



**TOWN OF SALEM BOARD OF SUPERVISORS
SPECIAL BOARD MEETING AGENDA
Thursday August 13, 2009 6:00 P.M.
SALEM TOWN HALL
9814 ANTIOCH ROAD, SALEM, WI**

- 1.) CALL TO ORDER
- 2.) PLEDGE OF ALLEGIANCE
- 3.) ROLL CALL
- 4.) OPEN MEETING COMPLIANCE CHECK
- 5.) APPROVAL OF AGENDA SEQUENCE

- 6.) Citizens Comments: *Please be advised per Wisconsin Act 123, the Town Board will receive information from the public for a three minute time period, with time extensions per the Chairperson's discretion, per person; be further advised that after the public comments are completed, the Town Board Supervisors may have limited discussion on the information received, however, no action will be taken under public comments.*

- 7.) Presentation of the brief history of the project – Buildings, Sewer, Water, Property, Finances, Bidding, etc.

- 8.) Discussion, reconsideration and possible action on the building of a new TOS Highway Department Building.

- 9.) Discussion, reconsideration and possible action on the building of a new TOS Fire/EMS Building.

- 10.) Discussion, reconsideration and possible action on the building of a combination of the two above referenced buildings.

- 11.) Discussion, reconsideration and possible action to proceed with the construction of a TOS facility.

- 12.) Discussion and possible action to authorize the construction of Utility Improvements and Production Well #1 (a Deep Aquifer well) for purposes of hydrant use and later possible application of potable water for light industry.

- 13.) Discussion and possible action to authorize the construction of the support well station for the above mentioned Production Well #1.

- 14.) Discussion and possible action to authorize the construction of the Building Utility Improvements and water main extensions for the above mentioned site.

- 15.) Discussion and possible action of the assignment of a project manager/s on each of the above mentioned building projects on this agenda's focus.

16.) Discussion and possible action on the method to be used by TOS to track and communicate the activities (including inspections, financials, etc) of the project and detailed reports to the Town Board.

17.) Discussion and possible action on the disposition of funds obtained from any possible sale or rental/lease of the old Highway Department property, subject to the approval of the electors at an annual or special town meeting of the electors. .

18.) Review and discussion relative to the OVERVIEW of bids received for the proposed TOS building.

19.) Review, discussion and possible action relative to the financing option, pay back options and new construction such as an Impact Fees for the proposed TOS building and recap of the affect on taxes for the average citizen based on the aforementioned financing options for the duration of the loan.

20.) Discussion, reconsideration and possible action to award the contract for Site Construction for the above approved building including site grading, drainage and roadway improvements
Note: From R A Smith National materials, this includes but is not limited to silt fencing 4800LF, signs, topsoil/seed/fertilizer/mulch, comprehensive erosion control, topsoil stripping, excavation of 30,000 CY, RCP storm sewer, storm sewer structures and sewer, pond outlet control, concrete curb and gutter, bituminous concrete binder and surface, limestone base and shoulder, milling asphalt pavement, 9inch concrete driveway, 5 inch concrete sidewalk, pavement marking and 18* street trees (7 autumn blaze maple, 6 Redmond Linden, 6 Skyline Honey locust) . The bid cites 18 trees with details of 19 trees.

Contractor	Base Bid	Alt A aka EMS	TOTAL
Power's Lake Construction Co	\$1,427,928.30	\$125,515.00	\$1,553,443.30
Reeseman's Grading and Excavating	\$1,491,561.40	\$142,850.00	\$1,634,411.40
Willkomm Excavating and Grading	\$1,497,063.68	\$240,423.50	\$1,737,487.18
Mann Brothers, Inc	\$1,601,698.11	\$207,877.50	\$1,809,575.61
A W Oakes and Sone, Inc	\$1,613,818.20	\$190,600.00	\$1,804,418.20
Payne & Dolan, Inc	\$1,623,476.70	\$181,762.50	\$1,805,239.20
Super Western Inc	\$1,625,183.65	\$154,000.00	\$1,779,183.65
CU Purpero, Inc	\$1,653,163.64	\$172,950.00	\$1,826,103.64
DK Contractors, Inc.	\$1,681,070.92	\$200,711.00	\$1,881,781.92
Advance Construction, Inc.	\$1,750,243.90	\$114,450.00	\$1,864,693.90

