BOARD OF PUBLIC WORKS MINUTES OF FEBRUARY 16, 2009

Meeting called to order by Chairman Feirer at 5:30 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mike Feirer, Ed Wagner, Dave LaFontaine, Josh Hansen and Don Krueger

EXCUSED: None

ALSO PRESENT: Mayor Meyer; Aldermen Noble and Buttke; City Administrator Brehm; Director

of Public Works Knoeck; City Engineer Turchi; Assistant City Engineer Cassidy; Parks & Recreation Director Englehart; Wastewater Superintendent Dickrell; Assistant Wastewater Superintendent Kivela; Street Superintendent Panzer; Fire Chief Schmidt; Deputy Fire Chiefs Haight, DeGrand, and Erickson; Joe Pacovsky and Dave Wasserburger – Marshfield Utilities; Jeff Stewart – WisDOT; Russ Stauber; Gordon Earll; Tom Leonard and Arnie Peck – Fire and Police

Commission; Gary Gray; Bill Penker; Don Nystrom; and others.

Citizen Comments

Bill Penker, 600 South Sycamore Avenue, provided comments on the snow season from the perspective of a concerned citizen. He wondered whether the ordinance related to sidewalk snow removal should be amended to require sidewalks cleared in a shorter time than 48 hours in the downtown. He suggested that the city revisit who is responsible for clearing corners and handicap access ramps and provide a means for enforcement. His goal is to promote an accessible downtown throughout the year.

He also stated two concerns with the Fire Station project – 1) a citizen oversight committee, if established, should be approached with caution – would this set a precedence for future public construction projects; and 2) don't consider this project in a "vacuum" sense. It seems to him that there is still to be a need for a second station to the north. The police station may be outgrowing its space and is located in a vulnerable area near the railroad tracks. He suggests dealing with the concept of total facility needs analysis for both police and fire departments. He feels the public was broadsided by cost of this latest project and does not need to be broadsided in the future.

Scott Boson, M233 Turtle Ridge Road provided the following comments on the use of a Construction Manager for the Fire Station project:

- The use of a proposed Construction Manager will cost the taxpayers of Marshfield over \$250,000 that is not being identified in the proposed budget included with a City of Marshfield Memorandum dated February 10, 2009 from the City Administrator to the Mayor and Council Members.
- If you use a Construction Manager you will receive fewer bids than qualified General Contractors would on the same project. The majority of subcontractors do not provide bonds for a bid and many are financially unable to do so especially in these economic times.
- When bidding to a CM, subcontractors that are able to provide a performance and payment bond will pay between 2% and 4% of the bid a qualified General Contractor's cost for a performance and payment bond is 1% of the bid or less. This difference will amount to an additional cost of \$100,000 to the taxpayers of Marshfield.
- There are other ways to receive similar services provided by a Construction Manager at far less cost to the taxpayers. The first being to have the A/E provide Construction Administration services for the additional \$40,000 proposed in their scope of services. A second option would be to hire an independent construction inspector similar to what Marathon County does when they procure construction services.

- To receive the best value to the taxpayers, bids should be requested on five single prime contracts i.e. General Construction, Fire Protection, Plumbing, HVAC and Electrical. The A/E contract should then be amended to add the additional Construction Administration Services for the construction phase at \$40,000.
- The construction industry needs work and bidding this project to qualified General Contractors from throughout the state will assure the taxpayers of Marshfield the best value at the lowest cost. A Construction Manager is an added layer of administration the taxpayers do not need. I urge you to reconsider using a Construction Manager and the \$350,000 price tag associated with it, bid the project in a traditional manner and put that money to better use.

Jeff Stewart, WisDOT, presented an update on USH 10 project design at the Business 13 Intersection. He showed an informational video on the design and operation of roundabouts in Wisconsin. He then reviewed plans for the intersections at new USH10/STH 13/CTH BB and the existing intersection of USH 10 and BUS 13. WisDOT has decided to construct a roundabout at the intersection of new USH 10/STH13/CTH BB and is strongly considering a roundabout at the current intersection of USH 10/BUS 13. Both roundabouts would be the same size, would carry 2 lanes of traffic and are being designed to accommodate the oversized loads that commonly travel this route. The two roundabout plan will save over \$600,000 as compared to the previous plan which was to relocate the intersection of Old USH 10 about 500 feet to the north. WisDOT is giving an opportunity to local officials to provide comments and/or concerns about the planned roundabouts. Alderman LaFontaine expressed concerns about trucks running up on the sidewalk on the roundabout in Wisconsin Rapids. Stewart indicated that the roundabouts in Rapids are 170 feet and the ones in Marshfield will be 200 feet. This was a discussion item only.

<u>PW09-12</u> Motion by Wagner, second by Hansen to recommend approval of an Engineering Agreement with Strand Associates for Wastewater Treatment Plant SCADA Upgrade as presented at a cost not to exceed \$15,000.

All 'Ayes' Motion Carried

The Board of Public Works discussed the concept of a Construction Manager for the Fire Station project:

- City Administrator Brehm summarized the Fire Station process to date and the decision to go with a Construction Manager. He pointed out the comparison of pros and cons that have been presented recently.
- Alderman LaFontaine agrees that there are pros and cons and his thought was to have someone on site full time to represent the City. All bids would be opened by the City in public. A construction manager would coordinate activities between various prime contractors. His experience has been that bonding costs were assessed to subcontractors. A single general contractor would take low bids from subcontractors and then he went shopping. Savings from shopping subcontractor bids went to the general contractor, not the owner.
- City Administrator Brehm said using a Construction Manager does not prevent a general contractor from bidding on various components of the contract.

