



**City of Neenah
Board of Public Works Agenda
Tuesday, June 9, 2020
Neenah City Hall
Virtual Meeting**

Due to the Public Health Emergency caused by the COVID-19 Pandemic, this meeting will occur at a virtual location accessed by the below link or conference call. Committee members and the public should use the following information:

Link: <https://global.gotomeeting.com/join/112861085>

OR

Conference Telephone Number (AUDIO ONLY): [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 112-861-085

- **Members of the public who join the meeting will be asked for their name and address and whether they wish to speak during the Public Forum.**
- **The web link or conference call-in number may be accessed from any location.**

NOTICE IS HEREBY GIVEN, pursuant to the requirements of Wis. Stats. Sec. 19.84, that a majority of the Neenah Common Council may be present at this meeting. Common Council members may be present to gather information about a subject over which they have decision-making responsibility. This may constitute a meeting of the Neenah Common Council and must be noticed as such. The Council will not take any formal action at this meeting.

- I. Approval of the minutes of the May 26, 2020 and May 28, 2020 meetings. (Minutes can be found on the City web site)
- II. Appearances.
- III. Unfinished Business.
- IV. New Business.
 - A. Public Works
 1. Pay Estimate No. 3, Contract 1-20, Water Main and Sewer Construction to Kruczek Construction in the amount of \$184,930.04
 2. Pay Estimate No. 1 for Contract 3-20, HMA Street Construction to Sommers Construction Company in the amount of \$121,676.00
 - B. Community Development
 1. **Addendum to the Development and Fee Agreement for Cardinal Plat**
- V. Any announcements/questions for the Board.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Clerk's Office (920) 886-6100 or the **City's ADA Coordinator at (920) 886-6106 or e-mail attorney@ci.neenah.wi.us** at least 48 hours prior to the scheduled meeting or event to request an accommodation.

**Minutes of the Board of Public Works Meeting
Tuesday, May 26, 2020, 12:00pm Noon
Virtual Meeting**

MEMBERS PRESENT: Mayor Kaufert, City Attorney Godlewski, Director of Public Works Kaiser, Director of Finance Easker, Director of Community Development & Assessment Haese and Alderpersons Bates & Lang.

ALSO PRESENT: Director of Water Utility, Tony Mach, and Public Works Office Manager Mroczkowski

Mayor Kaufert called the meeting to order at 12:06 p.m.

APPEARANCES: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Public Works:

1. Award Contract 9-20: Dir. Kaiser reviewed the two bids: MCC, Inc. \$83,881.30 and Northeast Asphalt Inc., \$125,345.00. The bid price from MCC, Inc. is about half of the engineer's estimate for this project. Director Kaiser recommended approval of the low bid from MCC, Inc. in the amount of \$83,881.30. The balance of the funds will be used to complete additional HMA pavement repair within the scope of this contract. The board discussed approvals needed if additional work is to be completed that was not part of the bid. Attorney Godlewski stated each project has a 15% contingency built in the bid so unless the work would increase the project costs by more than 15%, it would not need Council approval.

Report

Motion/Second/Carried Kaiser/Godlewski to recommend that Council award Contract 9-20, HMA Pavement Repairs to MCC. Inc. for the low bid in the amount of \$83,881.30. All voting aye.

2. Award Contract 10-20: Dir. Kaiser reviewed the four bids: Sommers Construction Company, Inc. \$204,150.00; Fischer-Ulman Construction, Inc. \$222,300.00, Jim Fischer, Inc., \$239,175.00 and Al Dix Concrete, Inc., \$265,050.00. Dir. Kaiser recommended approval of the low bid from Sommers Construction Company, Inc. in the amount of \$204,150.00. Alderperson Bates asked why the water main services/main bid price of \$20,000 was so much lower than the budgeted price \$350,000. Dir. Kaiser noted that there were fewer water main breaks this year than in years past and that this Water Utility budget item covers other water main and service maintenance costs.

Report

Motion/Second/Carried Kaiser/Haese to recommend to Council award Contract 10-20, Concrete Pavement and Sidewalk Repair to Sommers Construction Company, Inc. for the low bid in the amount of \$204,150.00. All voting aye.

Information Only

3. Change Order No. 1 for Contract 1-20: Dir. Kaiser requested approval of Change Order No 1 for Contract 1-20, to Kruczek Construction, Inc. for 550 feet additional 24 inch storm sewer and 10 vert. feet of storm sewer manhole in the amount of \$38,330.00. He noted that the additional storm sewer installation is on Abby Avenue from Matthewson to the west. He described discussions with staff from both Menasha and We Energies. This storm line would ultimately be extended to Little Lake Butte des Morts through the current We Energies substation parcel. That substation is scheduled for decommissioning in the next two years. The new storm line will replace the current storm main in Menasha on Madison Street that outfalls to Little Lake Butte des Morts. That storm sewer runs through the Neenah-Menasha Wastewater Treatment Plant, which makes access very difficult. He noted that Menasha also has concerns about the condition of that line. The Board discussed the timing of the substation decommissioning and the placement of the storm line. Dir. Kaiser noted that the new storm line would run under the road. Staff had looked at stubbing out a line from the Abby/Matthewson intersection to a nearby terrace for a future extension but there were other utilities that prevented that option.

Following discussion, **Motion/Second/Carried Godlewski/Kaiser to approve Change Order No 1 for Contract 1-20, to Kruczek Construction, Inc. for 550 feet additional 24 inch storm sewer and 10 vert. feet of storm sewer manhole in the amount of \$38,330.00.** All voting aye.

