc, WI	\$3,253,653.65
Super Excavators, Inc.	Menomonee Falls, WI	\$3,292,335.80

Staff has reviewed the bids and the qualifications of Zignego Construction, Inc. the low bidder. Based on previous work done for other municipalities, and a review of their Bidders Qualification Statement, we find that they are capable of performing the work described in the Contract Documents.

Pre-Bid estimate for the Base Bid was \$3,999,942.25, without contingency. Funds from the Water Utility, Sewer Utility, Stormwater Utility, and General Fund will be used to cover the cost of this project.

### **Inspection Services**

Inspection Service Proposals were solicited in January 2016 for Phase 1 of the Main Street Reconstruction project and the Village entered into contract with **R.A. Smith National, Inc.** to handle the Inspection and Surveying for that project. Staff recommends that we continue with R.A. Smith National, Inc. for Phase 2 of the project. R.A. Smith National, Inc. has agreed to commit the same personnel to the project with a 2% increase for the inspectors only. There is no increase in the cost of surveying. Keeping the same team for 2017 is a big plus for efficiency.

This is a Time and Materials project. Staff will monitor the costs as the project progresses, but the number of inspection hours needed are difficult to predict as they are very dependent on the Contractor's

work hours and situations encountered in the field. The contract is essentially the same as the one signed in 2016. We anticipate that the overall cost of Inspection Services will be about \$250,000.00.

Typically, an Inspection Services contract such as this would also include a significant number of hours for project management. However, with the addition of Secret Strobl, Assistant Village Engineer, to our staff, we are able to realize a savings of over \$70,000 on this contract by handling the Project Management in house.

### **Geotechnical Services**

Geotechnical Service Proposals for the Main Street Reconstruction – Phase 1 project were received and opened on January 31, 2017. Three (3) proposals were received and are summarized below. Staff recommends that the Village enter into contract with **Professional Service Industries, Inc. (PSI)**, to complete the Geotechnical services for this project.

<i>Consultant</i>	<b>Estimated Cost</b>
Professional Service Industries, Inc. (PSI)	\$44,990.00
Giles Engineering Associates, Inc.	\$49,380.00
CGC, Inc.	\$50,838.00

This is a Time and Materials project. Staff will monitor the costs as the project progresses, but the number of inspection hours needed are difficult to predict as they are very dependent on Contractor work hours and situations encountered in the field.

### **Recommendations:**

Staff recommends that all 3 contracts be awarded as follows:

Zigengo Company, Inc. – per their bid, **\$2,609,259.58**, plus **\$20,000** incentive, if achieved.

RA Smith National – per their proposal for Inspection and Surveying Services, **\$250,000.00**.

Professional Service Industries, Inc. (PSI) – per their proposal for Geotechnical Services, **\$44,900.00**.

The help of an Environmental Services Consultant to assist with handling of Contaminated Soil and Water will also be needed. We recommend an allowance of **\$20,000.00** for these services.

The total cost of these three contracts is \$2,944,159.58. We recommend that a contingency of \$225,840.42 (+/- 7.7% of total cost), be established for a total allocation of **\$3,170,000.00** for these contracts.

The costs are within our anticipated Capital Improvement Plan / Budget.

End.



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## MEMORANDUM

To: Public Works Committee  
From: Judith A. Neu, Village Engineer  
Date: January 27, 2017  
Re: **Old Village Hall Building Demolition**

Bids for the Old Village Hall Building Demolition were received and opened at 10:00 AM on Friday, January 27, 2017. Fourteen (14) bids were received and are listed below.

Contractor	City, State	Bid
New Berlin Grading, Inc.	New Berlin, WI	\$109,606.00
RLP Diversified, Inc.	Burlington, WI	\$129,300.00
Dakota Intertek Corporation	New Berlin, WI	\$135,977.50
Gunderson Excavating, Inc.	Union Grove, WI	\$137,500.00
Veit & Company	New Berlin, WI	\$140,218.00
Shoreline Contracting Services, Inc.	Milwaukee, WI	\$145,545.00
Daniels Excavating and Landscaping, Inc.	Montello, WI	\$148,000.00
Azarian Wrecking LLC	Racine, WI	\$155,403.00
D&H Demolition LLC	Milwaukee, WI	\$166,871.00
Rams Contracting, Ltd.	Lannon, WI	\$170,228.00
Vinton Construction Company	Manitowoc, WI	\$179,000.00
C.W. Purpero, Inc.	Oak Creek, WI	\$187,100.00
Terry's Excavating, Inc.	Oconomowoc, WI	\$203,037.00
Stack Bros. Mechanical, Inc.	Superior, WI	\$284,800.00

Village Staff has reviewed the bids and the qualifications of New Berlin Grading, Inc., the low bidder. Based on previous work done for the Village and other municipalities, and a review of their Bidders Qualification Statement, we find that they are capable of performing the work described in the Contract Documents.