- Alderman Wagner stated at the last meeting that he recommended that we approve the design, bid and build for the Fire Station and solicit RFP's to get design phase going. He had the assumption that Architect/Engineer would manage the bid and construction contract for the City. The Airport did not have a Construction Manager and if not for Airport Committee volunteers, project still would not be built. He is uncomfortable with a Construction Manager. Architect/Engineer draws plans and then walks away and he would like to go back to architect managing the construction for the City.
- Alderman LaFontaine stated that Architect/Engineer still has 12 trips to visit the site during construction.
- Alderman Feirer stated that we are always concerned with second guessing ourselves.
- Alderman Wagner said he did object at the Council meeting.
- Alderman Buttke stated that Lafontaine mentioned that we need additional eyes over site if no Construction Manager how would we address that?
- Fire Chief Schmidt stated that there is a Construction Manager in the audience that could answer questions.
- Alderman Wagner is wondering how Construction Manager process would preclude local contractors from bidding.
- Scott Boson stated that he is not sure that the number of bidders is the question the real question is the extra \$350,000 that this will cost the City. With smaller multiple contractors, the cost of bonds can be an issue.
- Alderman Wagner asked if a Construction Manager will preclude local contractors.
- Scott Boson said it will eliminate competition of bidding statewide contractors will not come in here for small contracts.
- Administrator Brehm stated that based on discussion with SEH, he felt that there would be some savings.
- Bryan Pischel gave his perspective as a Construction Manager and the benefits to the owner. His
 recommendation was to go ahead with interview process to get a better understanding of the benefits
 and costs of a CM and then decide if a Construction Manager will meet the needs/intent of the City
 of Marshfield.

There was no action taken. This was a discussion item only.

The Board of Public Works discussed the approval of a selection committee to make a recommendation to the BPW for a construction manager. Alderman Wagner questioned if these meetings will be open to the public. He also asked if the RFP will come back to the Board of Public Works for approval prior to distribution. Administrator Brehm said the meetings of the selection committee will be open to the public and the RFP will be brought back to the BPW for approval. Alderman Noble questioned why volunteers were not sought for this committee. He is willing to sit on this committee.

<u>PW09-13</u> Motion by LaFontaine, second by Krueger to recommend approval of the committee for selection of a Construction Manager for the Fire Station Project as presented.

Wagner voted 'No', LaFontaine, Krueger, Hansen and Feirer voted 'Aye' Motion Carried

<u>PW09-13</u> Motion by Krueger, second by Wagner to recommend approval of a Takeuchi TB135C compact hydraulic excavator from Swiderski Equipment, Inc. of Mosinee, WI at a cost of \$27,196 and authorize execution of a purchase agreement.

All 'Ayes' Motion Carried

<u>PW09-15</u> Motion by Krueger, second by Hansen to recommend approval of 2008 Street Division budget carryovers as follows:

- \$4,175 from a Wisconsin Department of Natural Resources Urban Forestry Grant
- \$7.000 from General Labor Fund

All 'Ayes' Motion Carried

City Administrator Brehm and Alderman Wagner left the meeting at 6:56 PM.

Director of Public Works Knoeck reviewed utility replacement policies with regard to street reconstruction. Street projects typically fall into two categories – total reconstruction and surface replacement. Generally, on a total reconstruction project, all underground utilities are replaced. On a surface replacement, spot repairs are made. This was a discussion item only.

- Alderman LaFontaine feels that prior to street projects, utilities need to be reviewed for replacement and repair. Examples are Adler Road and Western Street. He would like to at least see that some analysis was completed prior to the project. Policies should properly address it. If there is a leak or repair on a new street, then a larger patch needs to be placed to get a better repair.
- Joe Pacovsky stated that Marshfield Utilities does have a goal of evaluating all water mains on street reconstruction projects.
- Alderman Feirer recalls the North Walnut Avenue project that has now been fixed but it had been a problem for quite some time.
- Alderman LaFontaine feels more long range planning is needed for street resurfacing.

Director of Public Works Knoeck presented an update on South Central Avenue bid results. Comparing the estimate in the Project Agreement with WisDOT and the bid results shows a bid savings of about \$1.9 million. Additional detail will be provided on how this impacts the local cost share as it becomes available. This was a discussion item only.

<u>PW09-14</u> Motion by LaFontaine, second by Hansen to recommend approval of final assessments for Project No. 1801, 1803, 1973 & 6721 – 8th Street (Felker Avenue to Washington Avenue) as presented. **All 'Ayes'** Motion Carried

<u>PW09-15</u> Motion by Hansen, second by LaFontaine to recommend approval of the final assessments for Project No. 1882, 1888, 1950 & 6715 – Western Street (Wood Avenue to St. Joseph Avenue) as presented.

All 'Ayes' Motion Carried

Recommended items for future agendas

None

Motion by LaFontaine, second by Hansen that the meeting be adjourned at 7:15 PM. All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary BOARD OF PUBLIC WORKS