ADJOURNMENT

Motion/Second/Carried Godlewski/Kaiser to adjourn at 12:34 p.m. All voting aye.

Respectfully Submitted,



Lisa Mroczkowski

**Minutes of the Board of Public Works Meeting
Thursday, May 28, 2020, 11:30am
Virtual Meeting**

MEMBERS PRESENT: Mayor Kaufert, City Attorney Godlewski, Director of Public Works Kaiser, Director of Finance Easker, Director of Community Development & Assessment Haese and Alderpersons Bates & Lang.

ALSO PRESENT: Deputy City Clerk Cheslock and Council President Stevenson

Mayor Kaufert called the meeting to order at 11:30 am.

MINUTES: MSC Godlewski/Kaiser to approve the minutes from the May 12, 2020 meeting, all voting aye.

APPEARANCES: None.

UNFINISHED BUSINESS:

Alderperson Bates discussed the option to include a breakdown of miscellaneous account numbers and amounts for the public. Dir. Kaiser stated he generally supplies the Board with something like that mid-year and will do so again. It will be on a future agenda.

NEW BUSINESS:

Public Works:

1. Award Contract 11-20: Dir. Kaiser stated there were six bidders on this project. The project was bid with two options for trail material—concrete or asphalt. He discussed the price differences on the two options and stated staff had discussed the benefits of using concrete over asphalt, one of the benefits being cost of long term maintenance. Dir. Kaiser stated there had been some neighborhood desire for asphalt due to aesthetics.
The board discussed the rubber trail component for around tree roots in one section of the trail, the amount of prep work required for concrete vs. asphalt being less, the options and cost of dyeing the concrete to make it more aesthetically pleasing, the sidewalk link on Wisconsin Ave, the options for porous concrete compared to regular concrete and the environmental effects of each, and the potential need of more lighting along the trail.
Director Easker and Director Haese stated their yes votes regarding concrete as the chosen trail material will be made in deference to Director Kaiser and the staff recommendation, knowing the material for the trail construction is ultimately a Council decision up for Council debate. Mayor Kaufert expressed concern regarding the aesthetics and ambiance of a concrete trail and shared his desire for a more porous option to lessen environmental impact.
The Board also discussed the possibility of tourism grants to assist in funding a more aesthetically pleasing concrete option, the two trees being removed due to

Report

this project, the other trees being removed due to Emerald Ash Borer and other diseases, and a timeline for removing and replacing trees.

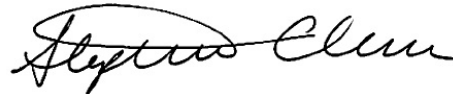
Alderson Bates requested Director Kaiser provide a memo illustrating depth requirements and other differences between the asphalt and concrete trail options as well as the color options of the rubber, asphalt, and concrete sections of this project.

He recommended approval of the low bid with concrete trail from Sommers Construction Company, Inc. in the amount of \$406,495.00. **MSC Kaiser/Bates to recommend to Council award Contract 11-20, Lakeshore Avenue Street Construction with concrete trail alternate to Sommers Construction Company, Inc. for the low bid in the amount of \$406,495.00; motion passes on voice vote 6-1, Mayor Kaufert voted no.**

ADJOURNMENT

MSC Kaiser/Haese to adjourn at 12:21 p.m., all voting aye.

Respectfully Submitted,



Stephanie Cheslock,
Deputy City Clerk

Pay To: Kruczek Construction, Inc.
3636 Kewaunee Rd
Green Bay WI 54311

Contract No. Contract 1-20 Sewer and Water Main and Street Construction on
Abby Ave, Clybourn St, Bond St, and Center St


Water Work Order No: 439, 457, 441, 440

Date: June 3, 2020

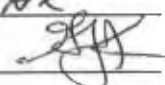
Estimate No. 3

Account Description	Account #	Payment	Contract Breakdown	Budget	Change Orders	Pd to Date
Sanitary - Abby (N.Water to Clybourn)	046-5085-743-0236	\$75,346.40	\$260,000	\$250,000		\$0.00
Water Main - Abby (N.Water to Clybourn)	400-0000-207-0439		\$165,000	\$164,000		\$0.00
Storm - Abby (N.Water to Clybourn)	049-5259-743-0236		\$165,000	\$160,000	\$38,330.00	\$0.00
Street - Abby (N.Water to Clybourn)	012-4303-743-0236	\$1,809.75	\$230,000	\$250,000		\$0.00
Sanitary - Bond (N Water to Edna)	046-5088-743-0236		\$250,000	\$260,000		\$122,616.50
Water Main - Bond (N Water to Edna)	400-0000-207-0457		\$10,000	\$10,000		\$0.00
Storm - Bond (N Water to Edna)	049-5261-743-0236	\$102,829.14	\$150,000	\$150,000		\$0.00
Street - Bond (N Water to Edna)	012-4306-743-0236	\$4,229.40	\$275,000	\$275,000		\$10,967.62
Sanitary - Center (N Water to Abby)	046-5087-743-0236		\$120,000	\$250,000		\$115,035.50
Water Main - Center (N Water to Abby)	400-0000-207-0441		\$75,000	\$55,000		\$55,066.75
Storm - Center (N Water to Abby)	049-5260-743-0236		\$115,000	\$150,000		\$132,416.70
Street - Center (N Water to Abby)	012-4305-743-0236		\$250,000	\$250,000		\$13,088.02
Sanitary - Clybourn (Edna to Abby)	046-5086-743-0236		\$40,000	\$60,000		\$0.00
Water Main - Clybourn (Edna to Abby)	400-0000-207-0440		\$50,000	\$44,000		\$0.00
Street - Clybourn (Edna to Abby)	012-4304-743-0236	\$715.35	\$33,189	\$34,000		\$0.00
TOTAL		\$184,930.04	\$2,188,188.88	\$2,362,000	\$38,330.00	\$449,191.09

