

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

AGENDA
BOARD OF PARK COMMISSIONERS
Kenosha Municipal Building – Room 202
Monday, August 3, 2015 – 4:30 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. Request from Kiwanis Breakfast Club for a softball tournament at Lincoln Park on August 7-9, 2015. *(District 12)*
2. Award of Contract for Project 14-1424 Southport Beach House Roof Replacement Rebid (7825 1st Avenue) to Carlson Racine Roofing & Sheet Metal, Inc. (Racine, WI) in the amount of \$316,000.00. *(District 12) (Deferred for 60 days & referred back to Parks from Common Council on 6/1/15) (Deferred from 7/27/15 meeting) (Also referred to Public Works)*
3. Award of Contract for Project 15-1424 Southport Beach House Roof Repair Rebid (7825 1st Avenue) to Knickerbocker Roofing and Paving Co. Inc. (Harvey, IL) in the amount of \$22,000.00. *(District 12) (Deferred from 7/27/15 meeting) (Also referred to Public Works)*

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.



July 31, 2015

TO: Chairman Scott Gordon, Board of Park Commissioners
FROM: Jeff Warnock
RE: 2015 City Tournament

A request has been received from the Kiwanis Breakfast Club to hold their annual City Tournament at Lincoln Park on August 7 – 9, 2015. Rain dates are scheduled for August 14 – 16, 2015.

Recommendation: To approve the event be held at Lincoln Park.

JW:jm

**City of Kenosha ± Department of Public Works ± Park Division
2015 ATHLETIC FACILITY RENTAL APPLICATION**

RETURN COMPLETED FORM TO:

Jodi McKinney
3617 ± 65th Street
Kenosha, WI 53142
262-653-4052
jmckinney@kenosha.org

(Once approved by the Park Division, you will receive a signed copy of this to use as your permit.)

Name of Organization: Kiwanis Breakfast Club

Non-Profit Organization: _____ (tax exempt number or attach certificate)

Youth or Adult: ADULT MEN'S Youth Age Group: _____

Contact Information:

(Person responsible for signing agreement, fees, cancellations etc. Permit Holder must be present at each event.)

Name: Greg Feivor Title: DIRECTOR

Address: 3465 124TH ST. M. PRAIRIE WI 53158
Street City State Zip

E-Mail Address (required for cancellations): gregory.feivor@sbcglobal.net

Phone: Daytime: (262) 652-9328 Cell Phone: (262) 945-6631

Requested Locat Lincoln Park How many Diamonds/Fields/Courts will you need? # 2

Which Diamonds/Fields/Courts do you prefer? diamonds 1 + 2

Type of Event: Baseball Softball Soccer Football Tennis Other _____

Purpose: Practice (no field prep) Game Tournament Other: _____

Will lights be required?: MAYBE What time should staff turn on?: _____

Pitching Rubber Distance?: 54' Baseline Distance?: 65'

Mound Required?: NO

Special Requests for Equipment/Labor/Field Layout (additional fees may apply): snow fence for beer concessions, and concessions building, picnic tables.

PRACTICE FEES ARE NON-REFUNDABLE AND NON-TRANSFERABLE trash cans.

For Office Use ONLY

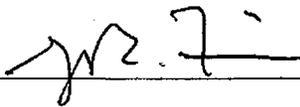
Approved by: <u>UD</u>	Date Approved: <u>4/24/15</u>	Clerk Initials: <u>UD</u>
Insurance Received: <u>1/1</u>	Schedule Received: <u>4/24/15</u>	
Rules & Regulations Received: <u>4/24/15</u>	Deposit & Payment Received: <u>4/24/15</u>	
Copy of Permit Given to Applicant on: <u>4/24/15</u>		

**City of Kenosha ± Department of Public Works ± Park Division
2015 ATHLETIC FACILITY RENTAL APPLICATION (continued...)**

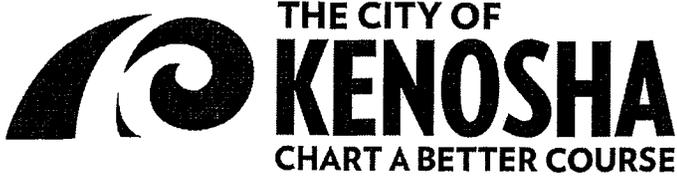
By signing this application, I/we (*Permittee*) agree to the following:

