

**Village of Somers
7511 12th Street
Somers, WI 53171**

**Village Work Session Meeting
Agenda
Tuesday, March 7, 2023
5:30 p.m.**

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	Administrator's Report
3	Engineer's Report
3	President & Trustee Reports
4	Review and Discuss proposed Village of Somers 2023 and Long-Term Goals
5	Review and Discuss Fire Chief's proposal for steps needed to plan for a new fire station.
6	Review tentative agenda for Village Board meeting on March 14, 2023
7	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the March 7, 2023, Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 3rd day of March, 2023.

Brandi Baker, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken**



**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: March 7, 2023

TO: Village President Stoner and Village Trustees

FROM: Jason J. Peters, Administrator

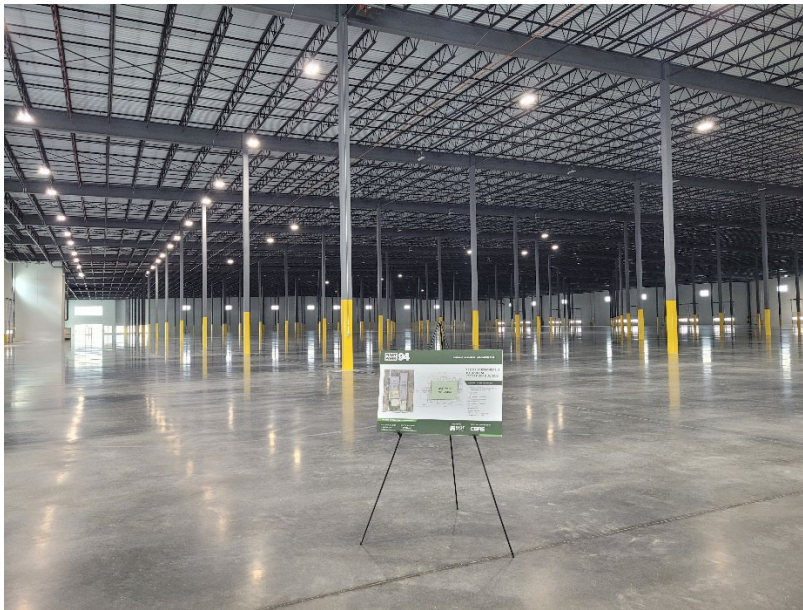
AGENDA ITEM: #2 Administrator's Report

Below please find a bulleted summary of major issues that Administration has worked on since our February 7th Work Session:

Development

- The Plan Commission met on February 13th to discuss the following:
 - CT Realty's concept for a Compressed Natural Gas (CNG) fueling station, on Tax Parcel #82-4-222-041-0112 (located on CTH KR, just east of the Canadian Pacific Railway). The Plan Commission was generally in favor of the idea, but concerns were raised over the temporary nature of the buildings presented. The applicant has been in weekly contact with the Village on revisions to their proposal. Staff will be meeting with their team on March 7th, to discuss the next steps.
 - Reviewed Stream Realty's request for CSM to combine Tax Parcel #s 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040 & 82-4-222-301-0030 (located at 10610 Burlington Road). The Plan Commission recommendation was to approve. The Board did so at our February 14th Meeting. Attorney Davison and Administrator Peters met with representatives from Stream on March 1st to discuss final items needed to execute their Development Agreement. The Village and Stream's engineering firm have been working together with several adjoining landowners to find ways to find alternatives to a possible retaining wall that would be in the right of way.
- The Plan Commission will meet on March 13th to review the following:
 - Golden Oil's concept for a 29,0000 sq. ft. "Marketplace convenient store" Tax Parcel 82-4-222-073-0102. The concept review will also show a portion of the parcel that will be reserved for a possible hotel.

- On February 15th, President Stoner and Administrator Peters attend an “open house” for Building D at First Park 94. The approximately 450,000 sq. ft building was constructed with a new type of concrete floor.



Building “D” at First Park 94

- On February 15th and March 1st, Administration held their monthly updates meetings with Tawani/Pritkzer’s development team and marketing team. They hope to break ground on Mission 94 in the very near future.
- On February 16th and March 2nd, Planning Staff, Administration, President Stoner and Trustee Nelson held our regularly scheduled developer’s meetings. The highlights are:
 - Oakfire may be coming to the Village with a proposal to add another user to their existing building.
 - Somersville will be resubmitting their plans for their mixed-use development behind Somers Elementary. The overall concept of the development is the same, but they have decided for slightly less density. This will affect the CSM that had been conditionally approved. They hope to be coming to the April Plan Commission meeting.
 - Mastercraft will be submitting a CSM to create two single-family lots along CTH E. They are not bringing back the concept for the larger subdivision with this CSM.
 - Meeting with a potential industrial/warehouse developer to discuss possible areas for them to develop in the Village.
- On February 22nd, Administrator Peters, Attorney Davison, Engineer Snyder, and President Stoner met with the City of Kenosha Mayor, Administrator, and Head of the Water Utility to discuss our IGA agreements as they pertain to sewer and water. This

meeting was requested by Administrator Peters to better understand the specifics of these agreements. It was a very productive meeting and we all left with a better understanding of the guidelines.

- The new Chipotle in Somers Market Center will be receiving occupancy in the very near future.



Administration

- On February 7th and February 20th, Administration met with David Giordano, Executive Director for Root Pike Win, to discuss the upcoming Phase II for both Gitzlaff Park and Neumiller Woods Projects and the creation of a stormwater plan for the Stormwater Utility.
- The Board approved the funds to hire an Engineering firm for our Stormwater Management Plan at our February 14th meeting. Administrator Peters is waiting for one additional proposal before moving ahead with the execution of an agreement.
- On February 7th, Staff met with Trustees Ostby and Trustee Nelson to finalize the Village's proposed 2023 and Long-Term Goals.
- On February 8th, Public Works, Administration, Building Inspector Nolen and President Stoner, interviewed Scott Seymour in preparation for Inspector Nolen's retirement. Mr. Seymour possessed all the certifications and work experience the interview panel was looking for and had a wonderful interview. Mr. Seymour accepted the position and was approved by the Board on February 14th. His first day on the job was February 27th. Mr. Seymour is a welcomed addition to our staff. Inspector Nolen last official day with the Village/Town will be in early April.
- On February 11th, Administrator Peters attended the Fire Association's Banquet. Several of their members were recognized for their years of service. The Association has not held

a banquet in a few years and is hoping to bring this tradition back in a larger format. Assistant/Communication Specialist Poirier will have a formal story in our upcoming newsletter.



- On February 13th, Administrator Peters, Clerk/Treasurer Baker, and Accounting Manager Ealy held their last interview for our Accounts Payable/Receivable position. Heather Kruk was offered the position. Ms. Kruk is a Somers resident and most recently worked for Kenosha County. Her first day with the Village/Town will be on March 6th.
- On February 14th, Administration met with Kenosha County IT to discuss what the Village may need in the future and how to budget for it. During the meeting, we also discussed how the County's Interactive map could be updated to be more user friendly for staff and the public.
- On February 15th, Assistant/Communication Specialist Poirier attended the Governor's Task Force on Broadband meeting. These meetings are to help expand broadband access to underserved portions of the State of Wisconsin.
- Administrator Peters has been asked and accepted to serve on the Kenosha County Countywide Broadband Advisory Committee.
- On February 16th, Administration met with American Tower Corporation regarding the purchase of our cell tower lease at Station #2. Administration may be bringing a proposal to the Board in the near future.
- Engineer Snyder, President Stoner and Administration have held several meetings with an engineering firm for Shoreland Lutheran High School. They are preparing for a project to address the stormwater from their current buildings and for potential future expansion. That project will certainly help with the issues in the area.
- Over the past month the County has completed the culvert work on 22nd Avenue.



