

**** SPECIAL MEETING ****
Please Note Change in Date, Time and Room

AGENDA
BOARD OF PARK COMMISSIONERS
Kenosha Municipal Building - Room 202
Thursday, June 4, 2015 - 5:30 pm

Chairman: Scott N. Gordon **Vice Chairman: Keith W. Rosenberg**
Commissioner: Kurt Wicklund **Commissioner: Rocco J. LaMacchia, Sr.**
Commissioner: Jack Rose

Call to Order
Roll Call

1. Award of Contract for Project 14-1424 Southport Beach House Roof Replacement Rebid (7825 1st Avenue) to Carlson Racine Roofing & Sheet Metal, Inc. (Racine, Wisconsin) in the amount of \$316,000.00. (District 12) (1/26/15-Park Commission approved 5-0; 2/2/15-Common Council deferred; 3/16/15-Common Council referred back to Park Commission; 3/19/15-Park Commission approved recommendation 5-0 to set the current bids aside and direct staff to prepare and distribute a bid for repair of the slate portion; 5/4/15-Common Council deferred 30 days, 5/11/15-Park Commission approved 4-0; 6/1/15-Common Council deferred 60 days)

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4052 BEFORE THIS MEETING

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY BE PRESENT AT THE MEETING, AND ALTHOUGH THIS MAY CONSTITUTE A QUORUM OF THE COMMON COUNCIL, THE COUNCIL WILL NOT TAKE ANY ACTION AT THIS MEETING.



Shelly Billingsley, P.E.
Acting Director of Public Works
City Engineer

May 8, 2015

To: Scott N. Gordon, Chairman, Board of Park Commissioners
Eric J. Haugaard, Chairman, Public Works Committee

From: Shelly Billingsley, P.E. *Shelly Billingsley*
Acting Director of Public Works/City Engineer

CC: Steve G. Bostrom, Alderperson
District 12

Subject: Award of Contract for Project 14-1424 Southport Beach House Roof Replacement Rebid (7825 1st Avenue) to Carlson Racine Roofing & Sheet Metal, Inc. (Racine, Wisconsin) in the amount of \$316,000.00. (District 12) (1/26/15-Park Commission approved 5-0; 2/2/15-Common Council deferred; 3/16/15-Common Council referred back to Park Commission; 3/19/15-Park Commission approved recommendation 5-0 to set the current bids aside and direct staff to prepare and distribute a bid for repair of the slate portion; 5/4/15-Common Council deferred 30 days) (Also referred to Public Works)

The Department of Public Works, per direction of the Board of Park Commission, developed the bid packet for the Southport Roof Repair. The project was advertised and a mandatory pre-bid was scheduled for Wednesday, April 29, 2015. There were no attendees at the mandatory pre-bid. The bid opening was scheduled for Wednesday, May 6, 2015 with no bids received.

RECOMMENDATION

Staff recommends to continue with the recommendation as presented to the Board of Park Commissioners and Public Works Committee in the attached original memo dated January 23, 2015.

SB:dm



Shelly Billingsley, P.E.
Acting Director of Public Works
City Engineer

April 28, 2015

To: Common Council

From: Shelly Billingsley, P.E. *Shelly Billingsley*
Acting Director of Public Works/City Engineer

Subject: Award of Contract for Project 14-1424 Southport Beach House Roof Replacement Rebid (7825 1st Avenue) to Carlson Racine Roofing & Sheet Metal, Inc. (Racine, Wisconsin) in the amount of \$316,000.00. (District 12) (Park - Ayes 5, Noes 0; PW - recommendation pending) (Deferred 02/02/15) (Referred back to Park Commission 03/16/15) (See memo from Acting Director of Public Works – Motion to defer is in order)

The Department of Public Works, per direction of the Board of Park Commission, developed the bid packet for the Southport Roof Repair. The project has been advertised and a mandatory pre-bid was scheduled for Wednesday, April 29, 2015. There were no attendees at the mandatory pre-bid and therefore there will be no approved bidders for the bid opening scheduled for Wednesday, May 6, 2015.

