

SPECIAL CITY COUNCIL MEETING

MONDAY, JANUARY 17, 2011 – 6:00 PM

COUNCIL CHAMBERS, CITY HALL

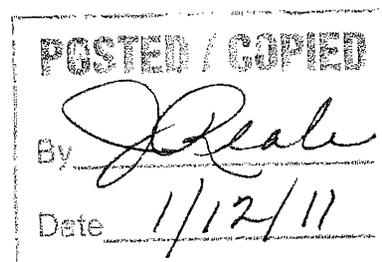
AGENDA

1. Mayor Connors calls the meeting to order
2. Pledge of Allegiance
3. Roll Call
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.
5. Discussion/Action on change order for Riviera remodeling project
6. Adjournment

1/12/2011 6:00 PM

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

CC:
Mayor & Council
Administrator, Attorney, Treasurer, Department Heads, Media



Agenda Item No. 1- Easement Request for AT&T at the Host Street Water Tower

AT&T has cellular facilities on the Host Water Tower. As part of an upgrade to their system, they wish to place a control panel box behind the power company transformer on the lot. Doing so requires additional easement. A copy of the documents is attached.

It is recommended to recommend to Plan Commission and Council to approve the request.

Motion to _____
by _____, Second by _____. Passed _____.

Agenda Item No. 2-Banquet Chair Selection – Riviera Ballroom

In order to save cost, the Council approved separate City purchasing of the banquet tables and chairs for the Riviera. As there is a big variation in the price and style of banquet chair, staff thought it to be worthwhile obtaining samples for approval prior to ordering the 300 banquet chairs. The samples should be available for Thursday’s meeting.

It is recommended the Committee decide on a style and upholstery material prior to forwarding a purchase order to Council.

Motion to _____
by _____, Second by _____. Passed _____.

Agenda Item No. 3- T.I.F. #4 Project List

The 2011 – 2013 CIP is still pending until Council decides whether or not to borrow for capital projects and equipment. The TIF capital projects need project approval prior to staff proceeding. Of interest are the sidewalk at Dennison School on Geneva Street and along Cook Street, Flat Iron Park, restroom remodeling at the Chamber, and other improvements from the current list.

Direction is requested.

Motion to _____
by _____, Second by _____. Passed _____.

Agenda Item No. 4- Change Order Work at the Riviera.

Demolition projects inevitably lead to change order work. There are two large items on the Riviera remodeling project requiring action. The first is the Fire Department review of the smoke alarm system, whereby their reviewer wants numerous additional alarms, hand pull switches, and smoke detectors. Most of these are in the Concourse shop areas where there is no remodeling work taking place. The contractor has indicated the cost will be \$15,219.60 to comply with Fire Department’s review. The second item is the need to install batt insulation in the Ballroom ceiling. The old insulation is mostly rock wool blown in, and removal of the ceiling tiles has caused most of what is there to fall out. See the attached photographs. In addition, the blown-in insulation poorly covered the attic space and it missed several pockets in both the ceiling and walls. The contractor price to install batt insulation throughout the Ballroom ceiling area is forthcoming, but expected to be on the order of \$16,000 or \$17,000. The ceiling

needs to be properly insulated to efficiently heat and cool the Ballroom, and considering the scope of work involved, the price to install batt insulation throughout is not unreasonable. The contractor attempted unsuccessfully to salvage the rock wool, but removal of the nails and staples from the existing ceiling squares made it impossible.

As far as the smoke alarm system is concerned, the architect contends the system as designed complies with the State Fire Code. The formal Fire Department review wasn't performed until after the project was awarded. The electrical cost to cover the concourse per the Fire Department requirements is just over \$15,000.

The working budget for the overall remodeling project is \$800,000. The main contract award-\$507,000, tuckpointing-\$91,000, banquet tables-\$5,000, banquet chairs can range anywhere from \$10,000 to \$41,000 depending upon chair selected, and architectural/engineering fees estimated at this point at \$70,000 to \$90,000 depending upon construction management costs paid out hourly. Seawall maintenance work could run \$50,000 to \$75,000 depending upon scope. All together, the project budget without the discussed change orders could range from \$733,000 to \$799,000. The increase to this budget thus far would be \$18,000 to \$20,000 between the smoke alarm system proposed changes, installation of batt insulation in the Ballroom ceiling, and a likely savings in drapery costs. The overall project budget is still very attainable, especially given the \$30,000 variance in banquet chair costs.