22nd Avenue

- Accounting Manager Ealy and Accountant Kelly attended Ehlers 2023 Wisconsin Public Finance Seminar on February 16th and 17th. During the seminar they attended presentations on Municipal Debt, TIDs, and Disclosure requirements.
- The county is organizing a TID 101 Training workshop. It is open to elected officials and municipality staff. It will be held on May 31 and is expected to go from 4 to 7:30 p.m. The meeting has not been finalized yet. A location still needs to be secured. An email will be sent with more details as they become available.
- On March 3rd, Administrator Peters attended a meeting with representatives from the Town of Paris, Town of Brighton, Town of Randall, Village of Bristol, Village of Paddock Lake, Sheriff's Office and County Board to discuss animal control. We have all struggled to find a replacement for our animal control officer. The group discussed what steps we have taken to find a new officer. We are hopeful that we can create an IGA with Sheriff's office to fill this gap.
- Finally, March 3rd was Janet Martin's last official day with the Village/Town of Somers as our Accounts Payable/Receivable Clerk. Ms. Martin is retiring after 11 years with us. She will be back over the next few weeks to help train our new hire. Ms. Martin has been a constant joy to work with, her smile and willingness to help any way she can will be truly missed by all of us. Congrats, Janet!!!



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																								9/24 Submitted for November Plan Commission 12/21 Approved by Board, DA Completed 02/22 DA needs to be recorded 4/22 Developer confirmed that they will be 900K sq ft as opposed to 700k sq ft 6/22 Hope to break ground in fall 7/22 DA recorded 8/22 Grading began 11/22 Foundation Began 2/23 Bringing 1st Amend to DA to Board	
HSA Commercial	Industrial 1 building up to 900K sq ft	Darby Lane Farms CTH S/142	8/18/2021	Yes	A-1	BP-1	Business/Industrial Other Conservancy Secondary Enviro	N/A	Kilbourn South	No	Sewer Water	65.18	\$90,300	\$50,000,000	2022	2023	3	N/A	N/A	N/A	11/8/2021 Rezone 11/29/2021 Site Plan	12/14/2021	7/18/2022	N/A	
																								8/13 Submitted Documents for Rezone & CSM, Will be heard in Oct 10/19 Waiting on FEMA, DOT, & Developer for documents 06/20 Meeting held will be moving forward with conversations with DOT 11/20 Developer working with staff for proposed easements & new site plan layout 12/20 Developer hopes to submit for February Plan Commission 02/21 Plan Commission & Board Approved 02/21 Need Final Exhibits for DA 04/21 Developer Agreement meeting 05/21 Updated exhibits submitted, 07/21 DA Executed 8/21 Building permits issued 6/22 August Opening	
Kwik Trip (142)	Convenience Store	94 & Hwy 142	10/22/2018	Yes	A-1	B-3 A-1 R-2 PUD	Commercial Other Conservancy Land	N/A	Kilbourn South	YES	Street Water Sewer Lift Station	39.36	\$59,200		2022	2023	3	N/A	N/A	N/A	2/8/2021	2/23/2021	7/2/2021	N/A	
																								12/20 Began discussion with Developer for Single homes 02/21 Concept Submitted 04/21 Concept meeting held, Developer will be submitting for rezoning 9/24 Plat Submitted for Nov Plan Commission 11/21 Board reviewed Plat 02/22 Board reviewed Water 03/22 Project on hold per Developer 4/22 Developer exploring other options for water 12/22 No new activity 03/23 Will be submitting to build two homes along CTH E	
Mastercraft	45 lot single family	9027 12th Street	12/1/2020	Yes	A-2	R-4.5	Medium-Density Residential, Nonfarmed Wetland, Other Conservancy Land to be Preserved	Medium-Density Residential, Nonfarmed Wetland, Other Conservancy Land to be Preserved	Somers West	Plat	Sewer Water Roads	\$800,000	23.19	\$84,800	\$20,000,000					03/08/2021 Concept tabled until 04/12/2021 11/8/2021			N/A		
Ravine Park Partners Hawthorn Apt Phase II	Mixed Use Residential Multi-Family 140 Units 4Commercial Out Lots	Corner of E & 31	3/1/2022	Yes	A-2 C-1	R-11 B-3 C-1 PUD	Commercial Primary Environmental Corridor	High-Density Residential Commercial Primary Environmental Corridor	Pike Creek	CSM	Road Water Sewer	20.05	\$7,900	\$15,000,000	2024	2024				Concept 12/12/2022				1/23 Hope to submit for approvals in spring 03/20 need first official meeting w/ developer & his consultants 8/20 Concept Meeting Held 9/25 Plans Submitted for Nov 9th Plan Commission 11/20 Plan Commission, 1st work session 12/20 Conditionally Approved by Plan Commission & Board 03/21 Reaching final engineering for DA 05/21 meeting w/ engineering firm, expected updated exhibits soon 8/21 Exhibits nearing completion 10/21 Additional round of Engineer Comments given to Developer 02/22 Exhibits completed DA coming to Board in March 3/22 Developer reviewing DA 05/22 Meeting with Developer to discuss increase cost of project 9/22 No new activity 12/22 Email received regarding possible new CSM 02/23 Will be resubmitting w/ slightly lower	
Somersville EA & E	Multi-Family Duplexes & Apts 521 total units "Somersville"	EA & A	4/1/2020	Yes	R-4, R-5, R-8, R-9, C-1	R-11	Medium Density Residential Conservancy	High Density Residential	Somers Center West	CSM	N/A	N/A	66.8	\$15,200	\$60,000,000	2022	2023	N/A	N/A	N/A	N/A	12/8/2020 CSM/Site Plan Conditionally Approved	11/9/2020		

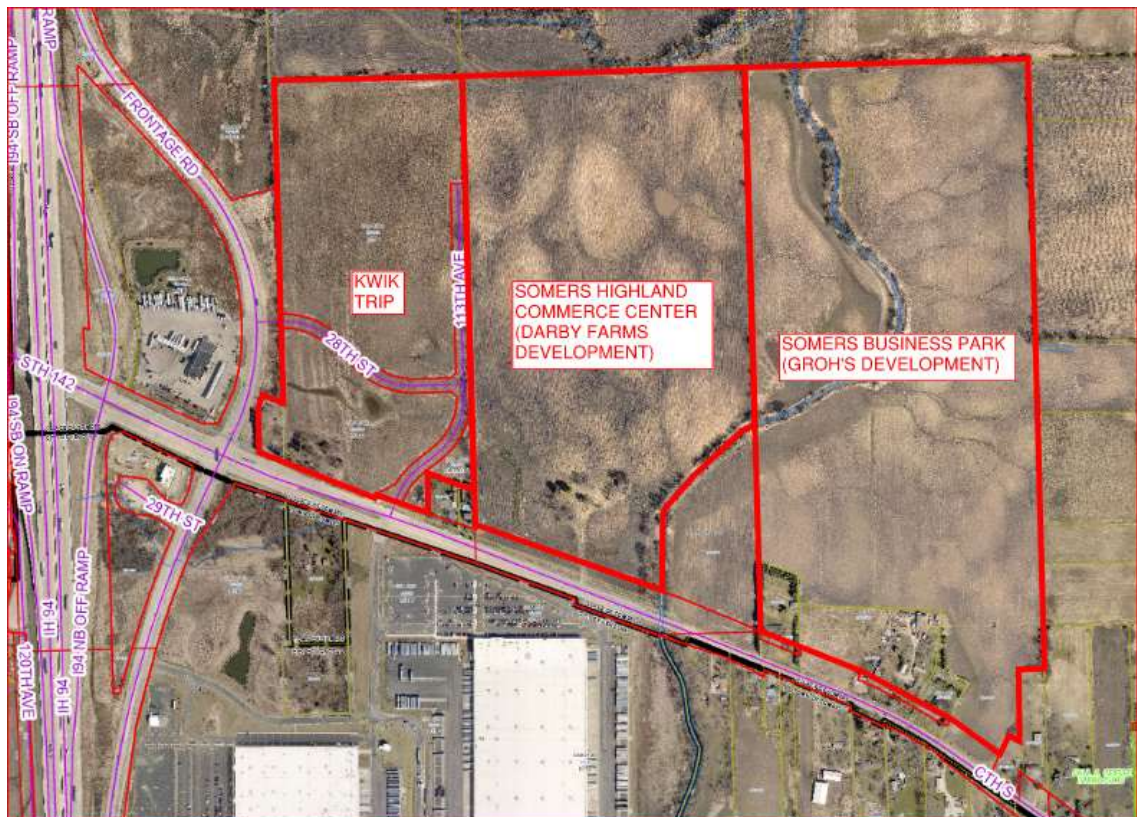
VILLAGE OF SOMERS
Engineer's Report
March 3, 2023

Sewage Lift Station 1A and Water Transfer Station – Project No.s 201226 and 201227

- Both stations are operating. The generator and transfer switch at the water transfer station were modified on January 27, 2023. Substantial Completion will be the 14 days after successful operation provided the Village has the necessary warranties.
- We will work with staff to develop a list of deficiencies for the project in the next month; some involve paving and restoration.
- Final payment may be as early as May of 2023.

