

COMMON COUNCIL AGENDA
August 28, 2023
REEDSBURG CITY HALL COUNCIL CHAMBERS
6:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

THE COUNCIL WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COUNCIL BY MEMBERS OF THE PUBLIC. THE COUNCIL WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING.

I. CONSENT AGENDA (ONE MOTION APPROVES ALL ITEMS):

1. Approve minutes for the meeting held on August 14, 2023

II. GENERAL BUSINESS:

1. Approve/Deny: Resolution 4519-23 Exempting the City of Reedsburg from paying Sauk County Library Tax for 2024.
2. Approve/Deny: Lease agreement with Lamar Signs for a digital billboard on City-owned parcel 276-2084-00000, 1720 E. Main Street - Reedsburg Municipal Airport.
3. Approve/Deny: Webb Fund request - Reedsburg Youth Hockey
4. Approve/Deny: Webb Fund request - Reedsburg Community Lights Group
5. Approve/Deny: Purchase of land in proposed TID 11.

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Parks Committee: Approve/Deny: RACA Lease amendment for Reedsburg Youth Hockey.
2. Public Works: Approve/Deny: Bid for extension of Retzlaff Drive.
3. Airport Commission: Purchase a hanger at the Reedsburg Municipal Airport to replace the City-owned hanger.

IV. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. 2nd Meeting Committees: Parks & Recreation, Public Works, Utility Commission, Zoning Board, CDA, Ambulance, Airport Commission (any other committees or commissions with reports).

V. OFFICE OF THE MAYOR:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.



CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov

VI. ADJOURN:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

City of Reedsburg Meeting of the Common Council
August 14, 2023

Present: Mayor Dave Estes, Alderpersons Sonny Hyde, Craig Braunschweig, Jason Schulte, Mike Gargano, Missy Frenz, Phil Peterson, Dave Knudsen, Tom Seamonson, and Adam Kaney.

Absent: None.

Others Present: Finance Director/City Clerk-Treasurer Jacob Crosetto, City Attorney Max Buckner, Police Chief Pat Cummings, Public Works Director Steve Zibell, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Citizens, Press.

Mayor Dave Estes called the regular session of the Common Council to order at 6:00 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on July 24, 2023; July 2023 Expenditure Report; and July 2023 Building Permit Report.

Motion: Braunschweig, Second: Schulte to approve the consent agenda. Motion carried 9-0.

GENERAL BUSINESS:

- A. Approve/Deny: Resolution 4517-23 approving the three-year technical college extension for Tax Incremental District #8.
 - a. **Motion: Knudsen, Second: Seamonson to approve Resolution 4517-23 as presented. Motion carried 9-0.**
- B. Approve/Deny: Resolution 4518-23 approving the project plan and boundary map of proposed Tax Incremental District #11, thereby creating TID 11.
 - a. **Motion: Gargano, Second: Peterson to approve Resolution 4518-23 as presented. Motion carried 9-0.**
- C. Approve/Deny: Draft Capital Improvements Plan/Capital Equipment Plan budgets for 2024.
 - a. **Motion: Peterson, Second: Schulte to approve the draft Capital Improvement and Capital Equipment Plans for 2024 as presented. Motion carried 9-0.**

RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

- A. Personnel Committee: Approve/Deny: Successor Collective Bargaining Agreement with the Reedsburg Professional Police Association as represented by the Wisconsin Professional Police Association, for 2024-2025.
 - a. **Motion: Peterson, Second: Braunschweig to approve the successor Collective Bargaining Agreement with the RPPA/WPPA as presented. Motion carried 9-0.**
- B. Parks Committee: Approve/Deny: First Reading and set a Public Hearing for September 11, 2023 for Ordinance 1962-23 - Parks and Playgrounds, specifically Park Hours.
 - a. **Motion: Schulte, Second: Peterson to approve setting the Public Hearing on Ordinance 1962-23 for September 11, 2023. Motion carried 9-0.**
- C. Plan Commission: Approve/Deny: Resolution 4515-23 approving a certified survey map of parcel: 010-0123-00000 in the Town of Excelsior - extraterritorial zone.
 - a. **Motion: Seamonson, Second: Kaney to approve Resolution 4515-23 as presented. Motion carried 9-0.**
- D. Plan Commission: Approve/Deny: Approve/Deny: Resolution 4516-23 approving a certified survey map of parcel: 030-0593-00000 in the Town of Reedsburg - extraterritorial zone.
 - a. **Motion: Kaney, Second: Hyde to approve Resolution 4516-23 as presented. Motion carried 9-0.**
- E. Plan Commission: Approve/Deny: Final Plat for parcel 276-1928-53024 to extend Retzlaff Drive to accommodate a zero-lot line subdivision consisting of eight (8) duplexes. Applicant: Maxwell Dvorak.
 - a. **Motion: Gargano, Second: Seamonson to approve Final Plat for parcel #276-1928-35024 as presented. Motion carried 9-0.**

Motion: Gargano, Second: Schulte to enter Closed Session per section 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically related to a proposed TID No. 11 land purchase.

Motion carried 9-0. Time: 6:21 p.m.

Motion: Knudsen, Second: Seamonson to return to Open Session.
Motion carried 9-0. Time 6:38 p.m.

Motion: Kaney, Second: Frenz to adjourn.
Motion carried 9-0. Meeting adjourned at 6:38 p.m.

Respectfully submitted,

Jacob Crosetto
City Clerk-Treasurer/Finance Director

RESOLUTION

(Exempting the City of Reedsburg from paying Sauk County Library Tax – 2024)

FILE NO. 4519-23

WHEREAS, The Sauk County Board levies a county library tax;

WHEREAS, Section 43.64(2)(b) of the Wisconsin Statutes provides such units of government which levy a tax for public library service and appropriate and expend for a library fund as defined by s.43.52 (1) during the year for which the county tax levy is made a sum at least equal to the county library tax rate in the prior year multiplied by the equalized valuation of property in the city or village for the current year, may apply for exemption from this tax; and

WHEREAS, The City of Reedsburg does levy a library tax in excess of the amount calculated in accordance with 43.64(2)(b),

NOW THEREFORE BE IT RESOLVED that the City of Reedsburg be exempted from the payment of any county library tax as provided in Section 43.64(2)(b) inasmuch as it will expend for its own library fund for 2023 an amount in excess of that calculated in accordance with 43.64(2)(b). Exemption from the payment of said county library tax shall not preclude the city of Reedsburg participation in county library service in all other respects; and

BE IT FURTHER RESOLVED that confirmed copies of the Resolution be forwarded by the City Clerk to the Reedsburg Public Library and to the Sauk County Clerk no later than September 29, 2023

ADOPTED on this 28th day of August, 2023

Dave Estes, Mayor

Jacob Crosetto, City Clerk - Treasurer

Respectfully Submitted:

The above resolution has been authorized by the governing body of the City of Reedsburg by Resolution No. 4519-23, on August 28, 2023.

Date Passed: August 28, 2023

Vote: _____

Lamar Co # 234

This Instrument Prepared by:

James R. McIlwain
5321 Corporate Boulevard
Baton Rouge, Louisiana 70808

Renewal
Lease # 21476-02



James R. McIlwain

SIGN LOCATION LEASE

THIS LEASE AGREEMENT, made this 18th day of August, 2023, by and between:

City of Reedsburg Wisconsin

(hereinafter referred to as "Lessor") and **THE LAMAR COMPANIES** (hereinafter referred to as "Lessee"), provides

WITNESSETH

"LESSOR hereby leases to LESSEE, its successors or assigns, as much of the hereinafter described lease premises as may be necessary for the construction, repair and relocation of an outdoor advertising structure ("sign"), including necessary structures, advertising devices, utility service, power poles, communications devices and connections, with the right of access to and egress from the sign by LESSEE'S employees, contractors, agents and vehicles and the right to survey, post, illuminate and maintain advertisements on the sign, and to modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, and to maintain telecommunications devices or other activities necessary or useful in LESSEE'S use of the sign. Any discrepancies or errors in the location and orientation of the sign are deemed waived by LESSOR upon LESSOR'S acceptance of the first rental payment due after the construction of the sign.