Prepared by Public Works Department

June 3, 2020 

Approved by Public Works Department

June 3, 2020 

Approved by Board of Public Works

Approved by Common Council

(final payments only)

Approved by Water Department

Approved by Water Commission

(final payments only)

Sent to Finance

Number of Attachments

2

City of Neenah
 Public Works Department
 Contract Payment Form

The following is Estimate No. 3 for Contract 1-20, Miscellaneous Sewer and Water Main Construction and Street Construction on Abby Ave., Bond St., Center St., and Clybourn St. to Kruczek Construction, Inc, 3636 Kewaunee Rd, Green Bay WI 54311.

DESCRIPTION	Unit Price	Original Bid		Estimate No. 2		Estimate No. 3	
		Quantity	Total	Quantity	Total	Quantity	Total
Part 1 -Abby Ave. / Bond St. / Center St. / Cybourn St.							
A. Sanitary Sewer							
1. Furnish and relay 18-inch steel casing pipe	\$500.00	52 Lin. Ft.	\$26,000.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
2. Furnish and relay 12-inch PVC sanitary sewer	\$109.00	55 Lin. Ft.	\$5,995.00	52 Lin. Ft.	\$5,668.00	52 Lin. Ft.	\$5,668.00
3. Furnish and relay 8-inch PVC sanitary sewer	\$94.00	3,120 Lin. Ft.	\$293,280.00	1,898 Lin. Ft.	\$178,412.00	2,533 Lin. Ft.	\$238,102.00
4. Furnish and pipeburst / relay 8-inch sanitary sewer (Clybourn)	\$98.00	180 Lin. Ft.	\$17,640.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
5. Furnish and relay 6 inch sanitary lateral in ROW (20)	\$86.00	600 Lin. Ft.	\$51,600.00	429 Lin. Ft.	\$36,894.00	576 Lin. Ft.	\$49,536.00
6. Furnish and relay 6 inch sanitary lateral ROW to house	\$82.00	100 Lin. Ft.	\$8,200.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
7. Furnish and pipeburst 6-inch sanitary lateral (5)	\$20.00	300 Lin. Ft.	\$6,000.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
8. Furnish and pipeburst 4-inch sanitary lateral (60)	\$5.00	3,000 Lin. Ft.	\$15,000.00	0.0 Lin. Ft.	\$0.00	0.0 Lin. Ft.	\$0.00
9. Reconnect sanitary lateral at foundation - pipeburst	\$1,500.00	3 Each	\$4,500.00	0 Each	\$0.00	0 Each	\$0.00
10. Reconnect under basement floor - pipeburst	\$2,500.00	62 Each	\$155,000.00	0 Each	\$0.00	0 Each	\$0.00
11. Reconnect lateral to wye at main	\$1,750.00	3 Each	\$5,250.00	3 Each	\$5,250.00	3 Each	\$5,250.00
12. Furnish and Install Standard manhole (12)	\$320.00	120 Ver. Ft.	\$38,400.00	67.30 Ver. Ft.	\$21,536.00	86.30 Ver. Ft.	\$27,616.00
13. Remove sanitary manhole	\$300.00	14 Each	\$4,200.00	8 Each	\$2,400.00	11 Each	\$3,300.00
14. Adjust sanitary manhole (with slurry backfill)	\$800.00	10 Each	\$8,000.00	0 Each	\$0.00	0 Each	\$0.00
15. Clean and Televiser Sewer (Sanitary only)	\$3,600.00	1 Lump Sum	\$3,600.00	0 Lump Sum	\$0.00	0 Lump Sum	\$0.00
Part 1.A Sanitary Sewer Total			\$642,665.00		\$250,160.00		\$329,472.00
B. Water Main							
1. Furnish & install 18-inch steel casing pipe	\$500.00	52 Lin. Ft.	\$26,000.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
2. Furnish & install 8-inch PVC C-900 main	\$66.00	1,900 Lin. Ft.	\$125,400.00	485 Lin. Ft.	\$32,010.00	485 Lin. Ft.	\$32,010.00
3. Furnish & install 8-inch valve w/ box	\$1,635.00	13 Each	\$21,255.00	4 Each	\$6,540.00	4 Each	\$6,540.00
4. Reconnect existing service to proposed water main	\$760.00	6 Each	\$4,560.00	0 Each	\$0.00	0 Each	\$0.00
5. Furnish & install 1-inch service brass set	\$325.00	2 Each	\$650.00	0 Each	\$0.00	0 Each	\$0.00
6. Furnish & install 1.25-inch service brass set	\$400.00	18 Each	\$7,200.00	6 Each	\$2,400.00	6 Each	\$2,400.00
7. Furnish & install 2-inch service brass set	\$865.00	2 Each	\$1,730.00	0 Each	\$0.00	0 Each	\$0.00
8. Furnish & install 1.25-inch PE water service in ROW	\$50.00	700 Lin. Ft.	\$35,000.00	102 Lin. Ft.	\$5,100.00	102 Lin. Ft.	\$5,100.00
9. Furnish & install 2-inch PE water service in ROW	\$66.00	25 Lin. Ft.	\$1,650.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
10. Furnish & install cathodic protection to water service	\$28.00	24 Each	\$672.00	0 Each	\$0.00	0 Each	\$0.00
11. Furnish & install service from ROW to house by excavation	\$46.00	25 Lin. Ft.	\$1,150.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
12. Furnish & install service from ROW to house by excavation in same trench as san. lateral	\$36.00	25 Lin. Ft.	\$900.00	0 Lin. Ft.	\$0.00	0	\$0.00
13. Furnish & install service from ROW to house by pulling w/ sanitary sewer pipeburst	\$5.00	500 Lin. Ft.	\$2,500.00	0 Lin. Ft.	\$0.00	0	\$0.00
14. Furnish & install service from ROW to house by pulling / direct	\$30.00	25 Lin. Ft.	\$750.00	0 Lin. Ft.	\$0.00	0	\$0.00
15. Water service connection to structure	\$300.00	20 Each	\$6,000.00	0 Each	\$0.00	0 Each	\$0.00
16. Water service extra hole (curb stop connection)	\$500.00	10 Each	\$5,000.00	0 Each	\$0.00	0 Each	\$0.00
17. Furnish & install hydrant, lead and valve	\$5,500.00	6 Each	\$33,000.00	2 Each	\$11,000.00	2 Each	\$11,000.00
18. Furnish & install live tap hydrant, lead and valve	\$7,000.00	2 Each	\$14,000.00	0 Each	\$0.00	0 Each	\$0.00
19. Abandon hydrant	\$330.00	1 Each	\$330.00	2 Each	\$660.00	2 Each	\$660.00
20. Abandon Valve manhole	\$300.00	2 Each	\$600.00	0 Each	\$0.00	0 Each	\$0.00
21. Abandon Valve Box	\$85.00	4 Each	\$340.00	3 Each	\$255.00	3 Each	\$255.00
22. Provide temporary water supply (Abby Avenue)	\$2,500.00	1 Lump Sum	\$2,500.00	0 Lump Sum	\$0.00	0 Lump Sum	\$0.00
Part 1 B Water Main Total			\$291,187.00		\$57,965.00		\$57,965.00