Kwik Trip at I-94/Darby Farms/Grohs Developments – All Fronting on CTH S

- See the snip below. These three projects impact each other because the water and sanitary extend from the I-94 East Frontage area. Kwik Trip is near acceptance; Darby Farms is near final plan approval; and Groh is only in the concept approval phase. Darby Farms will need access, water, and sanitary service from the Kwik Trip; Groh's will need water and sanitary service from Darby Farms. Darby Farms cannot be approved until Kwik Trip is accepted; Groh's cannot be approved until Darby Farms is accepted. A more detailed description of each development follows.



VILLAGE OF SOMERS
Engineer's Report
March 3, 2023

Kwik Trip at I-94 – Project No. 190376

- This development has constructed public roadways, water main, and sanitary sewer.
- Attached is the list of items needed for Engineer's Approval. Kwik Trip agrees with the list; we can proceed with the sewer connection to Golden Oil when we have the easement; also, then issue a conditional recommendation of approval.

Somers Highland Commerce Center (Darby Farms Development) – Project No. 212046

- This project is an industrial building on the property directly east of the Kwik Trip development. The developer is HSA Acquisitions. Developer's design and construction engineer is Pinnacle Engineering.
- Utilities will be extended from public mains constructed on the Kwik Trip site.
- All roadways are privately-owned; the water main on the perimeter of the building is public; we still need an easement that provides access to the water main for the Utility and the to recommend approval of the plans. The developer still needs approval from FEMA for the floodplain modification.

Somers Business Park (Groh's Development) – Project No. 220818

- This is the property east of the Darby Farms (HSA) development; the Developer is Stream Industrial Development Services. The developer's engineer is Pinnacle Engineering.
- Utilities for this site need to extend through the Darby Farms development. A public roadway is proposed to extend along the east edge of the development.
- They are currently requesting approval of a CSM for this roadway; however, they still need to provide a design acceptable to the Village that will fit within the roadway shown on the CSM. The development team will review 4 options for the roadway. The preferred option does not include a system of retaining walls in the right of way. shown on the CSM.

Golden Oil Sanitary Sewer Connection – Project No. 212153

- The developer is Golden Oil; the developer's design engineer is Excel Engineering.
- This connection will be a requirement following the easement from Kwik Trip.
- Kenosha Water Utility noted in a meeting last week that they will require that this property connect to municipal water before providing approval of the sanitary sewer extension. We need the easement from Kwik Trip for the sanitary sewer extension. We discussed this with the property owner today.

VILLAGE OF SOMERS
Engineer's Report
March 3, 2023

Savanah at Pike Creek– Project No. 201664

- This project is an approximately 65-acre townhouse development at the northwest corner of the intersection of CTH L (18th Street) and STH 31 (Green Bay Road). It also includes two outlots for future commercial development. The development will consist of both public and private infrastructure. The developer is the Stoneleigh Company. Developer's design and construction engineer is Kimley-Horn.
- The 24-inch water main is installed but not planned to be operational until tested following rough grading in the Spring of 2023.
- There is no action on this in the last 30 days.

Storm Water Utility Improvements: 56th Avenue and 12th Avenue – Project No. 220816

- Globe Contractors, Inc. is the Contractor.
- This project includes the repair of the existing storm sewer adjacent to 56th Avenue and the storm improvements near 12th Avenue.
- Globe needs to repair one driveway in the spring.

Becknell Development – Project No. 211386

- This project is an industrial spec building on a planned unit development with access to the East Frontage Road. The developer's design and construction engineer is Pinnacle Engineering.
- We are waiting for plans on the additional million square foot building on the north portion of the site.

Stormwater Pond Inventory and Sediment Collection – Project No. 210862

- This project is necessary to satisfy the requirements of the Village MS4 Permit. The Village needs to inventory the regulated stormwater ponds, collect, and test sediment samples, and plan for future sediment removal from the ponds.
- We provided survey datum, a draft pond inventory report, and direction to staff.
- Staff is currently considering alternate methods of determining sediment depth, including renting an unmanned boat to map the bottom of each pond and allowing the engineer to develop a bathymetric map.

Flint 94 Development— Project No. 211728

- This is the planned 3-building development west of I-94 and south of 12th St; The Developer is Flint 94 Commerce Center, LLC; their engineer is Pinnacle Engineering.
- Globe is near completion with the crossings of the Interstate and the frontage roads; they need to lengthen the manhole west of the Interstate.

VILLAGE OF SOMERS
Engineer's Report
March 3, 2023

- Brinkmann is the general contractor for Flint 94; Townsend is the underground utility subcontractor. Townsend is installing the onsite public sanitary sewer and water main concurrently and plan to be complete by the end of March.

45th Avenue and 63rd Avenue Sewage Pumping Station Replacements—Project No. 201061

- The project includes the replacement of the suction lift sewage pumping equipment with submersible design like the 7th Street LS on Sheridan Road.
- This project is bidding; bids open on March 16, 2023, at 2:00pm. A recommendation should be available for the March 20, 2023, Work Session Meeting.
- The planned completion date is the summer of 2024.

Mission94 Firearms Education Center – Project No. 222238

- Zimmerman is the Architect; Harwood is the Engineer.
- The two proposed fire hydrants on the site will be private and subject to hydrant fees.
- We are waiting on approval from the WDOT for the driveway access to the Frontage Road to provide approval.

Bobcat at I-94 – Project No. 222334

- Rocco Castellano is the Architect; Pinnacle is the Engineer; Bukacek is the General Contractor.
- We received plans late last week; completed a review today.

2023 Street Project – Somers Estates – Project No. 230308

- We are designing the rehabilitation of the roadways within this subdivision. We plan to separate the work into 3 parts so the Village can decide to do all or a portion of the work.
- We plan to stabilize the base by reusing asphalt milled from the streets and importing new material, as needed.
- We are preparing a parking and phasing plan and an informational packet for Village review.
- Bids are planned to open on March 30, 2023, at 2:00pm with a recommendation available for the April 4, 2023, Work Session Meeting.

\\corp.baxwood.com\project\Azure\SOMEV\General\Admin\Monthly Reports\2023\03-2023\03-02-23.docx

Items Needed for Engineer's Approval Recommendation

Kwik Trip Development at I-94 – Public Improvements

Village of Somers, WI

11-24-2022

Below is a list of requirements for acceptance of the public improvements:

1. Replace the damaged sections of curb and gutter and straighten the leaning light poles in the right-of-way.



2. Provide the roadway signs with the street names.
3. Provide the necessary no parking signs.
4. Sweep the streets and remove the filters from the storm inlets.
5. We can't locate an easement for the Golden Oil sanitary sewer connection. Provide a legal description and sketch for a separate easement; this was not on the recorded CSM (Document 1907536); the easement area should be at least as large as the vision triangle on the recorded CSM. The Village attorney will return an easement document for signature.
6. Cut the weeds on the vacant parcels and in the public right-of-way.
7. Assist HSA in relocating the WE Energies light poles that are near the access points to the HSA property; relocate any poles that are in danger of a truck collision. We expect there is one pole to be relocated at each entrance to HSA. This item can be removed from this list if a letter is provided by HSA that they will accept responsibility for it as part of their plan review.
8. Provide lien waivers from any contractor involved with the construction of the public improvements and a lien waiver from Kwik Trip.
9. Provide a breakdown of cost for the public-owned water system components itemized by pipe size, valve size, hydrants, and water service size.
10. Provide a breakdown of cost for the public-owned sanitary sewer components itemized by pipe size and manhole size.

Let us know if you need a meeting.

Douglas R. Snyder P.E.



**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: March 7th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #3 Review and Discuss proposed Village of Somers 2023 and Long-Term Goals

BACKGROUND:

As a part of Administrator's Peters 2022 job performance review, Trustees Ostby and Nelson interviewed his direct reports. They held separate meetings with individual Trustees and President Stoner. They also met with Administrator Peters.