The premises are a portion of the property located in the County of Sauk, State of Wisconsin, more particularly described as:

1720 East Main Street
Tax Parcel Number 276-2084-00000
Existing Lamar Advertising sign numbers 61295,61296

1. This Lease shall be for a term of fifteen (15) years commencing on the first day of the calendar month following the date of completion of installing electronic sign faces. ("commencement date").
2. LESSEE shall pay to LESSOR an annual rental of (\$10,000.00) Dollars, payable **annually in advance** in equal installments of Ten Thousand Dollars (\$10,000.00) each, with the first installment due on the first day of the month following commencement, **or 15% of "Net" revenue whichever is greater. Net revenue shall be defined as the total dollar value of advertising contracts associated with the sign minus any continuity, discounts or agency commissions Percentage payment if warranted, will be paid at the end of the lease year, the percentage check will be paid within 30 days of the end of the lease year.**
Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by LESSOR, whether or not actually received by LESSOR. Should LESSEE fail to pay rent or perform any other obligation under this lease within thirty (30) days after such performance is due, LESSEE will be in default under the lease. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSEE thirty (30) days thereafter to cure any default.
3. LESSOR agrees not to erect or allow any other off-premise advertising structure(s), other than LESSEE'S, on property owned or controlled by LESSOR within two thousand (2000) feet of LESSEE'S sign. LESSOR further agrees not to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of LESSEE'S sign. LESSEE is hereby authorized to remove any such other advertising structure, obstruction or vegetation at LESSEE'S option.
4. LESSEE may terminate this lease upon giving thirty (30) days written notice in the event that the sign becomes entirely or partially obstructed in any way or in LESSEE'S opinion the location becomes economically or otherwise undesirable. If LESSEE is prevented from constructing or maintaining a sign at the premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, LESSEE may elect to terminate this lease. In the event of termination of this Lease prior to expiration, LESSOR will return to LESSEE any unearned rentals on a pro rata basis.
5. All structures, equipment and materials placed upon the premises by the LESSEE or its predecessor shall remain the property of LESSEE and may be removed by LESSEE at any time prior to or within a reasonable time after expiration of the term hereof or any renewal. At the termination of this lease, LESSEE agrees to restore the surface of the premises to its original condition. The LESSEE shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of LESSEE'S sign, at the sole discretion of LESSEE. All such permits and any nonconforming rights pertaining to the premises shall be the property of LESSEE.
6. LESSOR represents that he is the owner or lessee under written lease of the premises and has the right to make this agreement and to grant LESSEE free access to the premises to perform all acts necessary to exercise its rights pursuant to this lease. LESSOR is not aware of any recorded or unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the premises that prohibit the erection, posting, painting, illumination or maintenance of the sign. LESSOR acknowledges

that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of **LESSEE**.

7. In the event of any change of ownership of the property herein leased, **LESSOR** agrees to notify **LESSEE** promptly of the name, address, and phone number of the new owner, and **LESSOR** further agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner at or before closing. In the event that **LESSEE** assigns this lease, assignee will be fully obligated under this Lease and **LESSEE** will no longer be bound by the lease. This lease is binding upon the personal representatives, heirs, executors, successors, and assigns of both **LESSEE** and **LESSOR**.

8. In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocation of the highway, the **LESSOR** grants to the **LESSEE** the right to relocate its sign on **LESSOR’S** remaining property adjoining the condemned property or the relocated highway. Any condemnation award for **LESSEE’S** property shall accrue to **LESSEE**.

9. **LESSEE** agrees to indemnify **LESSOR** from all claims of injury and damages to **LESSOR** or third parties caused by the installation, operation, maintenance, or dismantling of **LESSEE’S** sign during the term of this lease. **LESSEE** further agrees to repair any damage to the premises or property at the premises resulting from the installation, operation, maintenance, or dismantling of the sign, less ordinary wear and tear.

10. **LESSOR** agrees to indemnify **LESSEE** from any and all damages, liability, costs and expenses, including attorney’s fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty or obligation of **LESSOR** herein.

11. If **LESSOR** desires to sell or otherwise transfer any interest in the property upon which the sign is situated, **LESSOR** grants **LESSEE** an option to purchase a perpetual easement (servitude) encompassing the sign and the access, utility service and visibility rights set forth herein. **LESSEE** must elect to exercise this option within thirty (30) days after written notification of **LESSOR’S** desire to sell. **LESSEE’S** failure to exercise this option within said period shall be a waiver of this option. The price for such easement (servitude) shall be six (6) times the previous Lease year’s annual rental paid by **LESSEE** pursuant to the terms hereof. Closing shall be within thirty (30) days of **LESSEE’S** exercise of this option.

12. Prior to **LESSEE** removing its sign, and for five (5) years after such removal, **LESSOR** grants **LESSEE** a first right of refusal to match any bona fide agreement of **LESSOR** with a third party for the purpose of permitting off-premise outdoor advertising on any portion of the leased premises. **LESSEE** has seven (7) days after **LESSOR** provides to **LESSEE** a copy of such agreement executed by such third party to match the terms of such agreement.

13. If required by **LESSEE**, **LESSOR** will execute and acknowledge a memorandum of lease suitable for recordation. In addition to the foregoing, **LESSOR** authorizes and appoints **LESSEE** as **LESSOR’S** agent, representative, and attorney in fact for the limited purpose of executing on behalf of **LESSOR** such memorandum of lease and any amended memoranda of lease that are necessary or desirable to correct, amend, or supplement any matter set forth in such memorandum. **LESSOR** further authorizes **LESSEE** to perform all acts that are incidental to or necessary for the execution and recordation of such memorandum or memoranda.

14. This Lease is **NOT BINDING UNTIL ACCEPTED** by the General Manager of a Lamar Advertising Company.

THE LAMAR COMPANIES, LESSEE:

LESSOR: City of Reedsburg Wisconsin

BY: _____

BY: _____

VICE-PRESIDENT/GENERAL MANAGER

Title: _____

DATE: / /

DATE: / /

LESSOR’S TELEPHONE NUMBER

LESSOR’S SOCIAL SECURITY NUMBER /
EMPLOYER IDENTIFICATION NUMBER

W-9 Name (as shown on your Income Tax Return)

276-2084-00000

Tax ID Parcel # (for land on which sign is located)

Address of LESSEE:

Address of LESSOR:

Witnesses (LESSEE)

Witnesses (LESSOR)



2. The areas shall be measured by the smallest square, rectangle, triangle, circle or combination thereof which will encompass the entire sign.
3. The maximum size limitations shall apply to each side of a sign structure and signs may be placed back-to-back, side-by-side, or in V-type construction with not more than 2 displays to each facing, and such sign structure shall be considered as one sign.

(b) Signs may be illuminated, subject to the following restrictions:

1. Signs which contain, include, or are illuminated by any flashing, intermittent, or moving light or lights are prohibited, except those specified in par. (bm) and those giving public service information such as time, date, temperature, weather, or similar information.
2. Signs which are not effectively shielded as to prevent beams or rays of light from being directed at any portion of the traveled ways of the interstate or federal-aid primary highway and which are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or which otherwise interfere with any driver's operation of a motor vehicle are prohibited.
3. No sign shall be so illuminated that it interferes with the effectiveness of, or obscures an official traffic sign, device, or signal.

(bm) Signs may contain multiple or variable messages, including messages on louvers that are rotated and messages formed solely by use of lights or other electronic or digital displays, that may be changed by any electronic process, subject to all of the following restrictions:

1. Each change of message shall be accomplished in one second or less.
2. Each message shall remain in a fixed position for at least 6 seconds.
3. The use of traveling messages or segmented messages is prohibited.
4. The department, by rule, may prohibit or establish restrictions on the illumination of messages to a degree of brightness that is greater than necessary for adequate visibility.