- (1) Immediately prior to the use of the park inspect the areas to be used, in accordance with, but not limited to, the Safety Checklist, which is attached hereto as Exhibit A and incorporated herein by reference, to determine whether or not the area is suitable and safe for Permittee© intended use. Permittee shall immediately report any unsafe conditions to the City of Kenosha Park Division or Police Department. Should any area of the park not be suitable for Permittee© intended use the area shall not be used until made safe. Permittee shall be responsible to deny access to the unsafe area during the duration of its use of the park unless representatives of the Park Division or Police Department have taken control of the unsafe area.
- (2) To indemnify and hold harmless the City of Kenosha, the City of Kenosha Board of Parks Commission, and their officers and employees from and against any and all liability, claims, damages, expenses, Attorney© fees costs, judgments or settlements which any of them may sustain that a person or party incur or suffer death, personal injury, or property damage as a result of any act or omission arising out of the use of the park property or out of any breach of this Agreement on the part of Permittee or its officers, employees or agents.
- (3) To reimburse the City of Kenosha Board of Parks Commission for any loss or damage to the park or any buildings, structures, or personal property located thereon caused by the negligent or intentional acts of a person using the park under the authority of this Agreement.
- (4) That the undersigned represents and warrants that: (a) such party has all requisite power and authority to execute this Agreement; (b) the execution and delivery of this agreement by the undersigned, and the performance of its terms thereby have been duly and validly authorized and approved by all requisite action required by law; and © this Agreement constitutes the valid and binding agreement of the undersigned.
- (5) To comply with the Athletic Rules and Regulations for Practices, Games, and tournaments, copy of which is attached hereto as Exhibit B and incorporated herein by reference. THIS WOULD ONLY APPLY TO THOSE INSTANCES WHERE THERE IS A TOURNAMENT OR SPECIAL EVENT.

Applicant Signature: _____



Date: 4, 22, 15



243

Shelly Billingsley, MBA, PE
Acting Director of Public Works
City Engineer

August 3, 2015

TO: Scott N. Gordon, Chairman
Board of Park Commissioners

Eric Haugaard, Chairman
Public Works Committee

FROM: Shelly Billingsley, MBA, PE
Acting Director of Public Works

CC: Steve Bostrom, District 12

SUBJECT: Southport Beach House Roof
Contract 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, WI) in the amount of \$316,000.00.
Contract 2: Contract for Project 15-1424 Southport Beach House Roof Repair Rebid (7825 1st Avenue) to Knickerbocker Roofing and Paving Co. Inc (Harvey IL) in the amount of \$22,000.00.

BACKGROUND

There are currently two projects and bids that need to be acted on with regard to the Southport Beach House Roof. The following are the bids:

Contract 1. Project 14-1424 Southport Beach House Roof Replacement Rebid

Following is the list of bidders (November 19, 2014):

Contractor	Base Bid	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5
Carlson Racine Roofing, Racine, WI	\$45,000.00	\$210,000.00	No Bid	\$14,000.00	\$20,000.00	\$91,000.00
Langer Roofing, Milwaukee, WI	\$90,580.00	\$370,350.00	\$534,150.00	\$45,900.00	\$63,750.00	\$13,100.00
Kaschak Roofing, Milwaukee, WI	\$94,000.00	\$420,000.00	\$562,000.00	\$39,000.00	\$195,000.00	\$137,000.00

This project consists of (refer to attached map for corresponding color areas):

Base Bid – Copper Standing Seam (Red Cross Hatch)

Alternate 1 – Asphalt Shingles, Modified Bitumen (Blue Cross Hatch) and (4) chimney restoration and masonry work (Blue Area)

Alternate 2 – Salvaged/Reclaimed/New Slate Tiles, Modified Bitumen (Blue Cross Hatch) and (4) chimney restoration and masonry work (Blue Area)

Alternate 3 – Asphalt Shingles (3) West Facing Areas (Yellow Area)

Alternate 4 – Salvaged/Reclaimed/New Slate Tiles (3) West Facing Areas (Yellow Area)

Alternate 5 – Copper Roofing – North and South Standing Seam (Green Area)

Contract 2. Project 15-1424 Southport Beach House Roof Repair Rebid

Following is the list of bidders (July 1, 2015):

This project consists of repair approximately 640 slate roof tiles and any affected waterproofing underlayment in specified areas of the roof.