Another facet of these interviews was a discussion on the Village of Somers' 2023 and Long-Term Goals.

UPDATE:

On February 7th, Staff met with Trustees Ostby and Nelson to review a first draft of the proposed 2023 and Long-Term Goals. This item was scheduled for our February 21st Work Session which was cancelled due to the weather.

COMMENTS:

The attached 2023 and Long-Term goals were created based on all the above referenced interviews and meetings. They were scheduled to be reviewed at our February 7th Work Session but given the length of the agenda, Administration moved this item to our February 22nd Work Session.

ATTACHMENTS:

Draft of Village of Somers 2023 and Long-Term Goals



Village of Somers

2023 and Long-Term Goals

Capital Improvement Plan Update Covering the Next Ten Years

- Reestablish a long-term plan for fixed asset replacement based on age and usage.
- Create a priority road improvement list based on Public Works Road scoring process.
- Consider authorizing a Water System Needs Assessment.
- Consider authorizing a Sanitary Sewer Master Plan.
- Outline plans for one or two water towers ideally relying on TID 1 & 2 funds and cash flow.
- Outline plans for remodeling or rebuilding Fire Station 2
- Consider long term plans for Fire Station 3
- Gitzlaff Park study for design and costs for future park development
- Prioritize storm water projects.
- Outline productivity improvements including water meter reading automation and billing automation.
- Complete auditorium improvements.

Development Process

- Create specs and RFP to hire a planner for Highways S, 31, E, and KR.
- Look for opportunities to further define design standards for residential and commercial developments offering additional direction beyond ordinances and zoning.

- Work with County or other resources to further define a Bike Path Plan and an overall transportation plan.
- Define strategy for one time and ongoing voluntary contributions.
- Project long term potential for voluntary contributions
- Clarify our assessment process and communications strategy
- Project TIDs capital needs, cash flow and expected closure
- Plan for joint meeting(s) of Trustees and Plan Commission to help improve the planning process

Financial management

- Update our long-term financial plan (likely using Ehlers) to include an overall debt strategy.
- Define our strategy for investment funds to provide an additional and stable source of income.
- More timely reporting of quarterly and year end financials with a focus on variances to budget
- Pursue automation, especially in our billing process for utilities and payroll.
- Address issues outlined in the most recent audit report.

Human Resources

- Develop strategies for improving retention and limiting turnover.
- Clarify HR functions and explore outsourcing certain HR functions, especially payroll.
- Work on strategies to improve leadership and team building.
- Standardize human resource documents.

Water & Sewer Utilities

- Put in place an annual water rate increase and a schedule for comprehensive water rate cases (required by 3/29/27 per PSC)
- Consider adjustment in sewer charges.

Somers Image

- Review website including Life Balance section and update links.
- Encourage new and existing developments to highlight Somers.
- Somers' mail/ zip code strategy.
- Help make Somers a great place to live and work.

Hotel/ Motel Strategy

- Update ordinance to improve public safety and enforcement process.
- Encourage appropriate development.
- Plan for establishing a motel/short-term rental tax

Levy Strategy

- Although the desire is not to implement a levy increase, we should analyze and model surrounding communities for best practices in conducting a referendum to raise levy limits to fund public safety.
- Prepare to implement a levy referendum, if necessary, in 2024
- Develop a timeline and budget.

SOMERS FIRE & RESCUE

CHIEF
Benjamin Andersen

P.O. Box 197
Somers, WI 53171
(262-859-2277)

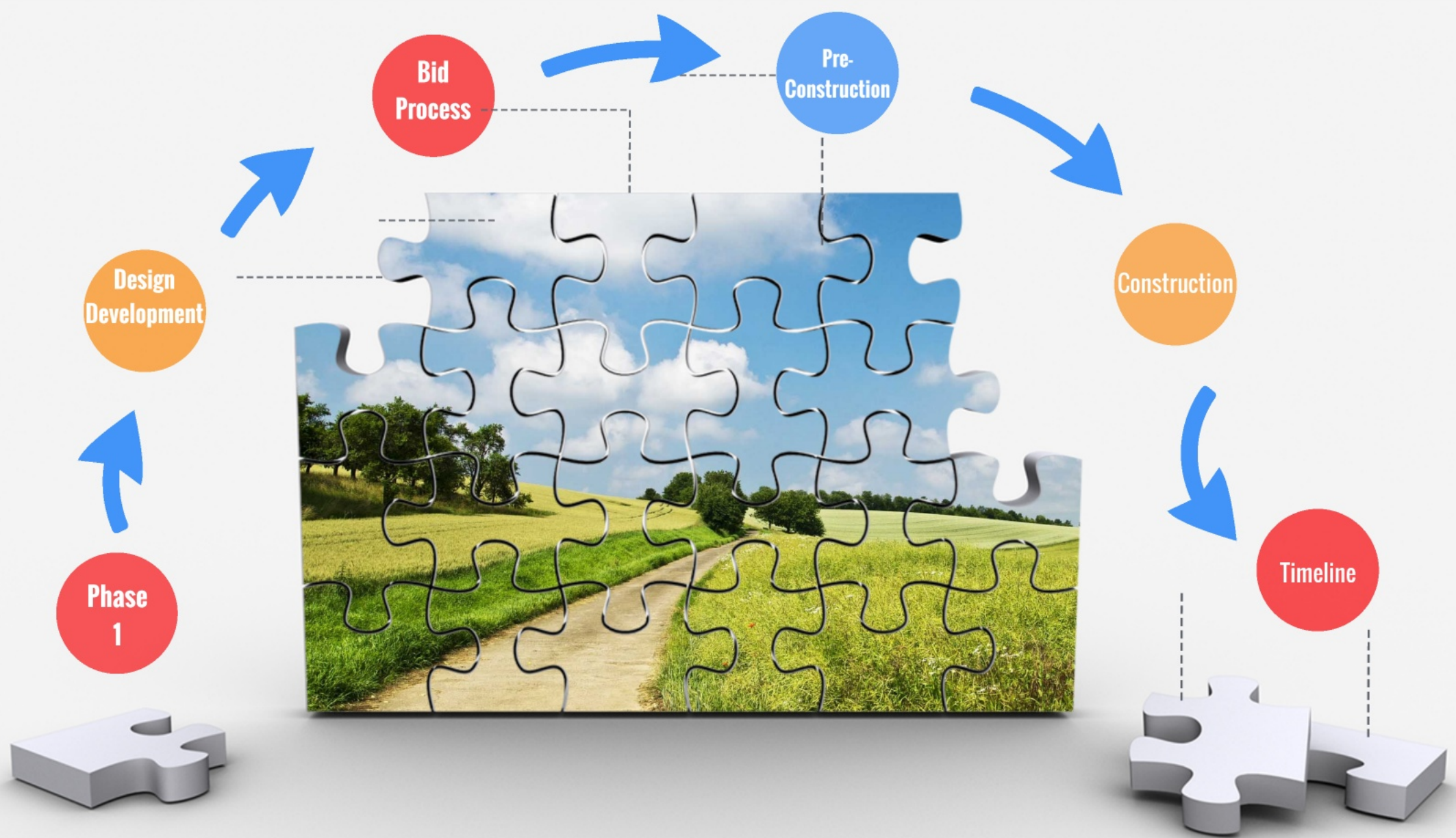


To: Village President and Village Trustees

From: Chief Andersen

Topic: Preliminary discussion with Keller construction Fire Station Division on steps for planning out a new fire station.

I Chief Andersen have asked Devin Flanigan of Keller construction to give the board this presentation on what he and the fire station division of Keller construction can provide us as it pertains to the evaluation of needs, planning and designing of a fire station. Current Fire Station 2 is in desperate need of replacement and possible relocation and within the next few years we will likely need a 3rd station so I would like us as a Village to start evaluating and discussing our needs and options.



How Does A Project Get Started?