(c) Spacing of signs shall be as follows:

1. On interstate and federal-aid primary highways signs may not be located in such a manner as to obscure, or otherwise physically interfere with the



APPLICATION FORM

WEBB FUND

Submit application to: City of Reedsburg
134 S. Locust St.
PO Box 490
Reedsburg, WI 53959
(608) 524-6404 FAX (608)524-8458 cityhall@ci.reedsburg.wi.us

Please allow a minimum of 60 days for processing of application.

Name of applicant: RWD Youth Hockey Association Inc

Organization: RWD Youth Hockey Association Inc

Federal ID Number: 39-1891328 Phone No. 6087682723 Fax No. 6087682722

Tax status of applicant (corporation, charity, governmental body, etc.) _____

501(c)(3)- Corporation

Street Address: _____ Mailing Address: PO Box 358

City, State, Zip Wisconsin Dells, WI 53965

DESCRIPTION OF THE PROJECT

Describe in detail the proposed project (attach additional sheets if necessary): _____

#1

Location of Project (projects must be in the City limits) _____

The project would take place at the Reedsburg Area Community Arena (RACA),

which is located at 1411 Viking Drive.

How will the project recognize the contribution from the Webb Fund? _____

#2

How will the project benefit the city of Reedsburg? _____

#3

PROJECT BUDGET

Webb Fund Grant Amount Requested: \$ 150,000. Please attach a copy of your proposed budget. Include all resources needed for this project including labor and indicate who will be responsible.

Will applicant receive any additional funds (grants, donations, entrance fees, etc.)? If yes, please explain how, when or where additional funds will be received.

We will be holding a large fundraising campaign in our communities that make

up RWD. We will seek out grants if there are any possible. The fundraising campaign will

be solely handled by RWDYHA. We will seek guidance from city on possible grants.

Name and address of person responsible for accounting for the funds?

Bradley Droste- Treasurer

137 2nd Street Suite 2 Reedsburg, WI 53959

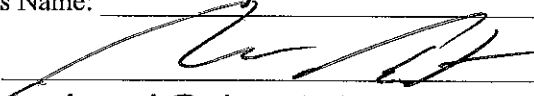
Please provide a timetable for completion of this project including when you wish to receive funding: (see attached policies)

#4

I declare that I have read the above application and that it is a true, correct, and complete statement of the intended use of the requested funds.

Applicant's Name: **Bradley Droste**

Signature:



Date: **07/19/2023**

Email Address:

brad@drostetax.com

Date received by City Clerk:

7-24-2023

Disposition:

Herbert Webb Trust Fund Policies

1. Proposals should be for a substantial item or project and have a useful life of at least five years. Proposals should be consistent with the general outlines of the Herbert Webb Trust Fund.
2. Each item or project will be approved on a case-by-case basis.
3. Items or projects must be located within the city limits of Reedsburg.
4. A dedication plaque is required, which must be presented at City Hall before payment is released and may not be purchased with Webb Fund Money.
5. The Finance Committee of the City Council will consider requests and make recommendations to the City Council for approval. Other committees may also make or consider requests and make recommendations to the Council.
6. Non-government groups may make applications so long as the civic purpose is consistent with the general outlines of the Herbert Webb Trust Fund. All requests will be in writing.
7. Applications will be accepted quarterly.
8. The Finance Committee, as advised by the staff, will monitor the annual earnings of the Webb Fund. They may recommend changes in the re-allocation of assets to the Harris Bank through the City Administrator. However, Harris Bank has the ultimate say on investment decisions.
9. The Council, advised by the Finance Committee, will prudently manage the disbursement of the Webb Fund so as not to over-commit future earnings and the revenue stream coming to the City.
10. The Council will report annually to the citizens of Reedsburg—via the media—the status of the Herbert Webb Trust Fund.
11. Applicants shall have at least two quotes from contractors where practical.
12. Applicants shall contribute at least 25% of the project cost.
13. Applicants may only apply for funds once in a calendar year for a specific project.
14. Applicants shall be responsible to return funds for uncompleted projects or funds not used.

Webb Fund Application Form Attachment for the Description of the Project:

#1- The proposed project is to replace the current refrigeration system (compressors), refrigeration floor system, and dasher boards. The current system is 30 years old is past its useful life. We have been advised that the system is out of date and needs to be replaced in the near future. The project will involve removing the concrete floor that is in place currently and clean-up of the floor refrigeration system that is embedded in the concrete. The compressors will be replaced as part of the refrigeration system. Once the compressors are replaced and the new floor coils are installed, there will have to be a concrete slab laid down to replace the one that will be removed. The dasher boards are the white boards that are installed to define the playing area. Those must be replaced as part of this project as well. The company needs to line up the dasher boards and fit them to the new concrete flooring. The dasher boards and concrete floor will need to lineup to allow a seal to be set so that when the water is poured for ice, the water does not leak out. The dasher boards will then have anchors set to have them riveted into the concrete floor. Our old dasher boards will not line up properly with the new flooring. All-American Arena out of Albert Lea will be contracted to complete this project. They provide these services across the US and are very experienced installers. The total cost of the project has been estimated to cost \$1,475,194.00

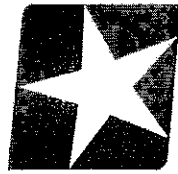
#2- The RWD Youth Hockey Association is beginning a three-community fundraising campaign to help pay for the costs of this project. The RWDYHA is made up the following communities- Reedsburg, Wisconsin Dells, and Mauston. We will recognize every donor that contributes to this project. When the original ground work was laid for the rink, those that raised money provided a donor board at the rink to show pictures of the progress of the project and all those that helped and donated money to the project. We will do something similar, so as to recognize all that had their hands in making this latest project to improve the rink a success. We are planning to donor levels and a based on the donor level that is picked is how we will display their names at the rink. All donors will also be recognized on our website and social media page. We will keep the communities aware of your fundraising progress and project completion through social media and direct contact when we get that information from them.

#3- RWDYHA has 125+ children participating in youth hockey at various skill levels from learning to skate up to our Bantam level, which is just before high school. The children are in the rink 6 days a week starting the end of October until the second week of March each year. The association holds games every weekend during that period of time. An average weekend our rink is hosting 8-10 games a day for our youth teams to play teams from anywhere in the State of Wisconsin. Those games will bring visitors to town. We hold tournaments on 5 weekends a season. A group out of Illinois rents our ice those weekends and brings schedules teams from Wisconsin, Illinois, Iowa, Missouri, Minnesota. The name of the group is Ultimate Hockey Tournaments. They put on 25-40 games each weekend they are here. Those people attending those tournaments are all from out of town. They need hotels, places to eat, and gas stations. We also have our High School team that uses the rink. The High School team has 30 kids playing from the same three communities. The High School team holds 14 home games and possibly playoffs games during the season. In 2024, the High School team will be holding a Junior Varsity Tournament in January that will bring 7 more teams from out of town to stay and play for 2 days. In March of 2024, the High School team will be hosting a Senior and Junior Class tournament that will allow Seniors and Juniors looking to play hockey beyond high school a chance to try out in front of coaches and scouts from various colleges, hockey leagues, and hockey academies. We are expecting 150 kids to be

playing at the rink over 3 days and will be staying in the area. We estimate that we will bring 35-40,000 visitors to Reedsburg each season with the number of games and tournaments we hold.

Finally, the rink provides open skate to the public two days a week for 23 weeks during the season. Kids, Parents, and visitors are allowed to come to the rink and skate for 2 hours and they can even rent skates from us to learn to skate. In 2022, we had over 4,000 people pay to skate at the rink. This open skate is a great way to get kids out and socialize with friends and get some exercise during the winter months.