Following is the list of bidders:

Contractor	Base Bid	Total
Knickerbocker Roofing, Harvey, IL	\$19,800.00	\$19,800.00
Millen Roofing Corp. Milwaukee, WI	\$31,000.00	\$31,000.00
Mortenson Roofing Frankfort, IL	\$38,000.00	\$38,000.00

Refer to the attached map for Areas and the number of Slate Tiles identified by a letter to the City dated March 25, 2015 from Millen Roofing Company:

Slate Area	Number of Slate Tiles
1	60
2	20
3	10
4	110
5	65
6	20
7	50
8	50
9	35
10	85
11	100
12	10
13	35

RECOMMENDATION

Staff is deferring any specific recommendation on this project due to the alternatives allowing for the aesthetic and historical qualities of the building to be addressed in various configurations. Staff believes these decisions are best decided by the governing body through the Park Commission, Public Works Committee and Common Council. Even though the replacement project received State Historical Society concurrence and presents the best alternative economically, staff understands the nature of the political environment around this project and therefore standard engineering principles and strict cost-benefit analysis may not be the only factors that should weigh in on this approval. Therefore staff believes there are 3 options that the Commission, Committee, and/or Council may want to evaluate.

Option 1: If the board would like to Repair the Roof and Reject the Replacement Bids

Contract 1: Reject the bids for Project 14-1424 Southport Beach House Roof Replacement Rebid as the project was referred to be re-scoped by the Board of Park Commission, Public Works Committee and Common Council.

AND

Contract 2: Accept the contract for Project 15-1424 Southport Beach House Roof Repair Rebid to Knickerbocker Roofing (Harvey, IL) for the base bid amount of \$19,800 plus \$2,200 in contingency for unforeseen conditions (if needed), for a total award amount of \$22,000. Funding would be from CIP Line Item PK-13-002.

If this option is chosen none of the copper standing seam roof will not be replaced (both red cross hatched and green map areas), chimneys will not be restored and various masonry repairs will not be done unless a separate bid package is prepared. Staff has concerns that if this option is chosen, due to the condition and age of the remaining slate, additional tiles may be damaged during the repair that may not be evident until the following season. Additional repair projects may need to be made annually at an estimated cost of between \$10K to \$30K depending on the amount of damage done each year in addition to the approximate \$2,000 annual maintenance costs recommended by Millen. If a new bid is prepared to address the standing seam roof, chimneys and other masonry repairs, we believe additional tiles will be damaged during this work. Also, staff would need to reevaluate the brick restoration project and the impact on existing flashing, as the flashing will not be replaced under the repair bid.

Option 2: If the board would like to Replace the Roof and Reject the Repair Bids

Contract 1: Award the contract for Project 14-1424 Southport Beach House Roof Replacement Rebid to Carlson Racine Roofing & Sheet Metal Inc. (Racine, Wisconsin) for the base bid amount of \$45,000 plus \$210,000 for Alternate 1 plus \$20,000 for Alternate 4 for a total of \$275,000; plus \$41,000 in contingency for unforeseen conditions (if needed), for total award amount of \$316,000. Funding is from CIP Line Item PK-13-002.

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	\$524,680.00
Kaschak Roofing, Milwaukee, WI	\$94,000.00	\$420,000.00	\$195,000.00	\$709,000.00

(PK-13-002 has approximately \$380,000 available this alternate could be awarded with no further action)

[Refer to Map attached → this option would award base bid (Red Cross Hatch) + Asphalt Shingles, (Blue Area), Modified Bitumen (Blue Cross Hatch) and Chimneys (Blue Dotted Area) + Salvaged/ Reclaimed/New Slate Tiles (Yellow Areas)]

AND

Contract 2: Reject the bids for Project 15-1424 Southport Beach House Roof Repair Rebid as the recommendation from Parks Commission and/or Public Works Committee is to replace the Southport Beach House Roof.