1) Needs Assessment

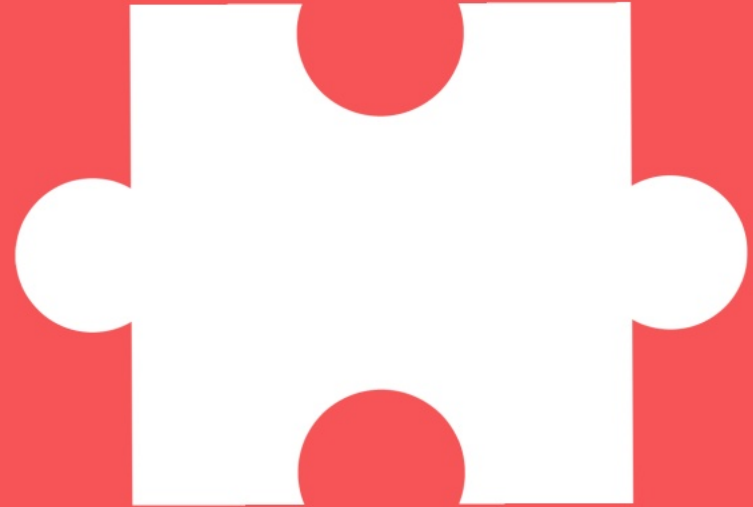
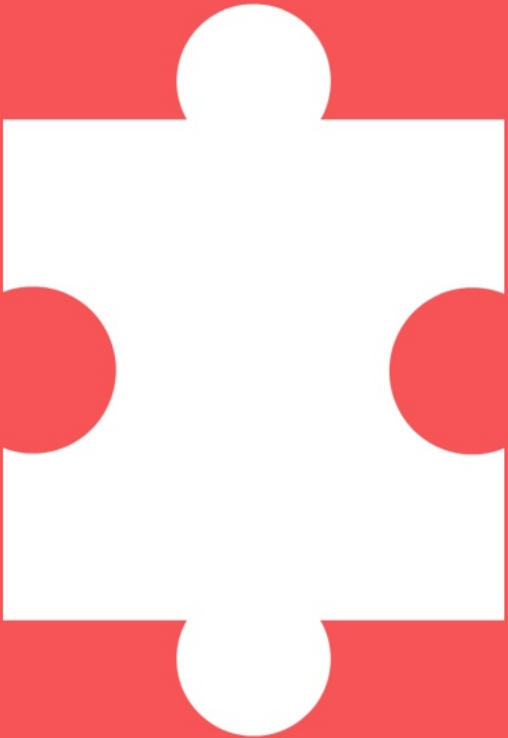


2) Preliminary Architectural Design

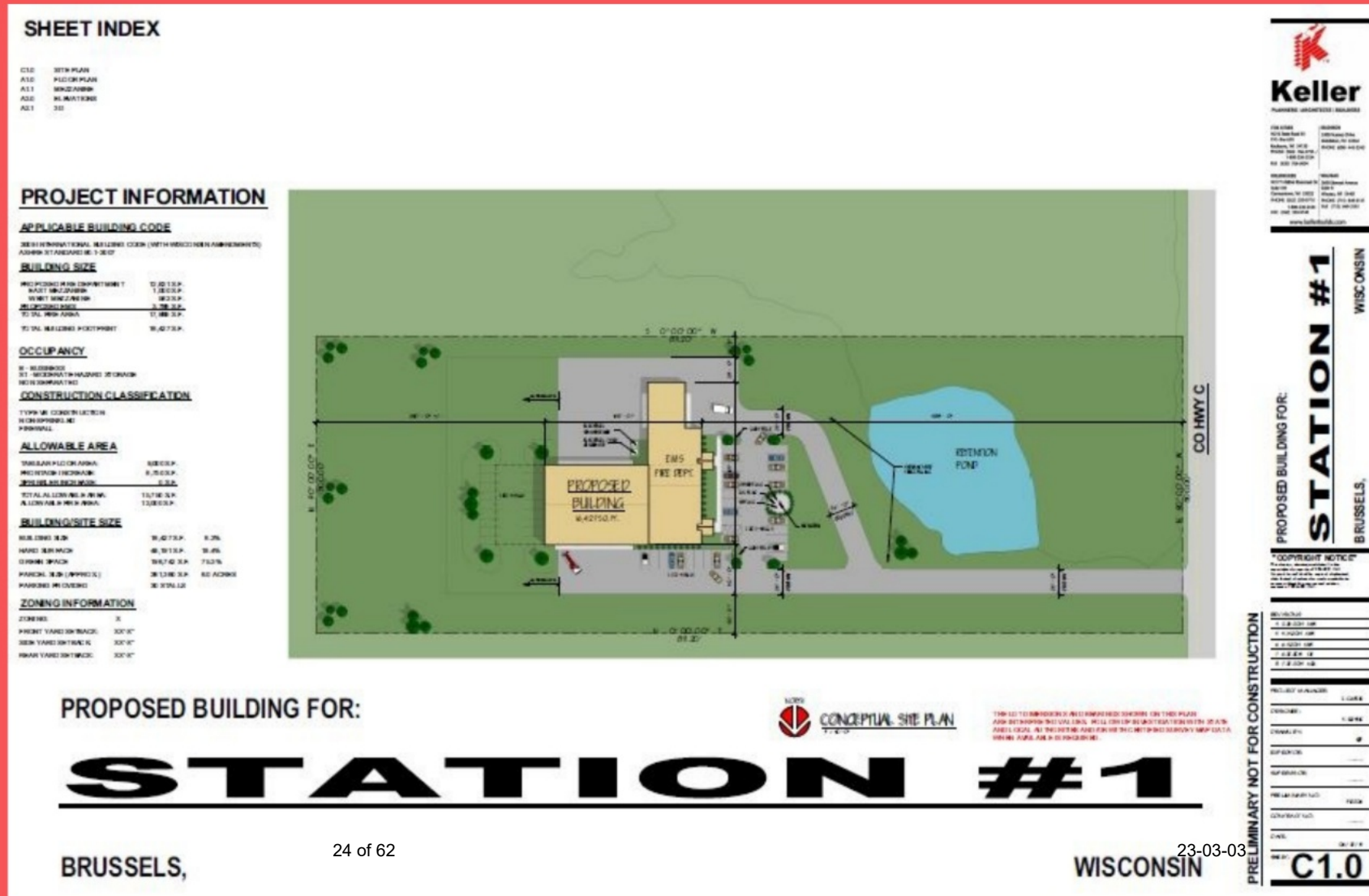
3) Project Budget



1) Needs Assessment



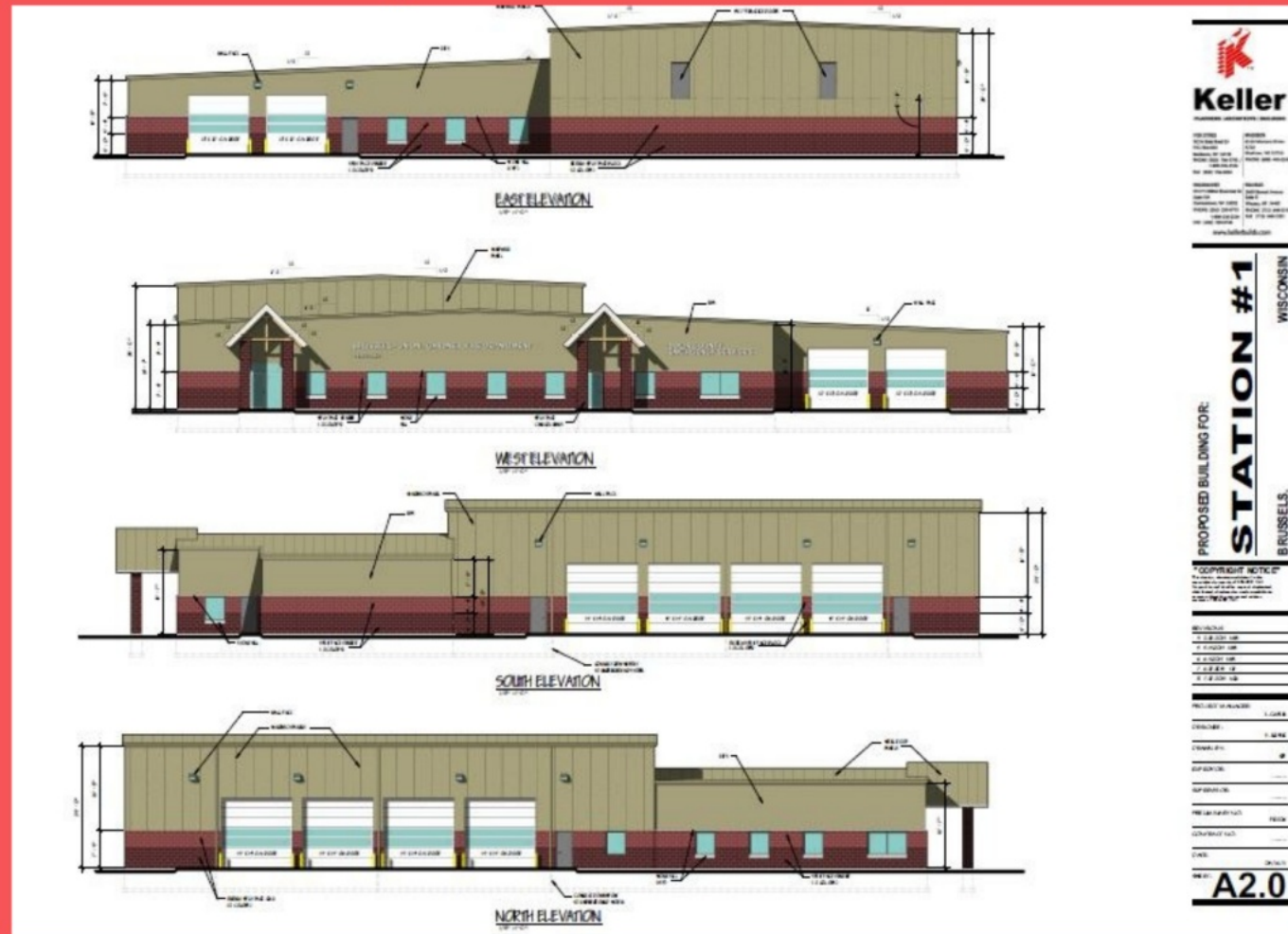
2) Preliminary Architectural Design Site Plan