#4- The timetable for this project will depend on fundraising. All-American Arena is requesting 40% down payment on this project. If we were to have this new equipment installed in the July of 2025, we will need to sign the contract and provide the 40% down payment (\$590,078.00) by January of 2024. We would ideally like to have this project finished in the summer of 2025. That can only happen if we are able to raise the down payment by that time and continue to fundraise for the remainder due in the summer of 2025. If we are unable to raise that money needed to get started, we would have to move the project out a year.



ALL-AMERICAN
ARENA PRODUCTS

1414 S. 4th Avenue
Albert Lea, MN 56007
Sourcewell Awarded Vendor - 120320-ALL
(844) 231-2227
sean@allamericanarena.com

Date: June 8, 2023

Attention: Brad Droste – Reedsburg Hockey

BUDGET PRICING – Refrigeration system, refrigerated floor and dasherboard replacement project - 2025

REFRIGERATION SYSTEM REPLACEMENT

The existing refrigeration system, condenser and unnecessary components in the mechanical room will be dismantled and disposed of.

A new 75-ton, split circuit, JCI York air-cooled screw chiller using environmentally safe refrigerant will be installed on the outside of the building. It will be placed on a new concrete pad that will be provided by Rink-Tec.

The piping system between the new pumps in the mechanical room, the outdoor chiller and the existing rink transmission lines would be piped using schedule 40 steel pipe and fittings.

The new piping system and pumps would be insulated with new Styro insulation, vapor barrier and aluminum jacketing system.

All wiring to the refrigeration system and pumps from the main panel will be provided. This also includes all necessary control wiring.

Along with the main component items listed above, the following are included in the equipment room installation: Full refrigerant charge on both refrigeration circuits and inhibited ethylene glycol solution to top off the system.

The price for all materials listed above for a complete installation and an operating system is **\$457,850.00.**

CONCRETE REMOVAL AND DEMO

The rink floor system will be drained, and the fluid stored onsite for reuse in the new



1414 S. 4th Avenue
Albert Lea, MN 56007
Sourcewell Awarded Vendor - 120320-ALL
(844) 231-2227
sean@allamericanarena.com

floor system and subfloor system.

The existing concrete floor will be water saw and cut into 5' x 5' pieces, removed, and disposed of.

The existing insulation under the rink slab will be disposed of.

The existing sub-grade will be excavated an additional 6" and the granular fill removed to the outside of the building. It will be reused to cover the new subfloor system.

86' X 201' CONCRETE RINK FLOOR SYSTEM

Mains - The refrigeration mains between the equipment room and the refrigerated floor are 8" SDR 11 fusion pipe with 3" thick pipe insulation and cover. The mains for the sub floor heating system are 3" SDR 11 pipe. Once the mains are tested, they will be backfilled.

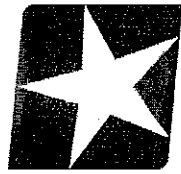
Sub-Floor Heating System - The sub-floor heating system will be constructed of 1" O.D. high density polyethylene tubing placed on 18" centers throughout the rink floor. The manifold system will be constructed of 3" SDR 11 fusion pipe and fittings. The polyethylene tubing is connected to the manifold with 3/4" SDR 11 fusion fittings. The mains will be stubbed up in the mechanical room for future connection.

Fine Grading - This section consists of placing 6" of the exiting granular material on top of the sub-floor heating system after it has been tested and leveling that fill to plus or minus 1/4" throughout the rink area.

Rink Floor Insulation - This section consists of furnishing and installing two layers of 1 1/2" thick 25 psi extruded insulation on top of the fine grade, including cutting and fitting the insulation to conform to the profiles of the rink and the header trench.

Vapor Barrier - This section consists of furnishing and installing a 6 mil. Vapor barrier on top of the rink floor insulation including overlap of vapor barrier material.

Reinforcing Steel - This section consists of furnishing and installing 22,500 lbs. of #4, grade 60 reinforcing steel on top of the reinforcing steel supports. The steel is installed



ALL-AMERICAN ARENA PRODUCTS

1414 S. 4th Avenue
Albert Lea, MN 56007
Sourcewell Awarded Vendor - 120320-ALL
(844) 231-2227
sean@allamericanarena.com

on 12" centers the 86' direction of the rink floor and 12" centers the 201' direction of the rink floor.

Rink Floor System - Our refrigerated floor manifolds are constructed of 8" SDR 11 fusion pipe. They will be in a header trench at center of your ice-skating surface. The rink floor tubing is 1" SDR 11 pipe placed on 4" centers. The return bends are 180° fusion fittings connected to the rink floor tubing at each end of the rink. Our tubing spacers are constructed of 3/16" wire with a 3" wide foot plated for stability. They are placed on 2' centers throughout the rink floor and double as reinforcing steel supports.

Mesh - This section consists of furnishing and installing a 6" x 6", 10-gauge wire mesh on top of the rink floor tubing.

Rink Floor Concrete - This section includes providing a complete design mix, concrete testing, furnishing, and placing the concrete, proper finishing, and Visqueen cure of the concrete. The concrete will be placed with a concrete pump. The concrete design will include a water reducing agent, air entrainment, and super plasticizer for the placement.

Expansion Joint - This section consists of all the materials that make up the expansion joint which separates the refrigerated ice rink concrete from the outer perimeter concrete.

The **price** for all materials listed above for a complete floor system replacement is **\$787,599.00.**

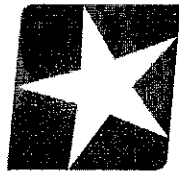
DASHERBOARD SYSTEM REPLACEMENT

The existing system will be removed and disposed of.

The new system will be:

FRAME

- Panels to be welded aluminum with a mill finish.
- Panels to be 42" high x 6" wide and typical 8 ft in length.



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ANCHORS

- 5/8" pre-cast anchors placed into refrigerated floor prior to concrete pour.
- A representative from All-American Arena Products will be present during the rink slab pour to ensure the integrity of the anchors.

GATES

- 4 – 30" player gates along the player boxes.
- 2 – 30" penalty box gates with ice side push release buttons.
- 4 – 30" access gates for off ice access into boxes.
- 2 – 36" access gates with ice side push release buttons.
- Hardware made of stainless steel. Fasteners are zinc plated.
- Player and access gates to have adjustable hinges, as well as pivoting latch/catch assemblies.
- 2 – 120" double leaf machine gates.
- Machine gate to have heavy duty adjustable hinges, heavy-duty spring-loaded caster wheels and sliding closure bars – all zinc plated steel.

BOARD CLADDING

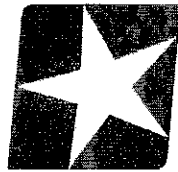
- .500" thick white high-density polyethylene (HDPE) board facing.
- .500" thick x 8" high, yellow HDPE kick plate, top edge routed to 3/8" radius.
- .750" thick HDPE cap rail, front and back routed to 3/8" radius.
- Color for cap rail is TBD.

SHIELDING AND SUPPORTS

- 6' high x 15mm thick supported tempered glass for the ends and radii.
- 6' high x 12mm thick supported tempered for the sides of the rink, including in front and between the penalty and timekeeper boxes.
- Shield supports to be our 2pc quick change anodized aluminum face plates.
- Shield supports to extend to 1" from the top of the glass.
- No glass included for the fronts of the player boxes.
- Glass in front of timekeeper boxes to have 3 1/2" diameter speak hole.
- Safety pads for termination points at player boxes.

PLAYERS, PENALTY AND TIMEKEEPER'S BOXES

- Player boxes are to be approx. 30' long x 5' deep with side and back walls.
- Penalty boxes are to be approx. 8' long x 5' deep with side and back walls.
- Timekeeper's box to be approx. 8' long x 5' deep with half side walls.
- Water bottle shelves to be included for the front of the player and penalty boxes.
- Timekeeper table provided.