It is recommended, therefore, to approve the batt insulation work in the Riviera Ballroom ceiling as well as any final Fire Department required revisions to the smoke alarm system.

Motion to _____
by _____, Second by _____. Passed _____.

Agenda Item No. 5- Traffic Signal Emergency Pre-Emption Devices Citywide

As suggested at the time of award of the Sheridan Springs traffic light, Fire Department staff assisted with costing out citywide coverage with pre-emption devices on vehicles and retrofitting of our traffic signals. As a reminder, pre-emption devices change the traffic signal from red to green in the direction of travel for emergency vehicles. TAPCO provided budget information and options for what is called Opticom GPS controlled units. The information is attached.

To summarize, each of the 7 traffic signals in town can be retrofitted for about \$8,000 each or a total of \$55,000. Each of the 17 emergency (fire and police) vehicles would cost \$3,600 each to fit with the Opticom system for a total of \$61,200. The total cost for budgeting purposes to install the system on the 7 traffic signals and 17 emergency response vehicles would be on the order of \$116,000. The equipment comes with a 2-year warranty. We have also requested a price for an additional three years warranty on the equipment.

There are a few decisions points. First, does the cost-benefit justify the investment? If so or if not, do we wish to retrofit only some intersections and some vehicles? Direction is requested.

Scherrer Construction Company, Inc.

P.O. Box 740, Burlington, Wisconsin 53105
 Telephone: (262)539-3100 Fax (262)539-3101

PROPOSED CHANGE ORDER QUOTATION

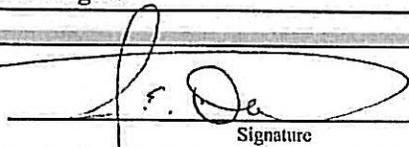
PCO # 6

Project:	City of Lake Geneva Riviera Building Remodeling	A/E Job No. <u>1026</u>
		Date: <u>1/11/11</u>
Owner:	Architect:	Distribution:
City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	McCormack and Etten Architects 400 Broad Street Lake Geneva, WI 53147	Owner <input checked="" type="checkbox"/>
		A/E <input checked="" type="checkbox"/>
		Field <input type="checkbox"/>
		File <input checked="" type="checkbox"/>
		Other <input type="checkbox"/>
Att: Mr. Dennis Jordan	Att: Mr. Ken Etten	

We propose to provide for the following change(s) to our contract for the above referenced Project, with the Contract amount being adjusted by Contract Change Order by the amount(s) stated:

Provide 12" batt insulation to replace the blown insulation in the attic space of the Lower Promenade and Grand Ballroom areas. Existing blown insulation was inadequate and did not have any means of support once the ceiling tiles were removed. It was decided that the potential cost of labor expended in an attempt to support it would not be worthwhile as the actual insulation levels would not equal that of what is being installed now.

1 Scherrer Construction Demolition and Carpentry Estimate dated 1/11/2011	\$14,931.00
2 Contractor fee associated with changes @10%	\$1,493.00
3 Total Contract Adjustment for the changes.	\$16,424.00

Submitted By: Scherrer Construction Co., Inc.	By: 	
	Signature	Requested Response Date
Architect Review: McCormack and Etten Architects	By: _____	_____
<input type="checkbox"/> Recommend/No Exception	Signature	Date
<input type="checkbox"/> Revise & Resubmit	Comments: _____	
<input type="checkbox"/> Rejected		
Owner Response: City of Lake Geneva	By: _____	_____
<input type="checkbox"/> Accepted & Authorized	Signature	Date
<input type="checkbox"/> Revise & Resubmit	Comments: _____	
<input type="checkbox"/> Rejected		

Owner acceptance authorizes Contractor to proceed with change immediately and include change on future Contract Change Order.