Floor Plan



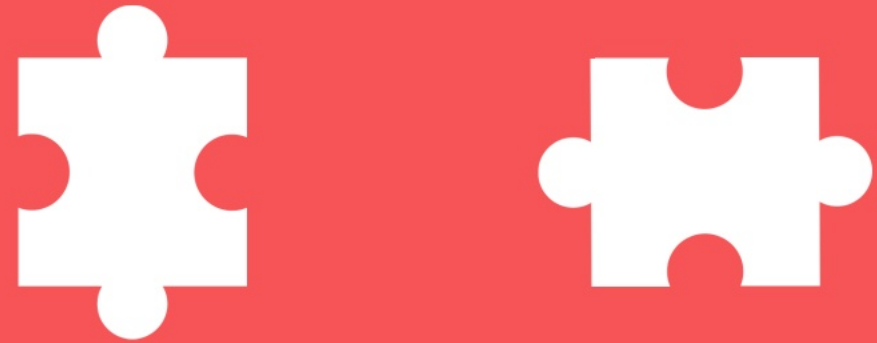
2) Preliminary Architectural Design



Building Elevation

How Does A Project Get Started?

1) Needs Assessment



2) Preliminary Architectural Design



3) Project Budget

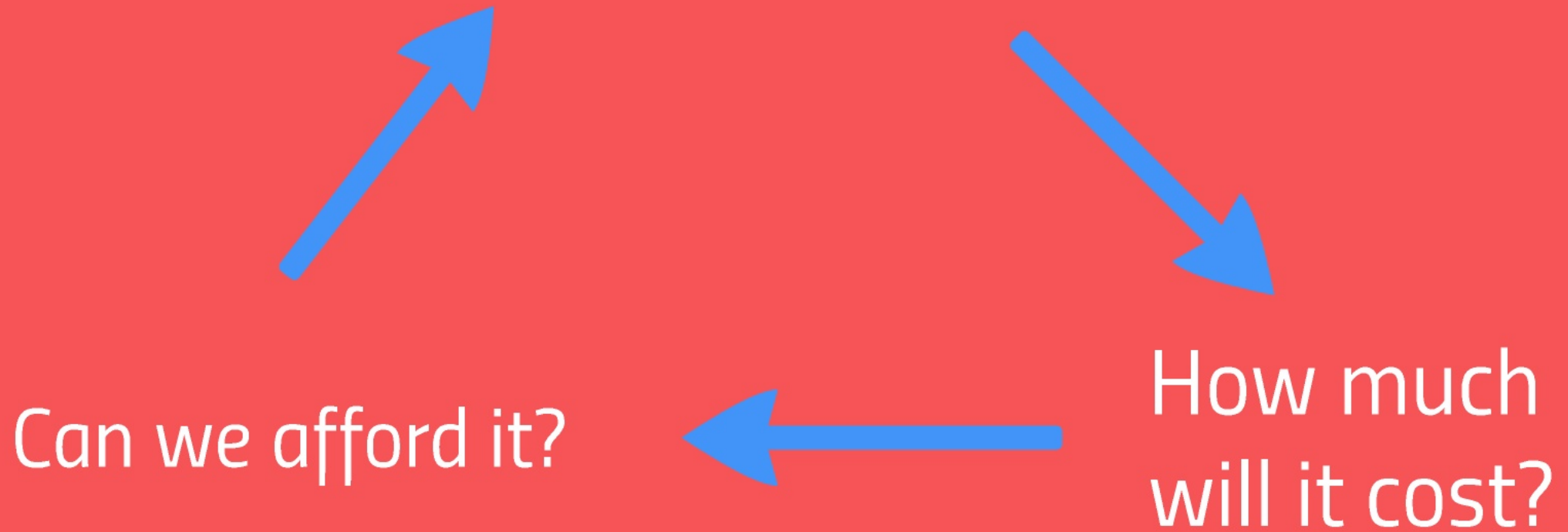


3) Project Budget



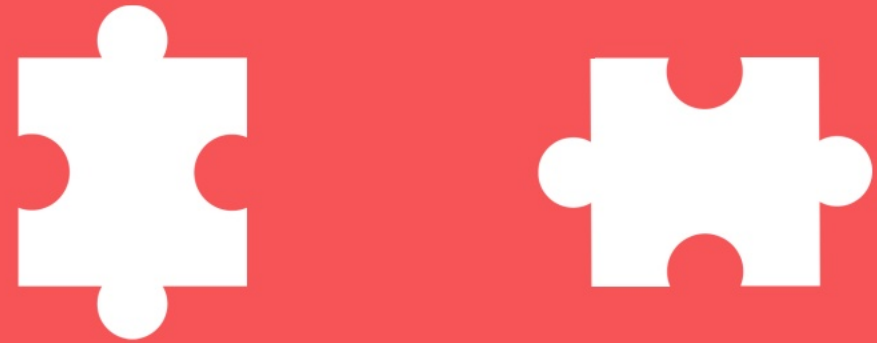
3) Project Budget

What do we need?



How Does A Project Get Started?