DESCRIPTION	Unit Price	Original Bid		Estimate No. 2		Estimate No. 3	
		Quantity	Total	Quantity	Total	Quantity	Total
C. Storm Sewer							
1. Furnish and jack and bore 24-inch steel storm sewer	\$500.00	65 Lin. Ft.	\$32,500.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
2. Furnish and relay 24-inch storm sewer	\$70.00	525 Lin. Ft.	\$36,750.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
3. Furnish and relay 21-inch storm sewer	\$81.00	20 Lin. Ft.	\$1,620.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
4. Furnish and relay 18-inch storm sewer	\$61.00	355 Lin. Ft.	\$21,655.00	342 Lin. Ft.	\$20,862.00	342 Lin. Ft.	\$20,862.00
5. Furnish and relay 15-inch storm sewer	\$57.00	625 Lin. Ft.	\$35,625.00	208 Lin. Ft.	\$11,856.00	208 Lin. Ft.	\$11,856.00
6. Furnish and relay 12-inch storm sewer	\$55.00	1,650 Lin. Ft.	\$90,750.00	484 Lin. Ft.	\$26,620.00	1,198 Lin. Ft.	\$65,890.00
7. Furnish and relay 10-inch storm sewer	\$50.00	1,060 Lin. Ft.	\$53,000.00	549 Lin. Ft.	\$27,450.00	1,056 Lin. Ft.	\$52,800.00
8. Furnish and install 6-inch storm sewer lateral (1)	\$52.00	20 Lin. Ft.	\$1,040.00	0 Lin. Ft.	\$0.00	34 Lin. Ft.	\$1,768.00
9. Furnish and install 4-inch storm sewer lateral (15)	\$45.00	400 Lin. Ft.	\$18,000.00	267 Lin. Ft.	\$12,015.00	544 Lin. Ft.	\$24,480.00
10. Furnish and install storm manhole (24)	\$333.00	158 Ver. Ft.	\$52,614.00	46 Ver. Ft.	\$15,318.00	86.4 Ver. Ft.	\$28,771.20
11. Furnish and install catch basin	\$1,550.00	22 Each	\$34,100.00	13 Each	\$20,150.00	22 Each	\$34,100.00
12. Furnish and install sump pump pit w/ sanitary pipeburst	\$500.00	5 Each	\$2,500.00	0 Each	\$0.00	0 Each	\$0.00
13. Furnish and install sump pump pit (separate)	\$765.00	2 Each	\$1,530.00	0 Each	\$0.00	0 Each	\$0.00
14. Remove Storm Manhole	\$300.00	26 Each	\$7,800.00	6 Each	\$1,800.00	9 Each	\$2,700.00
15. Remove Storm catch basin	\$155.00	20 Each	\$3,100.00	13 Each	\$2,015.00	20 Each	\$3,100.00
16. Adjust storm manhole (w/ slurry backfill)	\$460.00	3 Each	\$1,380.00	0 Each	\$0.00	0 Each	\$0.00
17. Adjust storm catch basin	\$570.00	8 Each	\$4,560.00	0 Each	\$0.00	0 Each	\$0.00
18. Install and Maintain Type "D" Inlet Protection	\$100.00	40 Each	\$4,000.00	13 Each	\$1,300.00	13 Each	\$1,300.00
19. Abandon existing storm sewer with grout	\$150.00	25 Cu. Yd.	\$3,750.00	0 Cu. Yd.	\$0.00	0 Cu. Yd.	\$0.00
20. Clean and Televiser Sewer (Storm only)	\$3,600.00	1 Lump Sum	\$3,600.00	0 Lump Sum	\$0.00	0 Lump Sum	\$0.00
Part 1.C. Storm Sewer Total			\$409,874.00		\$139,386.00		\$247,627.20
D. Street (HMA Pavement)							
1. Remove existing pavement and maintain utility trench	\$3.00	10,000 Lin. Ft.	\$30,000.00	744 Lin. Ft.	\$2,232.00	3,114 Lin. Ft.	\$9,342.00
2. Coordinate Utility & Roadway Crossings w/ Railroad (including fee)	\$25,000.00	1 Lump Sum	\$25,000.00	0 Lump Sum	\$0.00	0 Lump Sum	\$0.00
3. Sawcut existing bituminous pavement	\$2.00	800 Lin. Ft.	\$1,600.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
4. Remove existing bituminous pavement	\$1.00	16,000 Sq. Yd.	\$16,000.00	0 Sq. Yd.	\$0.00	0 Sq. Yd.	\$0.00
5. Remove concrete curb and gutter	\$3.50	5,600 Lin. Ft.	\$19,600.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
6. Remove concrete sidewalk/driveway apron	\$1.00	15,000 Sq. Ft.	\$15,000.00	0 Sq. Ft.	\$0.00	0 Sq. Ft.	\$0.00
7. Unclassified Excavation	\$10.50	8,500 Cu. Yd.	\$89,250.00	0 Cu. Yd.	\$0.00	0 Cu. Yd.	\$0.00
8. Furnish and install geogrid (Center & Bond)	\$1.60	12,500 Sq. Yd.	\$20,000.00	0 Sq. Yd.	\$0.00	0 Sq. Yd.	\$0.00
9. Furnish and install crushed aggregate base	\$14.00	8,000 Ton	\$112,000.00	0 Ton	\$0.00	0 Ton	\$0.00
10. Furnish and install 30-inch concrete curb and gutter (various locations)	\$29.00	1,000 Lin. Ft.	\$29,000.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
11. Furnish and install 30-inch concrete curb and gutter (continuous)	\$13.30	4,600 Lin. Ft.	\$61,180.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
12. Furnish and install 4-inch concrete sidewalk	\$5.25	5,000 Sq. Ft.	\$26,250.00	0 Sq. Ft.	\$0.00	0 Sq. Ft.	\$0.00
13. Furnish and install 6-inch concrete sidewalk/driveway apron	\$6.00	9,000 Sq. Ft.	\$54,000.00	0 Sq. Ft.	\$0.00	0 Sq. Ft.	\$0.00
14. Furnish and install 8-inch concrete sidewalk/driveway apron	\$6.50	1,000 Sq. Ft.	\$6,500.00	0 Sq. Ft.	\$0.00	0 Sq. Ft.	\$0.00
15. Fine grading and base preparation	\$2.00	9,500 Sq. Yd.	\$19,000.00	0 Sq. Yd.	\$0.00	0 Sq. Yd.	\$0.00
16. Furnish and install HMA Pavement	\$65.00	3,600 Ton	\$234,000.00	0 Ton	\$0.00	0 Ton	\$0.00
17. Furnish and install 1/2-inch rods	\$1.20	500 Lin. Ft.	\$600.00	0 Lin. Ft.	\$0.00	0 Lin. Ft.	\$0.00
18. Install detectable warning fields (supplied by City)	\$40.00	50 Each	\$2,000.00	0 Each	\$0.00	0 Each	\$0.00
19. Terracing, fertilize, seed & hydromulch	\$7.50	6,000 Sq. Yd.	\$45,000.00	0 Sq. Yd.	\$0.00	0 Sq. Yd.	\$0.00
20. Install and Maintain Traffic Control	\$38,482.88	1 Lump Sum	\$38,482.88	1 Lump Sum	\$23,089.73	1 Lump Sum	\$23,089.73
Part 1.D. Street Total			\$844,462.88		\$25,321.73		\$32,431.73
TOTAL			\$2,188,188.88		\$472,832.73		\$667,495.93