Staff will submit a report to the Board of Park Commission meeting on May 11, 2015. Staff therefore recommends this item be deferred until the report is submitted to the Board of Park Commission on the repair.

SB:dm



ENGINEERING DIVISION
SHELLY BILLINGSLEY, P.E.
CITY ENGINEER

PARK DIVISION
JEFF WARNOCK
SUPERINTENDENT

FLEET MAINTENANCE
SUPERINTENDENT

STREET DIVISION
JOHN H. PRIJIC
SUPERINTENDENT

WASTE DIVISION
ROCKY BEDNAR
SUPERINTENDENT

DEPARTMENT OF PUBLIC WORKS

MICHAEL M. LEMENS, P.E., DIRECTOR
SHELLY BILLINGSLEY, P.E., DEPUTY DIRECTOR

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•January 23, 2015

To: Scott N. Gordon, Chairman, Park Commission
Eric J. Haugaard, Chairman, Public Works Committee

From: Shelly Billingsley, P.E. *Shelly Billingsley* CMA 1-23-15
Deputy Director of Public Works / City Engineer

Subject: Project: 14-1424 Southport Beach House Roof Replacement Rebid
Location: 7825 1st Avenue

The Department of Public Works, Engineering Division has opened bids for the above referenced project. Engineer's Estimate was \$375,000.00. Budget amount is \$384,000.00.

This project consists of: Base Bid – copper standing seam; Alternate 1 – Stateline asphalt, shingles, modified bitumen, four chimney restorations and masonry work; Alternate 4 – salvaged, reclaimed, new slate tiles for three west facing areas.

Following is the list of bidders:

Contractor	Base Bid	Alternate 1	Alternate 4	Total
Carlson Racine Roofing, Racine, WI	\$45,000.00	\$210,000.00	\$20,000.00	\$275,000.00
Langer Roofing, Milwaukee, WI	\$90,580.00	\$370,350.00	\$63,750.00	\$709,000.00
Kaschak Roofing, Milwaukee, WI	\$94,000.00	\$420,000.00	\$195,000.00	\$709,000.00

At the December 8, 2014 Park Commission meeting staff presented an informational item regarding the bids for the Southport Beach House Roof Replacement. Due to funding staff is recommending awarding option 1 as presented at the meeting.

It is recommended that this contract be awarded to Carlson Racine Roofing & Sheet Metal, Inc., (Racine, Wisconsin) for the base bid amount of \$45,000.00 plus \$210,000.00 for Alternate 1 plus \$20,000.00 for Alternate 4 for a total of \$275,000.00; plus \$41,000.00 in contingency for unforeseen conditions (if needed), for total award amount of \$316,000.00. Funding is from CIP Line Item PK-13-002.

SAB/kjb



ENGINEERING DIVISION
SHELLY BILLINGSLEY, P.E.
CITY ENGINEER

PARK DIVISION
JEFF WARNOCK
SUPERINTENDENT

FLEET MAINTENANCE
MAURO LENCI
SUPERINTENDENT

STREET DIVISION
JOHN H. PRIJIC
SUPERINTENDENT

WASTE DIVISION
ROCKY BEDNAR
SUPERINTENDENT

DEPARTMENT OF PUBLIC WORKS

MICHAEL M. LEMENS, P.E., DIRECTOR
SHELLY BILLINGSLEY, P.E., DEPUTY DIRECTOR

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December 5, 2014

To: Scott Gordon, Chairman
Park Commission

From: Shelly Billingsley, P.E. *Shelly Billingsley*
Deputy Director of Public Works/ City Engineer

Cc: Steve Bostrom
District 12

Eric Haugaard, Chairman
Public Works Committee

Subject: ***Informational Only – Southport Beachhouse Roof***

BACKGROUND INFORMATION

Staff opened the bids for Southport Beachhouse Roof on November 19, 2014. Staff included numerous alternates that included asphalt and Salvaged/Reclaimed or New Slate Tiles for different areas of the roof. The base bid will have to be awarded in any option and that is the red cross hatched area on the western face. The following are the options and costs for each alternate (we have referenced each option by color on the attached layout):