If this option is chosen the sloped roof, (including the existing wind storm patch), would be replaced with the asphalt shingles that the State Historical Society provided concurrence for *and the west facing areas (yellow area) will have salvaged/reclaimed/new slate tiles*. Project #14-1424 also included as the base bid to replace copper standing seam roofing (red cross hatched area) and included in the alternate was the replacement of the modified bitumen (flat roof area), four chimney restorations and various masonry work. This project would also replace sheet metal flashings at associated roof components with the replacement. This is a complete option that will secure the roof and its components for the long term (Industrial Roofing Services, Inc. (IRS) estimates that the architectural asphalt shingle system to have a 40 year life). Although this option does not include Alternative 5, of all the roof systems in place on this building, the two standing seam roof wings (green area) are in the best condition today and can be addressed separately in the near term. The total cost of this option is within the amounts available in the CIP.

Option 3: If the board would like to revise the award of Project 14-1424 and choose a different option the following could be proposed relating to Item 2:

Contract 1:

- a. Award the contract for Project 14-1424 Southport Beach House Roof Replacement Rebid to Langer Roofing & Sheet Metal (Milwaukee, Wisconsin) for the base bid amount of \$90,580 plus \$534,150 for Alternate 2 plus \$63,750 for Alternate 4 for a total of \$688,480; plus \$68,520 in contingency for unforeseen conditions (if needed), for total award amount of \$757,000. Funding is from CIP Line Item PK-13-002.

Contractor	Base Bid	Alternate 2	Alternate 4	Total
Carlson Racine Roofing, Racine, WI	\$45,000.00	No Bid	\$20,000.00	No Bid
Langer Roofing, Milwaukee, WI	\$90,580.00	\$534,150.00	\$63,750.00	\$688,480.00
Kaschak Roofing, Milwaukee, WI	\$94,000.00	\$562,000.00	\$195,000.00	\$851,000.00

(PK-13-002 has approximately \$380,000 available this alternate would require further action for the additional funds)

[Refer to Map attached → this option would award base bid (Red Cross Hatch) + Salvaged/Reclaimed/New Slate Tiles (Blue Area), Modified Bitumen (Blue Cross Hatch) and Chimneys (Blue Dotted Area) + Salvaged/Reclaimed/New Slate Tiles (Yellow Areas)]

AND

Contract 2: Reject the bids for Project 15-1424 Southport Beach House Roof Repair Rebid as the recommendation from Parks Commission and/or Public Works Committee is to not complete any work on the roof at this time.

If this option is chosen the entire sloped roof, (including the existing wind storm patch), would be replaced with salvaged/reclaimed/new slate tiles. Project #14-1424 also included as the base bid to replace copper standing seam roofing (red cross hatched area) and included in the alternate was the replacement of the modified bitumen (flat roof area), four chimney restorations and various masonry work. This project would also replace sheet metal flashings at associated roof components with the replacement. This is a complete option that will secure the roof and its components for the long term. Although this option does not include Alternative 5, of all the roof systems in place on this building, the two standing seam roof wings (green area) are in the best condition today and can be addressed separately in the near term. Unfortunately, the total cost of this option is not within the amounts available in the CIP. An amendment to the CIP would be required to authorize an additional \$377,000 in order to fund this option.

If the decision is made to amend the CIP, Alternative 5 (standing seam roof wings (green area of map)), can be added to either Option 2 or 3 for an additional cost of between \$15,000 (Option 3) and \$100,000 (Option 2) including contingency.

Option 4: If the board would like to Reject both projects and not complete any work on the roof. However, of all the options presented above staff believes that the roof does need attention and therefore this would be the least preferable of all the options.