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PLAYERS, PENALTY AND TIMEKEEPER'S BOX - FLOORS

- Raised wooden platforms installed throughout all boxes.
- Raised coach's walkways included for player boxes.
- ¾" fire treated plywood installed on top of raised aluminum platforms.
- 3/8" black rubber flooring loose laid on top of platforms and walkways.

PLAYERS AND PENALTY BENCHES

- Benches are 9 ½" wide x 1 ½" thick black plastic lumber fastened to steel support posts.
- Support posts to be zinc plated steel.
- Player box benches are to be approx. 24 ft long.
- Penalty box benches are to be approx. 8 ft long.

SPECTATOR NETTING

- 12' high white or black nylon boundary netting installed around the ends and along the spectator side of the rink.
- Netting to be attached to a steel conduit header suspended from the ceiling beams using aircraft cable and beam clamps.

The **price** for all materials listed above for a complete dasherboard system replacement is **\$229,745.00**

Decline_____

Accept_____

ALTERNATE PRICING: DASHERBOARDS

ALTERNATE # 1 – BACKER PANEL

.375" thick HDPE backer panel installed around entire perimeter of the rink.
add.....\$15,000.00 USD to base bid.

Decline_____

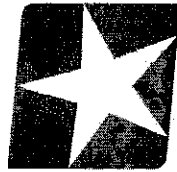
Accept_____

ALTERNATE # 2 – FLEXPOST™

To supply and install our patented FlexPost™ shielding system.
add.....\$26,000.00 USD to base bid.

Decline_____

Accept_____



ALL-AMERICAN ARENA PRODUCTS

1414 S. 4th Avenue
Albert Lea, MN 56007
Sourcewell Awarded Vendor - 120320-AI.L
(844) 231-2227
sean@allamericanarena.com

ALTERNATE # 3 – ACRYLIC

To supply and install .590" clear cast acrylic in lieu of tempered glass.

add.....\$28,500.00 USD to
base bid.

Decline_____

Accept_____

PAYMENT TERMS:

All payment terms based on Credit Approval (O.A.C)

- 40% due upon placement of order
- Balance upon completion
- Or, other mutually agreed upon terms.

NOTES

- Applicable taxes extra.
- Shipping to site included.
- Forklift and Genie Boom rental cost included.
- Any necessary permits.
- Engineered Drawings Stamped by licensed Mechanical Engineer.
- The floor system will carry our standard five-year warranty.

Price is valid for 30 days. Unless stated otherwise, pricing does not include permits, bonding, shipping or any local and/or state sales tax. The attached Terms and Conditions are incorporated and part of this quote. If you have any questions or need additional information, please feel free to give us a call.

The above proposal is accepted by Purchaser:

President/Owner/General Manager

All-American Arena Products

Name of Signee (please print)

Date: _____

Date: _____



ALL-AMERICAN ARENA PRODUCTS

1414 S. 4th Avenue
Albert Lea, MN 56007
Sourcewell Awarded Vendor - 120820-AI.L
(844) 231-2227
sean@allamericanarena.com

TERMS AND CONDITIONS

1. All sales of material or equipment by All-American Ice, LLC (DBA All-American Arena Products) ("All-American") are expressly conditioned upon the terms and conditions set forth below. Any additional or different terms or conditions set forth in any purchase order of the Buyer or in any similar such communication are hereby objected to by All-American and shall not be binding or effective unless expressly assented to in writing by an authorized representative of All-American.
2. **SITE:** The site must be accessible to a tractor-trailer and industrial forklift. All driveways to the rink slab/surface must support all necessary equipment. Power outlets with no less than a 30amp breaker must be within 50' of the rink slab/surface or a portable generator with a minimum of 5KW power rating. Prior to commencement, surface must be broom clean and work area will be free of all materials and debris. A dumpster (minimum size of 10 yards) and/or an area for trash must be available within 100' of the rink slab/surface so the installers can remove their debris. Delays or extra work and expenses caused by the site not being ready will be charged to the Purchaser. Concrete to be level within 1/8" in 10 ft. non-cumulative.
3. **PRICE:** Prices subject to receipt of final construction drawings and specifications. This quotation is based on the installation taking place from start to finish during the same trip. Re-mobilizing for any reason other than All-American Arena's own, will result in extra charges.
4. **INSURANCE:** Special insurance requirements are not included.
5. **PERMITTING:** Any applicable Permits and/or License Fees are not included, and Purchaser shall be responsible for obtaining the same.
6. **COMPLETION:** When job is completed or nearing completion, the Purchaser must be available for a final walk-through to inspect the installation with the All-American installation Supervisor. This will be the Purchaser's chance to formulate a final punch list of items left unfinished or needing to be changed. All items not listed on the punch list will not be considered a punch list item, and unless covered by All-American warranty, will be replaced at the Purchaser's expense.
7. **DELAY:** Notwithstanding the foregoing, should All-American be delayed in the commencement, prosecution or completion of the work by any cause beyond All-American's control and not due to any fault, neglect, act or omission on its part, then All-American shall be entitled to an extension of time to the extent necessary to remove any such cause of any delay and shall not be held liable for any damages for any delays caused by either the owner or general contractor or cause beyond the control of All-American.
8. **WARRANTY:** Except as to title, THERE ARE NO WARRANTIES, WRITTEN, ORAL, IMPLIED, OR STATUTORY relating to the described material or equipment which extend beyond that described in this paragraph. NO WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR PURPOSE SHALL APPLY. Any product warranties provided by All-American Arena Product suppliers shall be assigned to the Purchaser to the extent possible.
9. **SECURITY:** All-American retains a security interest in all the products covered in this agreement until all sales' terms have been met.
10. **PAYMENT:** Terms are listed in the proposal. Late payments are subject to a 1.5 percent per month or 18 percent annual finance charge.
11. **LIMITED LIABILITY:** All-American's liability on any claim for loss or damage arising out of this contract or from the performance or breach thereof or connected with the supplying of material or equipment hereunder, or its sale, resale, operation or use, whether based on warranty, contract, negligence or other grounds shall not exceed the price paid for such material or equipment or part thereof involved in the claim. All-American shall not in any event be liable for special or consequential damages including, but not limited to, loss of profits or revenue, liquidated damages, loss of use of the product or any associated product, cost of capital, cost of substitute products, facilities or services, downtime costs, or claims of customers of the Buyer for such damages.
12. **ATTORNEY'S FEES, JURISDICTION, AND VENUE:** Purchaser agrees that making any purchases from All-American constitutes doing business in the state of MINNESOTA and that Buyer consents to the personal jurisdiction of the state and federal courts in MINNESOTA, unless elected otherwise by All-American. Purchaser agrees that the venue to resolve any and all disputes with All-American shall exclusively lie in the state or federal courts situated in Freeborn County, MINNESOTA. Buyer agrees that in the event of any legal action brought by or against All-American, the non-prevailing party shall pay to the prevailing party all costs and expenses incurred in connection with such action, including but not limited to attorney's fees (whether hourly or contingent), lien fees, court costs and any other costs of litigation or collection proceedings (including without limitation expert witness fees, deposition or court transcript fees, photocopy charges, and document vendor charges).
13. **ONE-YEAR LIMITATION:** Any and all claims brought by Purchaser against Seller shall be filed in one of the above referenced jurisdictions within one (1) year after the date of shipment or installation or it shall be deemed forever waived.

APPLICATION FORM

WEBB FUND

Submit application to: City of Reedsburg
134 S. Locust St.
PO Box 490
Reedsburg, WI 53959
(608) 524-6404 FAX (608)524-8458 cityhall@ci.reedsburg.wi.us

Please allow a minimum of 60 days for processing of application.