21.) Discussion, reconsideration and possible action to award a contract for Building Construction for the above approved building. Note: From KUENY materials , this includes but is not limited to the General construction, landscaping, fire protection, plumbing, heating, Ventilating and Air Conditioning, Electric, Electronic Systems, Lifts ALT#2, crane ALT #3, Fuel Dispensing System and Monitoring System ALT#4, Lubrication Dispensing System and Lube Waste Recovery System ALT #5, Salt Shed ALT \$6, Cold Storage Building ALT#7, Miscellaneous Equipment ALT#8, Fire Training grounds ALT #9 and meet provisions of ARRA2009 ALT#10.

See sheets denoting contractors and by Alternate details.

22.) Discussion, reconsideration and possible action to award a contract for Building Utility Improvements and water main extensions. Note: From Chris Kaempfer Associates materials,

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this includes but is not limited to the construction of sanitary sewer and water main extensions of approximately 1,260 lineal feet of 10 in diameter sanitary sewer pipeline, 200 lineal feet of 8 inch diameter sanitary sewer pipeline, 1,430 lineal feet of 12 inch diameter potable water pipeline, 140 lineal feet of 10 inch diameter potable water pipeline, 235 lineal feet of 8 inch diameter potable water pipeline, 5 hydrants, 7 manholes, valves, fittings, sewer laterals, water services and associated work.

Reesman's Excavating and Grading	\$274,666.85
C W Purpero Inc	\$276,103.00
Willkomm Excavating Inc	\$309,037.05
Powers Lake Construction Co Inc	\$321,712.00
Advance Construction Inc	\$343,334.70
Super Excavators Inc.	\$370,507.00

23. Discussion, reconsideration and possible action to award a contract for Building Utility Improvements Production Well #1 including discussion on American Recovery and Reinvestment Act ARRA, Note: From Chris Kaempfer Associates material, this includes but is not limited to construction using air rotary drilling equipment consisting of a 12 inch diameter upper inner casing to an estimated depth of 500 feet and a 12 inch diameter open bore hole to an estimated depth of 1,200 feet. .

	WITH ARRA2009	WITHOUT ARRA2009
Sam's Well Drilling	\$230,475.00*	\$228,975.00*
Municipal Well and Pump	\$238,987.00	
Layne-Northwest	\$239,700.00*	\$222,200.00*
Water Well Solutions Service Group	\$277,755.00	
CTW Corporation	\$279,100.00	

24.) Discussion and possible action on Resolution 09-08-13, A Resolution providing for the sale of approximately \$3,535,000 Note Anticipation Notes. Note: This may be the first of the Notes the Town will consider. Additional Notes or methods of financing the subject project may be considered at this meeting.

25.) Discussion about the next action steps in the project including but not limited to Value Engineering activities, Project Reports, new agenda items, etc,

ADJOURNMENT

This Notice was posted at the following places:

- Camp Lake Post Office*
- Salem Post Office*
- Trevor Post Office*
- Wilmot Post Office*
- Town of Salem Municipal Building*

By Authority of Linda Valentine, Chairman

August 12, 2009

Signed: _____
Cindi Ernest, Clerk

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Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request service, contact Town Clerk, Cindi Ernest at 262-843-2313. "Notice is hereby given that a majority of any other town commission, committee or board may be present at this meeting to gather information about a subject over which they may have decision making responsibility. It is intended that this notice shall constitute an adequate notice of meeting pursuant to State ex rel Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W. 2d 408 (1993), although none of the other town commissions or boards will take any formal action at this meeting".

Cc: Town of Salem Website www.townofsalem.net
Community Library

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