1) Needs Assessment



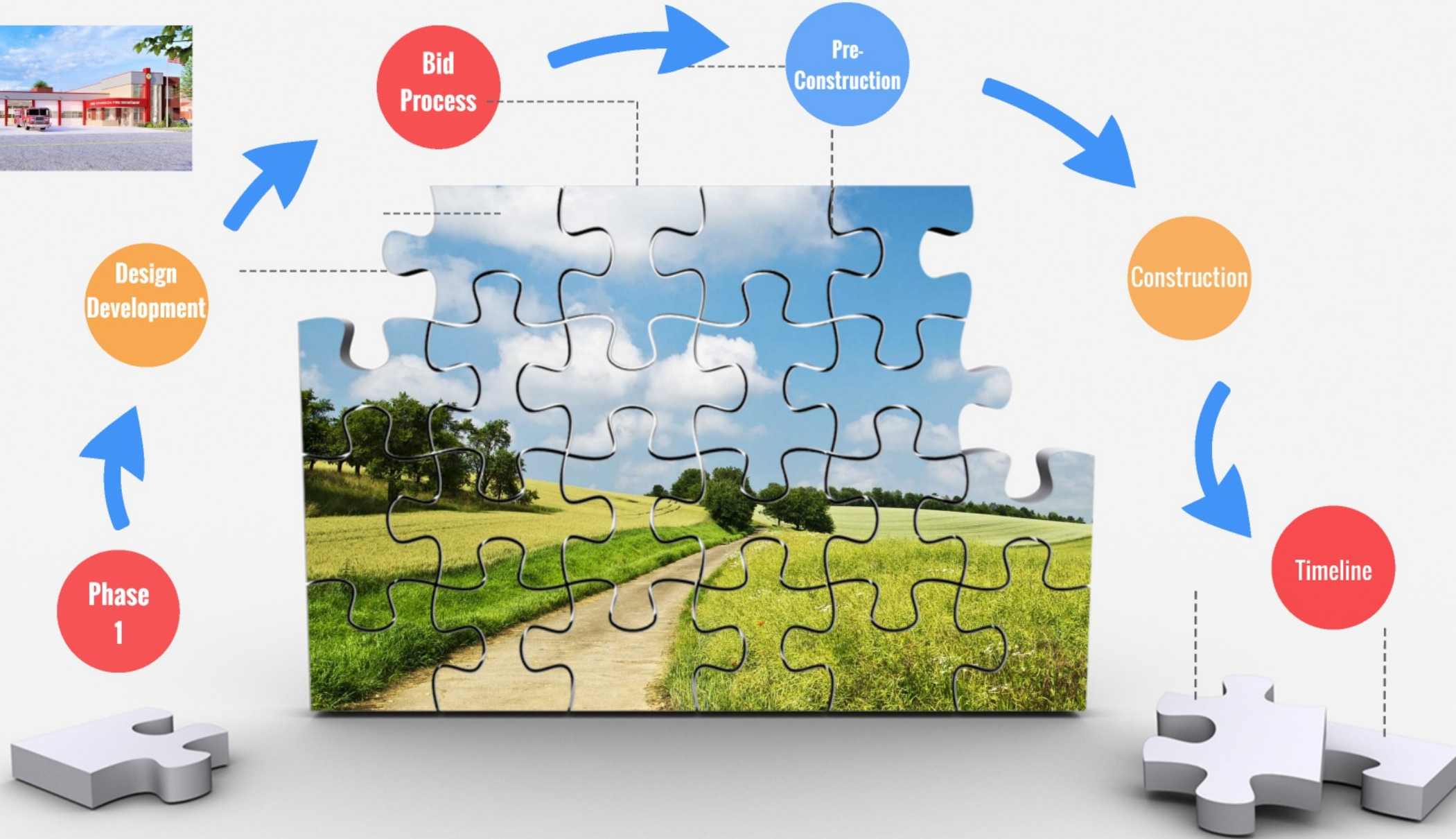
2) Preliminary Architectural Design



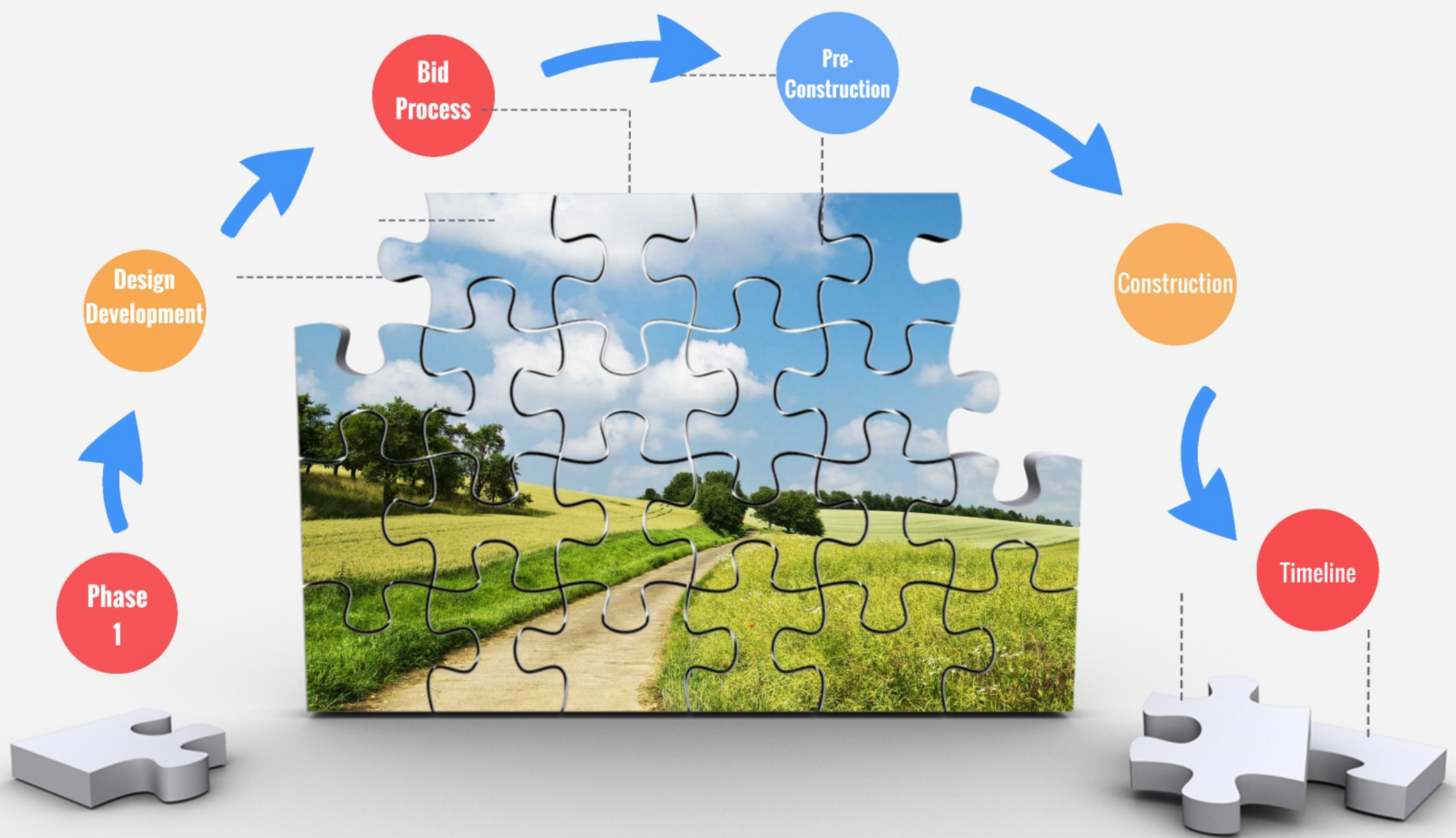
3) Project Budget

What do we need?