C O. 1	\$38,330.00	Work to date	\$472,832.73	Work to date	\$667,495.93
C O. 2		Retainage ¹	\$23,641.64	Retainage ¹	\$33,374.80
C O. 3		Due Contractor	\$449,191.09	Due Contractor	\$634,121.13
	\$2,226,518.88	Previously paid	\$95,340.10	Previously paid	\$449,191.09
		Due this estimate	\$353,850.99	Due this estimate	\$184,930.04

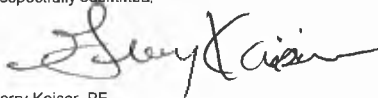
NOTE (1): Retainage set per Wis. Statute 66.0901(9).

Retainage is 5% of the estimate until 50% of the work is completed.

At 50% completion, no additional amounts are retained,

For Final Estimates, there is no retainage.

Respectfully submitted,



Gerry Kaiser, PE

Director of Public Works

Pay To: Sommers Construction Company
W7841 Smith Street
Shiocton WI 54170

Contract No. Contract 3-20 HMA Street Construction
Van Street, Monroe Street, Gillingham Road, Cavalry Lane, Cardinal Plat
Shooting Star Drive, and Armstrong Street

Date: 6/4/220

Estimate No. 1

Account Description	Account #	Payment	Contract Breakdown	Budget	Change Orders	Pd to Date
Street - Monroe Street	012- 4308 743-0236	\$0.00	\$260,000	\$250,000		\$0.00
Street - Van Street	012-4308-743-0236	\$0.00	\$165,000	\$164,000		\$0.00
Street - Cavalry Ln	012-4623-742-0236	\$0.00	\$165,000	\$160,000		\$0.00
Street - Cardinal Plat	012-4623-743-0236	\$0.00	\$230,000	\$250,000		\$0.00
Street - Gillingham Road	012-4313-743-0236	\$121,676.00	\$250,000	\$260,000		\$121,676.00
TOTAL		\$121,676.00	\$1,070,000.00	\$1,084,000	\$0.00	\$121,676.00

Prepared by Public Works Department June 4, 2020 

Approved by Public Works Department June 4, 2020 

Approved by Board of Public Works _____

Approved by Common Council
 (final payments only) _____

Approved by Water Department _____

Approved by Water Commission
 (final payments only) _____

Sent to Finance _____

Number of Attachments 1

City of Neenah
Public Works Department
Contract Payment Form

June 3, 2020
Sommers Construction
Pay Estimate No. 1
Contract 3-20 HMA Street Construction
Van Street, Monroe Street, Gillingham Road, Cavalry Lane, Cardinal Plat
Shooting Star Drive, and Armstrong Street

DESCRIPTION	Unit Price	Original Bid		Estimate No. 1			
		Quantity	Total	Quantity	Total		
Part 1 - Van Street / Monroe Street							
1. Sawcut existing bituminous pavement	\$2.50	500	Lin. Ft.	\$1,250.00	0	Lin. Ft.	\$0.00
2. Remove existing bituminous pavement	\$1.00	10,000	Sq. Yd.	\$10,000.00	0	Sq. Yd.	\$0.00
3. Remove concrete curb and gutter	\$2.50	5,100	Lin. Ft.	\$12,750.00	0	Lin. Ft.	\$0.00
4. Remove concrete sidewalk/driveway apron	\$0.85	12,500	Sq. Ft.	\$10,625.00	0	Sq. Ft.	\$0.00
5. Unclassified Excavation	\$8.00	1,500	Cu. Yd.	\$12,000.00	0	Cu. Yd.	\$0.00
6. Furnish and install crushed aggregate base	\$9.00	4,000	Ton	\$36,000.00	0	Ton	\$0.00
7. Furnish and install 30-inch concrete curb and gutter (various locations)	\$30.00	200	Lin. Ft.	\$6,000.00	0	Lin. Ft.	\$0.00