Name of applicant: Jenny Tourdot

Organization: Reedsburg Community Lights Group

Federal ID Number: _____ Phone No. 608-415-0420 Fax No. _____

Tax status of applicant (corporation, charity, governmental body, etc.) _____

Street Address: 1212 E Main St. Mailing Address: _____

City, State, Zip Reedsburg, WI 53959

DESCRIPTION OF THE PROJECT

Describe in detail the proposed project (attach additional sheets if necessary): _____

More power in City Park

Form attached: option1 and option 2

Location of Project (projects must be in the City limits) _____

City Park

How will the project recognize the contribution from the Webb Fund? _____

dedication plaque

How will the project benefit the city of Reedsburg? _____

Will give other groups/organizations more options in the park also to use power.

Option 1 More GFI's installed
Call diggers hotline to mark the park
Remove the sidewalk section
Block off work zone
Supplies on hand
Should be a month to complete

Project would not start till 9/1/23 due to Concerts in the Park on Wed.

Option 2 updating Electric box to 200 amp
Need to contact Brian Duvalle and Dennis Horkan at the utilities
Should be a 1 day project to complete.

7257.⁰⁰

25% = 1814.25

1938.⁰⁰

25% = 484.50

524 S. Albert Av.
Reedsburg, WI 53959-0098
PH: (608) 524-4232
Fax: (608) 524-8594
E-mail: servelec@rucls.net

ric of Reedsburg II, Inc.

	Phone: (608)415-0420
il.com	Job name: Christmas Lighting Receptacles
, WI 53959	Job location: City Park

...lling (2) GFCI receptacles (each on a separate 20amp breaker) at the ...de of City Park and (2) GFCI receptacles (each on a separate 20amp ...ark near the large pine tree. These new GFCI receptacles are for Christmas lighting (provided by others). Two existing sidewalks will need to be crossed to install these new receptacles. Boring under the sidewalks will be done for each installation. All trenches will be backfilled to "rough" grade. Final grading and re-seeding will be completed by others. The GFCI receptacles on the South side of the park will be mounted on a new free-standing treated wood structure and will be fed from the existing panel near the Stage area (West Side). The GFCI receptacles at the pavilion will be mounted on an existing column. The pavilion receptacles will be fed from the existing panel in the bathroom building. PVC conduit will be used in both installations (no direct buried wire figured).

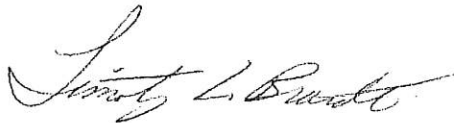
Total \$7,257.00

Electrical Price #2

This price is for furnishing and installing a new 200amp electrical panel in the existing bathroom building. The existing meter socket is a 200amp socket and will not need to be changed, so only the electrical panel, conduit, and wire will need to be changed out. The existing wiring will be re-connected to this new 200amp panel.

Total \$1,938.00

Authorized Signature:
Timothy L. Brandt



5965.00

25% = 1491.25

1227.00

25% 306.75

HAUGH ELECTRIC REPAIR

INVOICE#

Scott Haugh
E3507 State Rd
LaValle, WI 531
Haughselect@outlook.com

DATE ISSUED:

Attention: Jenny

City Park
Community Lights

7-11-23

QTY

DESCRIPTION

PRICE

TOTAL

This price is for 2 GFI receptacles to be installed on the northeast post of the East Pavilion, and 2 GFI receptacles to be installed on a 6'x6" treated post on the south side near the large pine tree within City Park.

All receptacles added will be on 20amp dedicated circuits, run in pvc conduit, trenched and backfilled to as close as possible to original grade, and seeded. Some settling from trenching may occur.

SUBTOTAL:

All materials supplied by:

TAX:

Haugh Electric & Repair

TOTAL:

\$ 5,965.00

Scott L. Haugh

HAUGH ELECTRIC & REPAIR

INVOICE#

Scott Haugh
E3507 State Road 58
LaValle, WI 53941
Haughelect@outlook.com

DATE ISSUED:

Attention: Jenny City Park
Community Lights 7-11-23

QTY

DESCRIPTION

PRICE

TOTAL

This price is for upgrading the existing bathroom
building electrical service from 100 to 200amp.

The 200amp meter socket will remain.

All existing circuits will be reconnected into
the new 200amp electrical panel.

All materials needed to upgrade electrical panel
to 200amp will be supplied by

Haugh Electric & Repair

SUBTOTAL:

TAX:

TOTAL: 1,227.00

Scott L. Haugh

AMENDMENT TO LEASE AGREEMENT

CITY OF REEDSBURG, Landlord

And

RWD YOUTH HOCKEY ASSOCIATION, Tenant

The Lease Agreement between the City of Reedsburg, Landlord and the RWD Youth Hockey Association, Tenant for the term of three (3) years commencing January 1, 2024 through and including January 1, 2026, shall be renewed for the following terms at the stated annual rent:

Term	Rent
January 1, 2024 – December 31, 2024	\$13,000.00
January 1, 2025 – December 31, 2025	\$13,000.00
January 1, 2026 – December 31, 2026	\$13,000.00

All other terms and conditions of the Lease Agreement shall remain in full force and effect during the period of extension provided for herein.

Dated this _____ day of _____, 2023.

LANDLORD:

CITY OF REEDSBURG

A Wisconsin Municipal Corporation

David G. Estes, Mayor

Timothy Becker, City Administrator

TENANT:

RWD YOUTH HOCKEY ASSOCIATION

A Wisconsin not-for-profit corporation

_____, President

_____, Secretary



August 24, 2023

Steve Zibell
City of Reedsburg
134 S. Locust St.
Reedsburg, WI 53959

Re: Retzlaff Drive Extension
Vierbicher Project No. 230178
Reedsburg, WI
Bid Results & Notice of Award

Dear Steve:

We have reviewed the bids received on August 24, 2023, for the above-referenced project. Six (6) bids were received. The bids ranged in price from \$280,018.00 to \$363,363.00. Top Tier LLC was the low bidder. A tabulation of all bids received is attached.

The bid submitted by Top Tier LLC meets the requirements of the bidding documents and is therefore considered responsive. We therefore recommend acceptance of the bid submitted by Top Tier LLC..

Attached, please find the Notice of Award for the above referenced project. Once the contract has been awarded by the City of Reedsburg, please have the Notice of Award signed, then scan and email to our attention. We will then forward the documents onto the Contractor for execution.

We have transitioned to a paperless work atmosphere, if requested, hard copies shall be sent to and from our office.

If you have any questions, please let us know.

Sincerely,

Neil J. Pfaff, PE, PH, CST

Enclosures Letter of Recommendation
 Notice of Award
 Bid Tabulation

SECTION 00 51 00

NOTICE OF AWARD

Date: August 24, 2023

Project: Retzlaff Drive Extension

Owner: City of Reedsburg

Engineer's Project No.: 230178

Bidder: Top Tier LLC

Bidder's Address: E6280 Pine Rock Road, Reedsburg, WI 53959

You are notified that your Bid dated August 24, 2023 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for

Retzlaff Drive Extension - to include: Extension of Retzlaff Drive including grading, base course, sanitary sewer, water main, and storm sewer. Approximately 318 lineal feet of street extension, 550 LF of sanitary sewer, and 830 LF of water main. The contractor shall complete the project in conformance with the Contract Documents.

The Contract Price of your Contract is Two Hundred Eighty Thousand, Eighteen Dollars (\$280,018.00).