Option 1: \$316,000 Base Bid (Red Cross Hatch) + Asphalt Shingles and Chimneys (Blue Area) + Salvaged/Reclaimed/New Slate Tiles (Yellow Areas) = \$275,000 + \$41,000 (Contingency – Wood Roof Decking Repairs if needed) = \$316,000

Option 2: \$757,000 Base Bid (Red Cross Hatch) + Salvaged/Reclaimed/New Slate Tiles and Chimneys (Blue Area) + Salvaged / Reclaimed/New Slate Tile (Yellow Areas) = \$688,480 + \$68,520 (Contingency – Wood Roof Decking Repairs if needed may be more due to more loading with Slate) = \$757,000

Option 3: \$421,000 Base Bid (Red Cross Hatch) + Asphalt Shingles and Chimneys (Blue Area) + Salvaged/Reclaimed/New Slate Tiles (Yellow Areas) + Copper Roofing (Green Areas) = \$366,000 + \$55,000 (Contingency – Wood Roof Decking Repairs if needed) = \$421,000

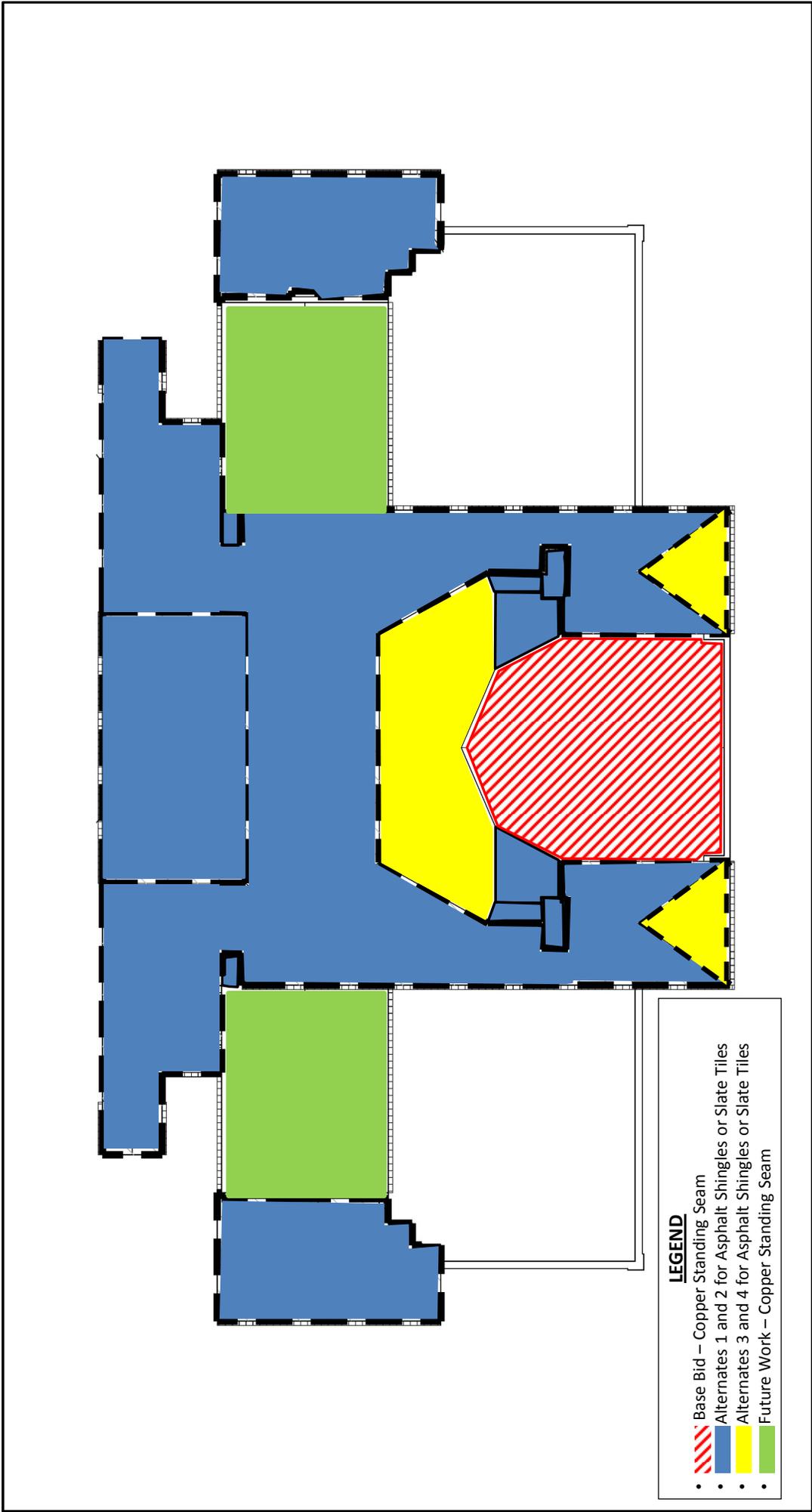
Option 4: \$806,000 Base Bid (Red Cross Hatch) + Salvaged/Reclaimed/New Slate Tiles and Chimneys (Blue Area) + Salvaged / Reclaimed/New Slate Tile (Yellow Areas) + Copper Roofing (Green Areas) = \$701,580 + \$104,420 (Contingency – Wood Roof Decking Repairs if needed may be more due to more loading with Slate) = \$806,000