8. Furnish and install 30-inch concrete curb and gutter (continuous)	\$12.15	4,900	Lin. Ft.	\$59,535.00	0	Lin. Ft.	\$0.00
9. Furnish and install 4-inch concrete sidewalk	\$5.25	4,000	Sq. Ft.	\$21,000.00	0	Sq. Ft.	\$0.00
10. Furnish and install 6-inch concrete sidewalk/driveway apron	\$5.50	8,000	Sq. Ft.	\$44,000.00	0	Sq. Ft.	\$0.00
11. Furnish and install 8-inch concrete sidewalk/driveway apron	\$7.00	500	Sq. Ft.	\$3,500.00	0	Sq. Ft.	\$0.00
12. Fine grading and base preparation	\$1.15	10,000	Sq. Yd.	\$11,500.00	0	Sq. Yd.	\$0.00
13. Furnish and install HMA Pavement	\$58.25	2,250	Ton	\$131,062.50	0	Ton	\$0.00
14. Adjust sewer manhole	\$350.00	30	Each	\$10,500.00	0	Each	\$0.00
15. Furnish and install 1/2-inch rods	\$1.00	1,000	Lin. Ft.	\$1,000.00	0	Lin. Ft.	\$0.00
16. Install detectable warning fields (supplied by City)	\$35.00	40	Each	\$1,400.00	0	Each	\$0.00
17. Terracing, fertilize, seed & hydromulch	\$7.50	8,000	Sq. Yd.	\$60,000.00	0	Sq. Yd.	\$0.00
18. Install and Maintain Traffic Control	\$17,600.00	1	Lump Sum	\$17,600.00	0	Lump Sum	\$0.00
Part 1 Total				\$449,722.50			\$0.00
Part 2 - Gillingham Road							
1. Sawcut existing bituminous pavement	\$3.00	100	Lin. Ft.	\$300.00	100	Lin. Ft.	\$300.00
2. Remove existing bituminous pavement	\$1.00	5,200	Sq. Yd.	\$5,200.00	4,700	Sq. Yd.	\$4,700.00
3. Remove concrete curb and gutter	\$8.00	200	Lin. Ft.	\$1,600.00	210	Lin. Ft.	\$1,680.00
4. Remove concrete sidewalk/driveway apron	\$1.25	500	Sq. Ft.	\$625.00	60	Sq. Ft.	\$75.00
5. Unclassified Excavation	\$12.10	2,750	Cu. Yd.	\$33,275.00	3,500	Cu. Yd.	\$42,350.00
6. Furnish and install geogrid	\$1.75	5,200	Sq. Yd.	\$9,100.00	4,700	Sq. Yd.	\$8,225.00
7. Furnish and install crushed aggregate base	\$12.65	3,750	Ton	\$47,437.50	5,000	Ton	\$63,250.00
8. Furnish and install 30-inch concrete curb and gutter (various locations)	\$30.00	200	Lin. Ft.	\$6,000.00	210	Lin. Ft.	\$6,300.00
9. Furnish and install 6-inch concrete sidewalk/driveway apron	\$8.00	250	Sq. Ft.	\$2,000.00	0	Sq. Ft.	\$0.00
10. Furnish and install 8-inch concrete sidewalk/driveway apron	\$9.00	250	Sq. Ft.	\$2,250.00	0	Sq. Ft.	\$0.00
11. Furnish and install HMA Pavement	\$62.10	1,450	Ton	\$90,045.00	0	Ton	\$0.00
12. Adjust sewer manhole	\$350.00	3	Each	\$1,050.00	2	Each	\$700.00
13. Adjust catchbasin	\$300.00	5	Each	\$1,500.00	0	Each	\$0.00
14. Furnish and install 1/2-inch rods	\$3.00	100	Lin. Ft.	\$300.00	0	Lin. Ft.	\$0.00
15. Install and Maintain Traffic Control	\$1,000.00	1	Lump Sum	\$1,000.00	1	Lump Sum	\$500.00
Part 2 Total				\$201,682.50			\$128,080.00
Part 3 - Cavalry Lane							
1. Sawcut/mill existing bituminous pavement	\$3.00	100	Lin. Ft.	\$300.00	0	Lin. Ft.	\$0.00
2. Fine grade existing aggregate base	\$1.05	4,550	Sq. Yd.	\$4,777.50	0	Sq. Yd.	\$0.00
3. Furnish and install HMA Pavement	\$56.15	550	Ton	\$30,882.50	0	Ton	\$0.00