Our Pre-Bid estimate was \$250,000 without contingency. General Fund will be used to cover the cost of this project.

We expect the project to start as soon as the demolition permits are in place. The contractor will have until May 1, 2017 to complete the demolition. Final restoration must be complete by June 5, 2017.

Staff recommends that the Village award the Old Village Hall Building Demolition Contract to New Berlin Grading, Inc., at the unit prices specified in their bid proposal for work actually performed. We further recommend that a contingency fund of approximately 9.5% (\$10,394) included in the total amount allocated for this project for a total allocation not to exceed \$120,000.00.

We have recommended a 9.5% contingency to help cover the cost of additional unknown asbestos removal.

e-mail: Dennis Wolf, Assistant Public Works Director  
Jon Baumann, Public Works Foreman  
Scott Ascher, Public Works Foreman



N64W23760 Main Street  
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## MEMORANDUM

To: Public Works Committee  
From: Melissa Weiss, Assistant Village Administrator  
Date: December 15, 2016  
**Re: Villas of Brandon Oaks Request**

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The Villas of Brandon Oaks requested that the Village perform maintenance on their private utility systems. There are two private condominium developments in the Village of Sussex that have private roads and utility infrastructure: the Villas of Brandon Oaks and Maplewood Terrace Condos. I have outlined costs below to maintain both of these systems as well as the costs to reconstruct the infrastructure. Please note that all of the presented costs are estimated costs – quantities are estimated as well as 2016 construction values. None of the private developments should take these numbers to be exact quoted costs to perform this work.

Staff strongly cautions against providing snow plowing services to the private developments. The roads are smaller and this may require different plowing equipment or added staff.

**Maintenance** \$4,198.5 estimated annual cost (add \$2,764 if sewer televising is needed)

The Village already flushes fire hydrants in private developments, including those at businesses. This has been done since 2005 for the purpose of maintaining access to water for firefighting. We also flush the sanitary sewer dead ends in private developments and business areas throughout the Village. There are three areas of maintenance we do not perform currently and the costs are presented below.

- **Valve turning:** water valves should be turned once per year. When valves have not been turned for some time they will typically either not turn or break. The cost to repair a broken valve can range from \$12,000 - \$20,000 depending on many different factors. If valve maintenance has not routinely been completed in the private development, the risk of breaking the valves is extremely high. If the Committee's desire is only to provide maintenance/valve turning, it should be explicitly written into the agreement that the Village will not cover the cost of any broken infrastructure. The cost of valve turning for both private developments is estimated at \$400/year for each development.
- **Catch basin cleaning:** catch basins should be periodically cleaned. The price to do so is higher because you have to pay higher dumpster disposal fees for the waste. The cost to clean catch basins is estimated at \$1,631/year for each development.
- **Sanitary sewer cleaning:** sanitary sewer lines should be cleaned once every 4 years. These costs are 2016 costs and increase annually per the Village's contract with Visu Sewer. 2017 rates are not yet available. For the Villas of Brandon Oaks the cost to contract with Visu Sewer for the cleaning is \$468 every 4 years. For Maplewood Terrace it is \$273 every 4 years. If televising were to become necessary this would cost \$1,746 for the Villas of Brandon Oaks and \$1,018 for Maplewood Terrace. The risks with jetting include blowing water softeners or toilets. Our current policy on this is that if a home is improperly plumbed it is the homeowners responsibility to handle these repairs. Staff is

uncertain if the infrastructure itself was set up to handle this work as it would be in a public development. Prior to this work taking place property management should verify that all vents are clear.

**Reconstruction**

These are 2016 construction numbers (for future years costs can be inflated by 3%/year) and include inspection and engineering services, but do not include any legal fees or building repair costs. Due to the proximity of buildings to the infrastructure, particularly in the Villas of Brandon Oaks, you should assume that buildings will be damaged during construction. Those costs are not accounted for below.