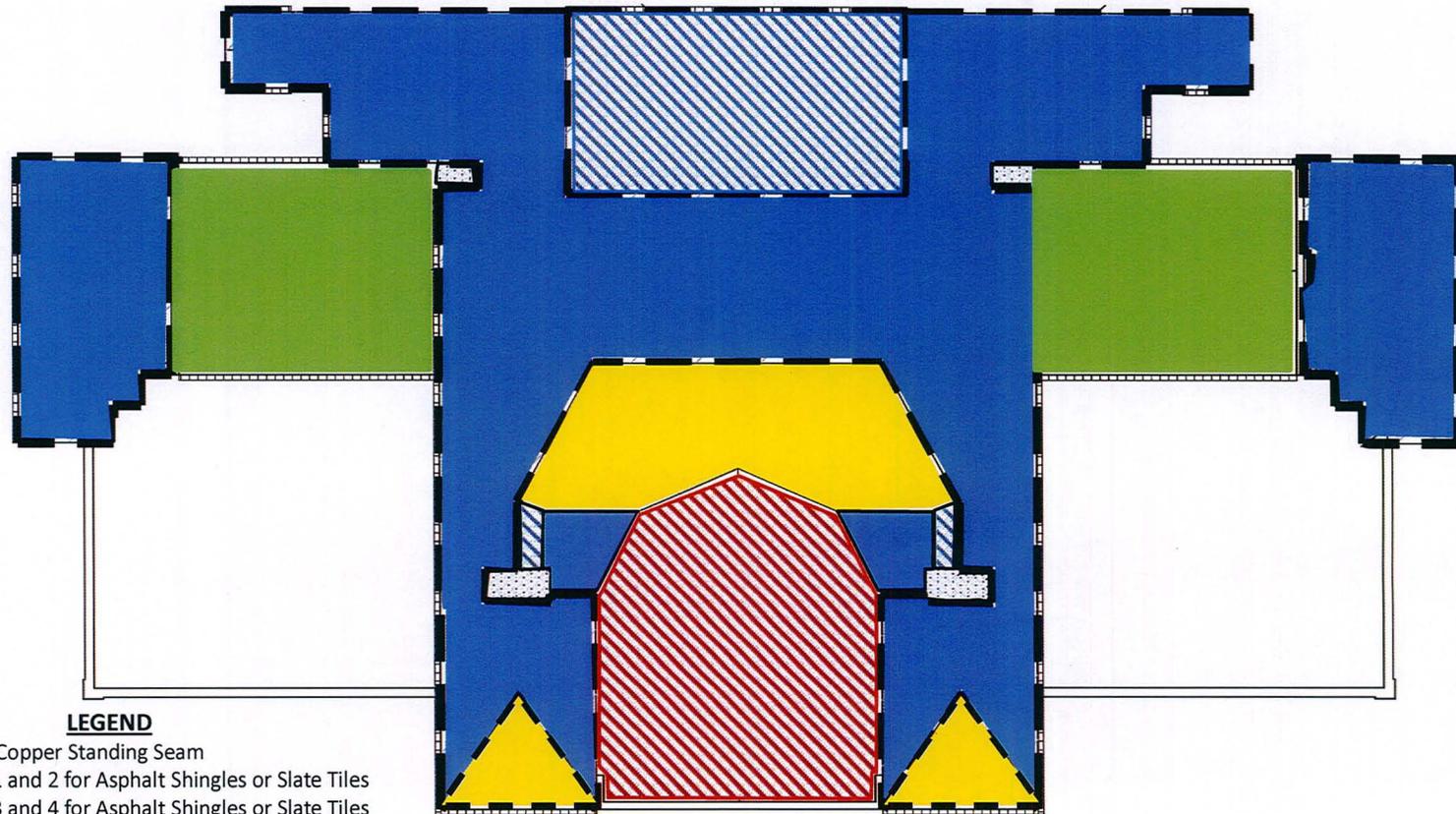
Contract 1: Reject the bids for Project 14-1424 Southport Beach House Roof Replacement Rebid as the recommendation from Parks and/or Public Works is to not complete any work on the roof at this time.

AND

Contract 2: Reject the bids for Project 15-1424 Southport Beach House Roof Repair Rebid as the recommendation from Parks and/or Public Works is to not complete any work on the roof at this time.

REMINDER

Of all the above options and bids, only Project 15-1424, the repair option, is the most current (this bid was opened within the last 60 days). Project 14-1424, the replacement options, was opened on November 19, 2014 (254 days ago). Whether or not the contractors who bid on Project 14-1424 will honor the prices quoted will require further discussion with those contractors.



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
-  Alternatives 1 and 2 Modified Bitumen – Low Slope
-  Alternates 1 and 2 Chimney Restoration

REPLACEMENT

Roof Materials –
Summary of Alternates

SOUTHPORT BEACH HOUSE
ROOF REPLACEMENT
DATE: 03/18/2015

REPAIR

Southport Beach House
7825 3rd Ave.
Kenosha, WI 53143

Slate Roof Areas