DESCRIPTION	Unit Price	Original Bid		Estimate No. 1			
		Quantity	Total	Quantity	Total		
4. Furnish and install crushed aggregate shoulders	\$25.00	120	Ton	\$3,000.00	0	Ton	\$0.00
5. Adjust sewer manhole	\$350.00	2	Each	\$700.00	0	Each	\$0.00
6. Install and Maintain Traffic Control	\$700.00	1	Lump Sum	\$700.00	0	Lump Sum	\$0.00
Part 3 Total				\$40,360.00			\$0.00
Part 4 - Cardinal Plat							
1. Sawcut existing bituminous pavement	\$3.00	100	Lin. Ft.	\$300.00	0	Lin. Ft.	\$0.00
2. Fine grade existing aggregate base	\$1.05	5,000	Sq. Yd.	\$5,250.00	0	Sq. Yd.	\$0.00
3. Furnish and install HMA Pavement	\$56.15	600	Ton	\$33,690.00	0	Ton	\$0.00
4. Furnish and install crushed aggregate shoulders	\$25.00	140	Ton	\$3,500.00	0	Ton	\$0.00
5. Adjust sewer manhole	\$350.00	3	Each	\$1,050.00	0	Each	\$0.00
6. Install and Maintain Traffic Control	\$650.00	1	Lump Sum	\$650.00	0	Lump Sum	\$0.00
Part 4 Total				\$44,440.00			\$0.00
TOTAL Part 1 through 4				\$736,205.00			\$128,080.00

Work to date	\$128,080.00
Retainage ¹	\$6,404.00
Due Contractor	\$121,676.00
Previously paid	\$0.00
Due this estimate	\$121,676.00


NOTE (1): Retainage set per Wis. Statute 66.0901(9).

Retainage is 5% of the estimate until 50% of the work is completed.

At 50% completion, no additional amounts are retained.

For Final Estimates, there is no retainage.

Respectfully submitted,



Gerry Kaiser, PE

Director of Public Works

Contractor Signature
Date



M E M O R A N D U M

DATE: June 9, 2020
TO: Board of Public Works
FROM: Brad Schmidt, AICP, Deputy Director of Community Development and Assessment
RE: Addendum to Development Agreement – Cardinal Plat Subdivision

Common Council approved the Development and Fee Agreement for the Cardinal Plat Subdivision (Development Agreement) on August 7, 2019. The Subdivision is nearly complete and lot sales are set to begin. The purpose for amending the Development Agreement is to remove the requirement for installing a 2" temporary mat on Lone Oak Drive, Cardinal Circle and Paint Brush Drive. In-lieu of installing the temporary 2" mat, the final street will be installed after 3 freeze-thaw cycles and the cost of the final street will be assessed per the City's new street construction assessment policy. This change will make this subdivision consistent with the language in the Development and Fee Agreement for the Integrity Acres Subdivision and the 1st Addition to the Integrity Acres Subdivision. With this proposed amendment, the City will remove the 2" temporary mat escrow (\$57,155) and require a new grading and graveling escrow payment in the amount of \$16,300. In addition, the addendum would still give the City the ability to install a temporary 2" mat in the event that homes are not built in a timely manner and future construction traffic would compromise the integrity of a final street.

Appropriate action at this time is to recommend Common Council approve the Addendum to the Development and Fee Agreement for Cardinal Plat.

DOCUMENT NUMBER

**ADDENDUM TO DEVELOPMENT AND FEE AGREEMENT
CITY OF NEENAH TO CARDINAL-NEENAH, LLC**

This Addendum to the Development and Fee Agreement for the Cardinal Plat Subdivision (“Addendum”) entered into this _____ day of June, 2020 by and between the City of Neenah, a Wisconsin municipal corporation (“City”) and Cardinal-Neenah, LLC, (“Developer”).

WITNESSETH

WHEREAS, City and Developer entered into a Development and Fee Agreement on August 7, 2019 (“Development Agreement”); and,

WHEREAS, the Development Agreement was recorded as Document Number 1797734 on September 3, 2019 in the Winnebago County Register of Deeds office, and,

WHEREAS, Developer has completed developing a subdivision referred to in the Agreement as “Cardinal Plat”; and,

WHEREAS, the Development and Fee Agreement required an escrow payment of \$57,155 for a two-inch mat on Lone Oak Drive, Cardinal Circle and Paintbrush Road; and,

WHEREAS, the City has changed its policy of when a two-inch mat is placed in a new subdivision; and,

NOW THEREFORE, in consideration of the above recitals, which are contractual, and the mutual promises contained herein, the parties agree to the following terms and conditions.