1 copy of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner 1 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:
Insurance Certificates as indicated by the General Conditions (Paragraph 5.03)

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Reedsburg
Owner

By: _____
Authorized Signature

Title

Date



BID TABULATION

Reedsburg - Retzlaff Drive Extension

ENGINEER'S PROJECT # : 230178

Bid Open August 24, 2023 at 1:00 PM

vierbicher
planners | engineers | advisors



Apparent Low Bid

Retzlaff Drive Extension				Top Tier LLC		G-Pro Excavating LLC		LA Valley Underground LLC		Gerke Excavating Inc.		R.G. Schmitt Inc		A-1 Excavating LLC	
Bid Item Number	Item Description	Units of Measure	Estimated Quantity	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount
Street & Site Work															
1	Mobilization, Performance & Payment Bonds	LS	1	\$15,100.00	\$ 15,100.00	\$13,300.00	\$ 13,300.00	\$10,000.00	\$ 10,000.00	\$13,301.93	\$ 13,301.93	\$14,000.00	\$ 14,000.00	\$23,936.00	\$ 23,936.00
2	Temporary Traffic Control	LS	1	\$1,000.00	\$ 1,000.00	\$1,000.00	\$ 1,000.00	\$200.00	\$ 200.00	\$3,000.00	\$ 3,000.00	\$1,000.00	\$ 1,000.00	\$441.00	\$ 441.00
3	Remove Existing Asphalt	SY	50	\$3.00	\$ 150.00	\$10.00	\$ 500.00	\$1.00	\$ 50.00	\$9.75	\$ 487.50	\$4.00	\$ 200.00	\$10.00	\$ 500.00
4	Sawcut Asphalt	LF	60	\$4.00	\$ 240.00	\$3.00	\$ 180.00	\$2.00	\$ 120.00	\$7.89	\$ 473.40	\$3.00	\$ 180.00	\$6.00	\$ 360.00
5	Sawcut Concrete	LF	20	\$4.00	\$ 80.00	\$5.00	\$ 100.00	\$2.00	\$ 40.00	\$21.95	\$ 439.00	\$5.00	\$ 100.00	\$10.00	\$ 200.00
6	Common Excavation - Street & Basin (4,500 +/- CY)	LS	1	\$27,000.00	\$ 27,000.00	\$30,500.00	\$ 30,500.00	\$22,499.00	\$ 22,499.00	\$12,756.02	\$ 12,756.02	\$83,500.00	\$ 83,500.00	\$79,000.00	\$ 79,000.00
7	Base Aggregate Dense - 1 1/4"	TON	1350	\$15.50	\$ 20,925.00	\$15.25	\$ 20,587.50	\$15.00	\$ 20,250.00	\$16.63	\$ 22,450.50	\$18.77	\$ 25,339.50	\$16.00	\$ 21,600.00
8	Silt Fence	LF	500	\$3.00	\$ 1,500.00	\$2.00	\$ 1,000.00	\$1.85	\$ 925.00	\$2.40	\$ 1,200.00	\$3.00	\$ 1,500.00	\$3.00	\$ 1,500.00
9	Engineered Soil	CY	150	\$20.00	\$ 3,000.00	\$65.00	\$ 9,750.00	\$53.99	\$ 8,098.50	\$115.65	\$ 17,347.50	\$65.00	\$ 9,750.00	\$55.00	\$ 8,250.00
10	1" Clear Stone - Bio Retention Basin	TON	150	\$25.00	\$ 3,750.00	\$19.75	\$ 2,962.50	\$12.00	\$ 1,800.00	\$24.99	\$ 3,748.50	\$28.00	\$ 4,200.00	\$27.00	\$ 4,050.00
11	Basin Side Slopes- Erosion Mat DOT Class 1, Type A w/ Grass Seed & Fertilizer Including Topsoil Respread (2,600 Estimated SY)	LS	1	\$13,000.00	\$ 13,000.00	\$9,400.00	\$ 9,400.00	\$300.00	\$ 300.00	\$9,749.39	\$ 9,749.39	\$19,500.00	\$ 19,500.00	\$800.00	\$ 800.00
12	Bio-Retention Bottom- Erosion Mat DOT Class 1, Type A w/ Native Seeding (Rainwater Garden Seed Mix by Agrecol) & Fertilizer- Basin Bottoms Including Engineered Soil (225 Estimated SY)	LS	1	\$1,125.00	\$ 1,125.00	\$1,500.00	\$ 1,500.00	\$10,000.00	\$ 10,000.00	\$3,564.27	\$ 3,564.27	\$3,000.00	\$ 3,000.00	\$250.00	\$ 250.00
13	Restoration W/Topsoil, Seed, Mulch, & Fertilizer (Utility Extensions Outside of ROW) (1300 SY Estimated)	LS	1	\$3,900.00	\$ 3,900.00	\$5,200.00	\$ 5,200.00	\$1,000.00	\$ 1,000.00	\$3,677.75	\$ 3,677.75	\$9,000.00	\$ 9,000.00	\$900.00	\$ 900.00
14	Inlet Protection - Type D	EA	2	\$100.00	\$ 200.00	\$100.00	\$ 200.00	\$150.00	\$ 300.00	\$277.27	\$ 554.54	\$200.00	\$ 400.00	\$150.00	\$ 300.00
Subtotal - Street & Site Work				\$	90,970.00	\$	96,180.00	\$	75,582.50	\$	92,750.30	\$	171,669.50	\$	142,087.00
Sanitary Sewer															
15	Sanitary Sewer - 8" PVC SDR 35	LF	543	\$40.00	\$ 21,720.00	\$48.00	\$ 26,064.00	\$80.00	\$ 43,440.00	\$66.99	\$ 36,375.57	\$42.00	\$ 22,806.00	\$55.00	\$ 29,865.00
16	Sanitary Sewer Televising	LF	543	\$1.00	\$ 543.00	\$2.00	\$ 1,086.00	\$1.00	\$ 543.00	\$2.00	\$ 1,086.00	\$4.00	\$ 2,172.00	\$3.00	\$ 1,629.00
17	Sanitary Sewer - Connect to Existing MH Field Core & Boot	LS	1	\$1,000.00	\$ 1,000.00	\$3,000.00	\$ 3,000.00	\$5,000.00	\$ 5,000.00	\$2,940.49	\$ 2,940.49	\$1,200.00	\$ 1,200.00	\$2,900.00	\$ 2,900.00
18	Sanitary Sewer - 48" Dia. Manhole	EA	3	\$5,000.00	\$ 15,000.00	\$4,975.00	\$ 14,925.00	\$2,000.00	\$ 6,000.00	\$5,074.61	\$ 15,223.83	\$4,000.00	\$ 12,000.00	\$6,320.00	\$ 18,960.00
19	Sanitary Sewer Service Lateral - 4" PVC SDR 35	LF	800	\$32.00	\$ 25,600.00	\$32.00	\$ 25,600.00	\$78.00	\$ 62,400.00	\$33.80	\$ 27,040.00	\$23.00	\$ 18,400.00	\$30.00	\$ 24,000.00
20	Styrofoam Insulation - 4' x 8'	EA	2	\$0.00	\$ -	\$50.00	\$ 100.00	\$40.00	\$ 80.00	\$571.64	\$ 1,143.28	\$2.00	\$ 4.00	\$100.00	\$ 200.00
Subtotal - Sanitary Sewer				\$	63,863.00	\$	70,775.00	\$	117,463.00	\$	83,809.17	\$	56,582.00	\$	77,554.00
Water Distribution															
21	Water Main - 6" D.I. Class 52	LF	18	\$70.00	\$ 1,260.00	\$85.00	\$ 1,530.00	\$68.00	\$ 1,224.00	\$94.48	\$ 1,700.64	\$70.00	\$ 1,260.00	\$77.00	\$ 1,386.00
22	Water Main - 8" D.I. Class 52	LF	865	\$80.00	\$ 69,200.00	\$86.00	\$ 74,390.00	\$69.00	\$ 59,685.00	\$89.38	\$ 77,313.70	\$71.00	\$ 61,415.00	\$88.00	\$ 76,120.00
23	Gate Valves - 6"	EA	1	\$1,500.00	\$ 1,500.00	\$2,282.00	\$ 2,282.00	\$1,200.00	\$ 1,200.00	\$2,175.48	\$ 2,175.48	\$2,000.00	\$ 2,000.00	\$1,969.00	\$ 1,969.00
24	Gate Valves - 8"	EA	2	\$2,500.00	\$ 5,000.00	\$3,102.00	\$ 6,204.00	\$1,200.00	\$ 2,400.00	\$2,989.75	\$ 5,979.50	\$2,700.00	\$ 5,400.00	\$2,776.00	\$ 5,552.00
25	Water Service Lateral - 1" Copper	LF	685	\$35.00	\$ 23,975.00	\$42.00	\$ 28,770.00	\$60.00	\$ 41,100.00	\$46.94	\$ 32,153.90	\$37.00	\$ 25,345.00	\$48.00	\$ 32,880.00
26	Hydrant - Relocate Existing	EA	1	\$3,000.00	\$ 3,000.00	\$1,000.00	\$ 1,000.00	\$3,500.00	\$ 3,500.00	\$2,015.34	\$ 2,015.34	\$1,200.00	\$ 1,200.00	\$1,800.00	\$ 1,800.00
27	2" Temporary Flushing and Testing Device	EA	1	\$0.00	\$ -	\$500.00	\$ 500.00	\$1,500.00	\$ 1,500.00	\$2,341.05	\$ 2,341.05	\$100.00	\$ 100.00	\$1,800.00	\$ 1,800.00
Subtotal - Water Distribution				\$	103,935.00	\$	114,676.00	\$	110,609.00	\$	123,679.61	\$	96,720.00	\$	121,507.00
Storm Sewer															
28	Storm Sewer - 12" HDPE Storm Sewer	LF	27	\$50.00	\$ 1,350.00	\$40.00	\$ 1,080.00	\$25.00	\$ 675.00	\$58.66	\$ 1,583.82	\$40.00	\$ 1,080.00	\$42.00	\$ 1,134.00
29	Storm Sewer - 15" HDPE Storm Sewer	LF	200	\$60.00	\$ 12,000.00	\$45.00	\$ 9,000.00	\$30.00	\$ 6,000.00	\$40.92	\$ 8,184.00	\$32.00	\$ 6,400.00	\$44.00	\$ 8,800.00
30	Storm Sewer - 12" CMP End Section	EA	2	\$500.00	\$ 1,000.00	\$255.00	\$ 510.00	\$140.00	\$ 280.00	\$579.00	\$ 1,158.00	\$400.00	\$ 800.00	\$311.00	\$ 622.00
31	Storm Sewer - 15" CMP End Section	EA	1	\$500.00	\$ 500.00	\$312.00	\$ 312.00	\$200.00	\$ 200.00	\$735.51	\$ 735.51	\$500.00	\$ 500.00	\$369.00	\$ 369.00
32	Storm Sewer Manhole - 48"	EA	1	\$5,000.00	\$ 5,000.00	\$3,396.00	\$ 3,396.00	\$1,500.00	\$ 1,500.00	\$3,262.73	\$ 3,262.73	\$2,200.00	\$ 2,200.00	\$3,530.00	\$ 3,530.00
33	Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate	EA	2	\$300.00	\$ 600.00	\$2,719.00	\$ 5,438.00	\$1,500.00	\$ 3,000.00	\$2,823.91	\$ 5,647.82	\$2,200.00	\$ 4,400.00	\$3,230.00	\$ 6,460.00
34	Medium Riprap	TON	20	\$40.00	\$ 800.00	\$45.00	\$ 900.00	\$25.00	\$ 500.00	\$81.65	\$ 1,633.00	\$50.00	\$ 1,000.00	\$65.00	\$ 1,300.00
Subtotal - Storm Sewer				\$	21,250.00	\$	20,636.00	\$	12,155.00	\$	22,204.88	\$	16,380.00	\$	22,215.00
TOTAL - Retzlaff Drive Extension				\$	280,018.00	\$	302,267.00	\$	315,809.50	\$	322,443.96	\$	341,351.50	\$	363,363.00