Staff has discussed the funding available with the Finance Director and there is approximately \$240,000 in the 2013 Funds and another \$140,150 available in 2015 therefore there will be approximately \$384,150 available.

Without outside funding the City will only have the funding to complete option 1. The City was approached by a contractor that was going to donate reclaimed slate if they were the successful bidder. However, even though they were approved to bid and attended a mandatory pre-bid meeting they did not submit a bid.

RECOMMENDATION

Informational Only – No Action Required



- LEGEND**
- Base Bid – Copper Standing Seam
 - Alternates 1 and 2 for Asphalt Shingles or Slate Tiles
 - Alternates 3 and 4 for Asphalt Shingles or Slate Tiles
 - Future Work – Copper Standing Seam



WISCONSIN
HISTORICAL
SOCIETY

MEMO

Date: April 21, 2014

To: Daniel Kabara

From: Chip Brown

Re: Proposed Southport Beach House Rehabilitation
WHS Case # 0164/KN

We have received the information you provided us regarding the above-referenced project. In consultation with Senior Preservation Architect Jen Davel, I have reviewed the information, and pursuant to Wis. Stat. §§ 44.42 and 66.1111, I offer the following comments.

As you and I discussed by telephone last week, your project will satisfy the Secretary of the Interior's "Standards for Rehabilitation," provided that the following caveats are incorporated into your plans and specifications.

- 1) Because the original roof is a character-defining feature of the Southport beach House, the replacement asphalt shingles should match the exposure and coloring of the original slate shingles. One example of an appropriate replacement shingle is CertainTeed Symphony, color: "capitol blend." Installing a monochrome shingle will greatly alter the historic building's appearance and may constitute an adverse effect;
- 2) Any new glass installed should be clear with a Visual Light Transmittance (VLT) of 72 or higher. Any replacement window with a VLT lower than 72 may constitute an adverse effect;
- 3) Replacing steel sash windows with aluminum can be appropriate, but it is vital the muntin profiles match the dimensions of the original. When this detail is overlooked (not replicated), the new windows appear much different than the originals and may constitute an adverse effect.

If it is not possible to incorporate the above conditions into your plans and specifications, please contact me to commence negotiation of a mitigation plan to address adverse effects to the historic Southport Beach House rehabilitation.

With questions, please contact Ms. Davel directly at (608) 264-6490 or jen.davel@wisconsinhistory.org; or me at (608) 264-6508 or chip.brown@wisconsinhistory.org. Thank you very much for your continued attention to this matter.

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