Recording Area

Return to:

James G. Godlewski, City Attorney
City of Neenah, PO Box 426
Neenah, WI 54957-0426

Parcel No.:

1. REFUND AND PAYMENT. The City agrees to remove the impact fee payment of \$57,155 (Fifty-five thousand one-hundred and fifty-five dollars) that was to be paid for a two-inch mat that is no longer needed to be installed, and the Developer agrees to pay a new impact fee of \$16,300.00 (Sixteen-thousand and Three-hundred Dollars) for gravel street maintenance.

2. MODIFICATION OF TERMS. The parties agree to the modifications to the Agreement submitted by the City striking section eight and replacing it with the following language:

10. Streets, Curb and Gutter and Sidewalks Within the Subdivision Plat.

Street Grading/Graveling: The Developer shall pay the full cost of grading/graveling all streets within the plat, including those streets that may front on all dedicated public land and outlots, including but not limited to, parks, schools, dedicated public wetlands and open spaces, detention ponds and other public areas. The City shall establish and enforce spring load limits on all gravel streets.

Gravel Street Maintenance: Prior to construction of the Final Street, the Developer shall be completely responsible for all gravel street maintenance including but not limited to:

- removal of mud, dust and other non-granular deleterious material on an “as needed” basis; periodically adding granular material necessary to re-establish the true line and grade and cross section of the street;
- place calcium chloride dust control treatment on the streets semi-annually;
- cleaning out catch basins;
- regrading and filling all potholes, settled areas and areas where traffic has disturbed the gravel periodically on an “as needed” basis;
- provide any City mandated dust control.

If during the time prior to the City accepting maintenance responsibility, the Developer fails to maintain the gravel streets in a manner acceptable to the City, the City shall, after a 48-hour notice to the Developer, perform the required maintenance on the gravel street and bill all costs for this maintenance work to the Developer. As assurance of reimbursement of those City costs, the Developer shall escrow an amount as identified in Exhibit 5 from which costs will be drawn in event of non-payment.

Two-Inch Asphalt Mat: Should the City determine that it is in its best interest to place a temporary two-inch asphalt mat on any streets within the plat, including those streets that may front on all dedicated public land and outlots, including but not limited to, parks, schools, dedicated public wetlands and open spaces, detention ponds and other public areas, cost for said two-inch mat construction shall be special assessed against the individual lots in Cardinal Plat (See Exhibit 5).

Final Street: When installed, curb/gutter and final street pavement shall be assessed 100% by the City to the adjacent lot owners of record with the exception that all costs associated with installation of curb/gutter and permanent pavement that front all public lands, including but not limited to: parks, greenspace, trails, outlots, and detention ponds shall be prepaid, or escrowed, by the Developer based on estimated costs for new street construction. Once public improvements anticipated by this paragraph are installed, in the event that actual costs are less than the escrowed fund, any such excess of the escrowed funds shall be returned to Developer. In the event that the escrow is insufficient, then the City reserves the right to special assess the shortage against the individual lots in Cardinal Plat (See Exhibit 5).

Sidewalks: The Developer shall pre-pay or escrow the estimated cost for installing sidewalk at the following locations: 1) on both sides of Lone Oak Drive; 2) along lots 12 and 13 on Cardinal Circle; 3) along Lot 2 on Paintbrush Road. Said sidewalk shall be installed by the City in conjunction with construction of the final street, described above, unless otherwise scheduled with the approval of the City. The lot owner of record for lots that develop and install sidewalk prior to the scheduled construction of sidewalk in the subdivision shall be reimbursed from the pre-paid or escrowed funds an amount equal to the estimated cost of sidewalk installation for that lot. (See Exhibit 5).

3. Counterparts and Electronic Signatures. This Addendum may be executed in multiple counterparts, each of which shall be deemed an original agreement and both of which shall constitute one and the same agreement. The counterparts of this Amendment may be executed and delivered by facsimile or other electronic signature (including portable document format) by either of the parties and the receiving party may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received

IN WITNESS WHEREOF, the parties hereto accept the terms of this Addendum as of the date stated above.

CITY OF NEENAH

CARDINAL-NEENAH, LLC

By: _____
Mayor

By: _____
Peter J Prickett, Member

Attest: _____
Acting City Clerk

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Dean R. Kaufert, Mayor and Stephanie A. Cheslock, Acting City Clerk authenticated this ___ day of June, 2020

STATE OF WISCONSIN)
)
COUNTY OF WINNEBAGO)

James G. Godlewski
Title: Member State Bar of Wisconsin

Personally came before me this ___ day of June 2020 the above named Peter J Prickett who acknowledged that they are members of Cardinal-Neenah, LLC, a Wisconsin limited liability company, and that they being authorized to do so, executed the foregoing instrument on Cardinal-Neenah, LLCs behalf.

THIS INSTRUMENT DRAFTED BY:

James G. Godlewski, City Attorney
211 Walnut St., Neenah, WI 54956

Notary Public, WINNEBAGO County, Wisconsin.
My commission is permanent.
(If not, state expiration date: _____)

(SIGNATURES MAY BE AUTHENTICATED OR
ACKNOWLEDGED. BOTH ARE NOT NECESSARY.)