Opinion of Probable Cost March 22, 2023 Lindloff Property - Retzlaff Drive Extension Proposaed Retzlaff Drive (37' B-B) and Cul de Sac					
Bid Item Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
Street & Site work					
1	Mobilization	LS	1	\$ 14,000.00	\$ 14,000.00
2	Temporary Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00
3	Excavation Below Subgrade (EBS) (Excavation Only)	CY	50	\$ 15.00	\$ 750.00
3	Common Excavation (1,200 CY+/-)	LS	1	\$ 16,000.00	\$ 16,000.00
4	Base Aggregate Dense - 1 1/4" - 6" Thick	TON	500	\$ 16.50	\$ 8,250.00
5	Base Aggregate Dense - 3" - 10" Thick	TON	930	\$ 16.50	\$ 15,345.00
6	Remove Existing Asphalt	SY	22	\$ 5.00	\$ 110.00
7	Sawcut Existing Asphalt	LF	38	\$ 4.00	\$ 152.00
8	Remove Existing Curb and Gutter	LF	4	\$ 30.00	\$ 120.00
9	Finish Grading In Prep of Paving	LF	315	\$ 7.00	\$ 2,205.00
10	HMA Pavement - Upper Layer (1.75"), 4 LT 58-28S	TON	170	\$ 85.00	\$ 14,450.00
11	HMA Pavement - Lower Layer (1.75"), 3 LT 58-28S	TON	170	\$ 85.00	\$ 14,450.00
12	Asphaltic Tack Coat	SY	1694	\$ 0.50	\$ 847.00
13	Restoration W/ Topsoil, Seed, Mulch, & Fertilizer	SY	554	\$ 4.00	\$ 2,216.00
14	Erosion Mat W/ Topsoil, Seed, Mulch, & Fertilizer	SY	554	\$ 7.00	\$ 3,878.00
15	Concrete Curb & Gutter - 24"	LF	707	\$ 20.00	\$ 14,140.00
16	Rip Rap	TON	15	\$ 60.00	\$ 900.00
17	Clear Stone Tracking Pad	TON	25	\$ 20.00	\$ 500.00
18	Concrete Sidewalk - 5" Thick	SF	3693	\$ 6.00	\$ 22,158.00
Sanitary Sewer					
19	Sanitary Sewer - 8" PVC	LF	510	\$ 55.00	\$ 28,050.00
20	Sanitary Sewer - Connect to Existing	EA	1	\$ 1,500.00	\$ 1,500.00
21	Sanitary Sewer Televising	LF	510	\$ 2.50	\$ 1,275.00
22	Sanitary Sewer - 48" Dia. Manhole	EA	3	\$ 5,100.00	\$ 15,300.00
23	Sanitary Sewer Service Lateral - 4" PVC	LF	370	\$ 43.00	\$ 15,910.00
Water Distribution					
24	Water Main - 8" D.I.	LF	318	\$ 80.00	\$ 25,440.00
25	Water Main - 6" D.I.	LF	6	\$ 125.00	\$ 750.00
26	Water Main - Connect to Existing	EA	1	\$ 3,000.00	\$ 3,000.00
27	Gate Valves - 6"	EA	1	\$ 2,500.00	\$ 2,500.00
28	Gate Valves - 8"	EA	1	\$ 3,300.00	\$ 3,300.00
29	Water Service Lateral - Corporation & Curb Stop - 1" Copper	LF	370	\$ 50.00	\$ 18,500.00
30	Hydrant - New w/ Marker Flag	EA	1	\$ 6,500.00	\$ 6,500.00
Storm Sewer					
31	Storm Sewer - 15" RCP	LF	175	\$ 67.00	\$ 11,725.00
32	Storm Sewer - 15" RCP EW with Grate	EA	1	\$ 1,300.00	\$ 1,300.00
33	Stormwater Management Pond	LS	1	\$ 15,000.00	\$ 15,000.00
34	Storm Sewer Field Inlet - 24" DIA. W/ In-Bell Grate	EA	1	\$ 2,500.00	\$ 2,500.00
35	Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate	EA	2	\$ 2,600.00	\$ 5,200.00
				Subtotal	\$ 290,221.00
				Contingency (10%)	\$ 29,022.10
				Professional Services (12%)	\$ 38,309.17
				Total	\$ 357,552.27