**Villas of Brandon Oaks**

<b>Water</b>	<b>1,900 feet of water main, hydrants, lateral leads in ROW, valves and associated road/driveway repairs.</b>	<b>\$585,000</b>
<b>Sewer</b>	1,880 feet of sewer main and laterals in ROW.	\$524,00
<b>Stormwater</b>	630 feet of storm sewer. Pond will soon be maintained By Village of Sussex.	\$294,000
<b>Road</b>	9,111 square yards of roadway pavement and 3,780 lineal feet of curb.	\$511,995
<b>Total Reconstruction Takeover Costs to Sussex Taxpayers</b>		<b>\$1.9 million</b>

**Maplewood Terrace**

<b>Water</b>	<b>1,050 feet of water main, hydrants, lateral leads in ROW, valves and associated road/driveway repairs.</b>	<b>\$263,000</b>
<b>Sewer</b>	1,050 feet of sewer main and laterals in ROW.	\$230,00
<b>Stormwater</b>	300 feet of storm sewer. Pond will soon be maintained By Village of Sussex.	\$191,000
<b>Road</b>	3,900 square yards of roadway pavement and 3,780 lineal feet of curb.	\$215,000
<b>Total Reconstruction Takeover Costs to Sussex Taxpayers</b>		<b>\$0.9 million</b>

**Other Issues**

- Easements: the Village has an easement over the private infrastructure in these developments. An easement grants the Village the right to work on the private infrastructure, but does not require us to do so. Over the years this has been confusing for the various condo boards of the Villas of Brandon Oaks. Staff would recommend clarifying in the easement language explicitly what an easement means.
- Check valve: it has been brought to our attention that there are not check valves installed at the private water system to public water system connection. These valves are not a requirement for these types of connections and should be installed in both developments. They cost \$35,000/valve.
- The largest risk to working in the private subdivisions is that they are not built to the same standard as a public subdivision. What this means is that homes are very close to the infrastructure, whether it is utility pipes, valves, etcetera. In public subdivisions we require more space between structures and these facilities to give us ample room to

complete repairs without damaging homes. The risk is very high that foundations, house walls and driveways will be damaged when work is completed on the infrastructure. The Committee should be aware of this and should discuss who would be responsible for paying for repairs to same.

### **Options/Policy Decision**

1. Do nothing
2. Take an advisory role – help the private developments find and hire a contractor to perform their maintenance or provide the developments with checklists outlining what work should be done. The cost of this will vary depending on the maintenance required in a year, but for maintenance is probably about 10 hours of management time. For reconstruction work it would be significant and could be estimated at \$30,000 of engineer time.
3. Perform preventative maintenance (estimated costs outlined above).
  - a. Village charges the developments for these services.
  - b. Village does not charge the developments for these services.
4. The Village takes over all infrastructure (estimated costs outlined above).
  - a. Repairs to damage of private property due to proximity of houses and driveways to infrastructure – who is responsible?



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## MEMORANDUM

To: Melissa Weiss, Assistant Village Administrator / Public Works Director  
From: Judith A. Neu, Village Engineer  
Date: February 2, 2017  
**Re: Engineering Monthly Report – January 2017**

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### Main Street Reconstruction – Phase 1:

- Work is essentially over for the winter.
- The fiber optic line has been installed between the Civic Campus and Public Safety Building. Internal connections are progressing.
- Work continues on the We Energies electric line replacement work.
- Floodplain map change request has been submitted to FEMA.
- Traffic signal timing at Silver Spring will be adjusted to improve flow and to coordinate with Civic Campus and to set the signals to flash overnight.

### Main Street Reconstruction – Phase 2:

- Neighborhood Meeting held January 11, 2017. Bids opened January 27, 2017

### Radium:

- Plans and specifications for treatment facilities at Wells 4 and 5 have been submitted to DNR. Bidding will take place after DNR approval is received.
- DNR has reviewed our Engineering Report and concurs with our proposal to build Well 8 and abandon Wells 1, 2, and 3.
- Bidding for Temporary and Permanent Well Drilling at Well 8 site is planned in the first half of 2017.
- PERFs for Safe Drinking Water Loan Fund financing have been completed by DNR. We scored fairly high for Wells 4 & 5, lower for Well 8. This Loan Fund is one option for the Board to consider for financing these projects.

### Miscellaneous:

- Good Hope Railroad Crossing – Staff is working with railroad personnel on an agreement for repair of this crossing.
- Village Park Quad-Plex – Surveying is done and base plan for design has been received.
- Trucks on Main – New signage will be installed on County roads by the County at Village expense, and along 164 and Village Streets by Village staff.

### Developments:

- Johannsen Farms: Grading is essentially complete. Utility work is progressing well. Due to long lead time on Lift Station, construction will not be complete till 2017.
- Marchese / Duchow: No additional progress this month. Awaiting submittals.
- Ancient Oaks and Hidden Hills: No additional progress this month. Awaiting submittals.

END.