The Nuts & Bolts of the Project

Architectural Programing



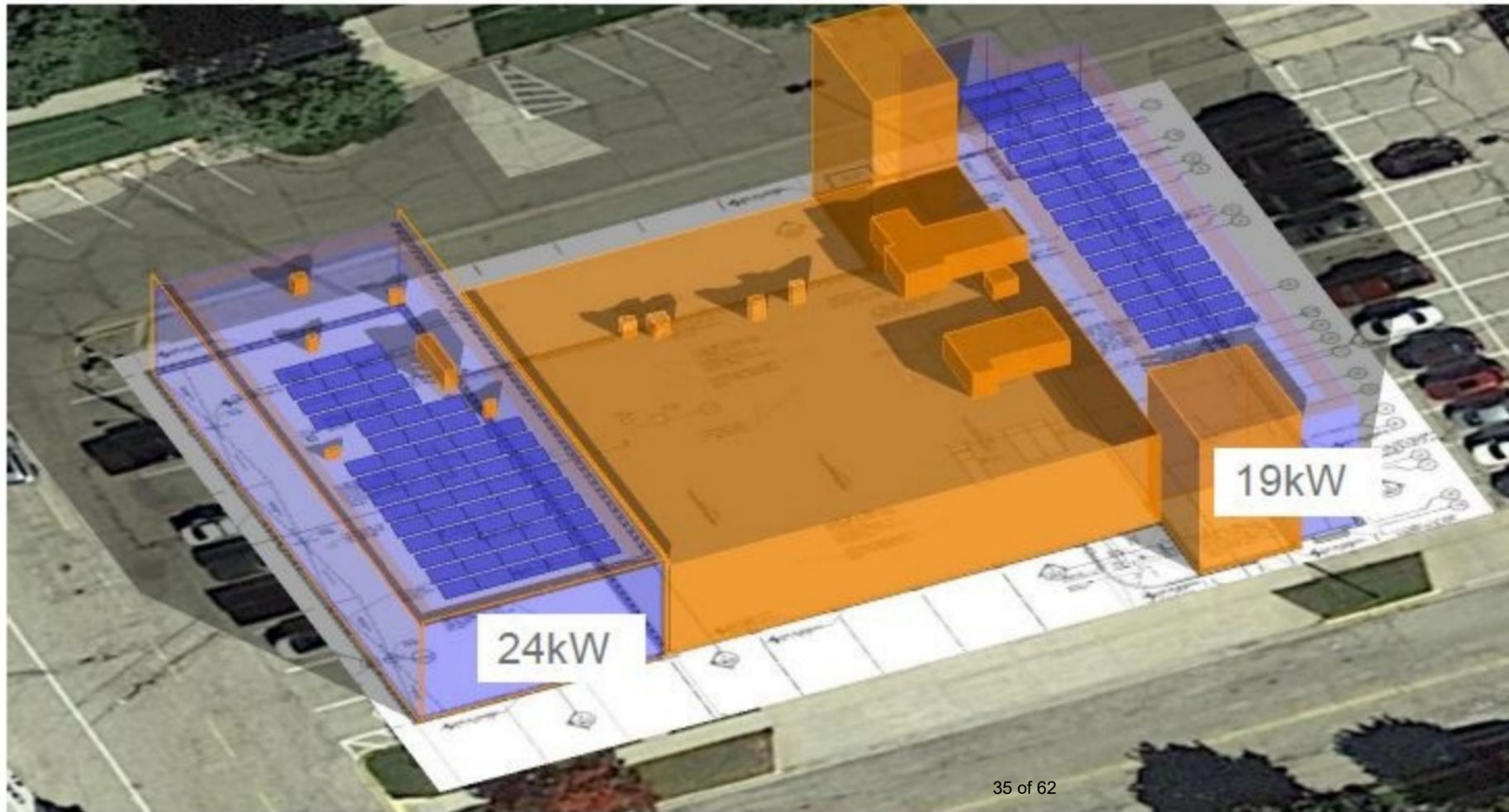
Architectural Documents

- Interior Design
- Solar Design
- Health & Safety Measures
- Civil Engineering Design
- Environmental Testing
- Phasing of Project
- M/E/P Design

- Architectural Construction Documents
- Bid Documents
- Specification Manual
- Bid Unit Preparation
- State Approvals
- Seek out Local Contractors

Renewable Energy - Solar

Option B



- 43 kW(dc) Total
- \$1,800/kW(dc) (pre-incentive)
- Cost:
 $\$77,400 - \$11,750(\text{incentive}) = \$65,650$
- 52,100 kWh/yr
- 88% of current electric use
- 44% of estimated future electric use

Trust Keller to handle the **DETAILS**



Our team of dedicated Interior Design professionals will work with you to create a space tailored to fit the needs of your business. Our experience in the following areas and knowledge of current market trends will ensure your new space will not only look great, but will function at its best:



Flooring Products
Wall Finishes
Ceiling & Acoustical Materials
Cabinetry Design
Furniture
Lighting
And Much, Much More!



We invite you to come visit our newly remodeled studio, and together we can make your vision a reality!

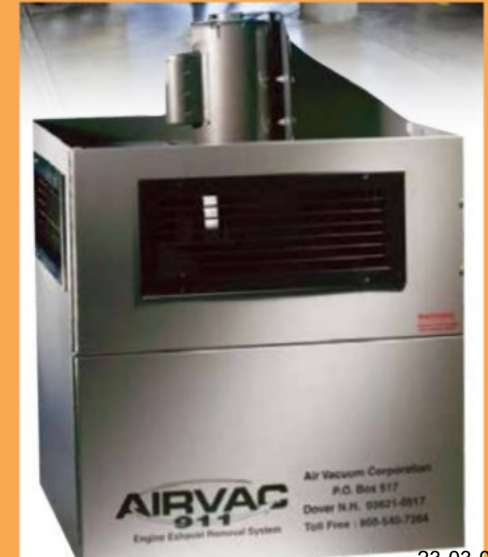
We look forward to meeting with you soon!

Health & Safety

- Firefighter / EMS Safety & Health
- Turn-Out Gear Ventilation
- Vehicle Exhaust System
- Decontamination Room
- Dirty Areas vs. Clean Areas
- Emergency Showers

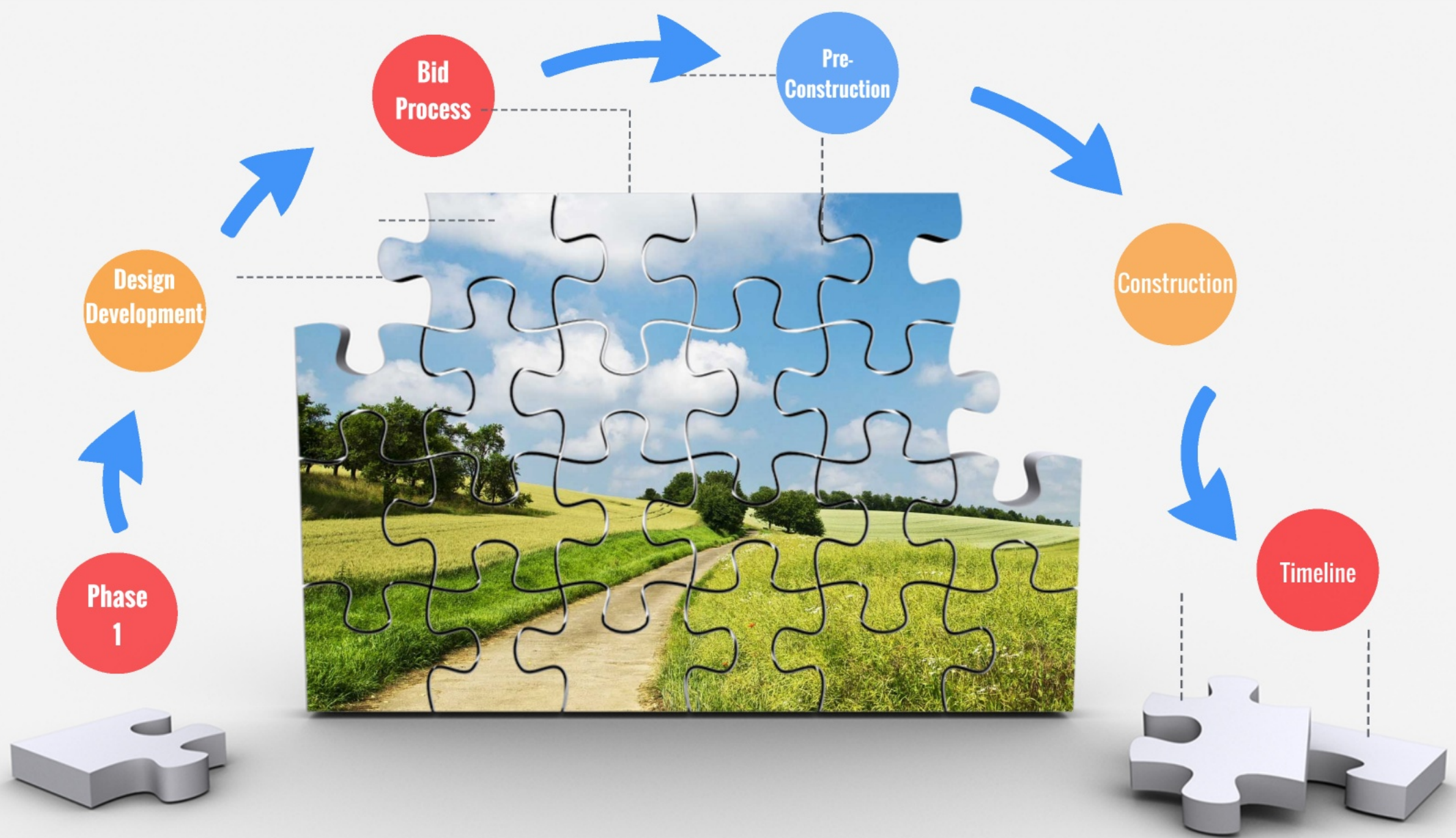


Every Department is unique which requires a unique solutions.



MatterPort

<https://my.matterport.com/show/?m=HLBRqgo8Fy1>



Bidding out the Project

Bid for each
Division of Work

Local Contractors

Public Bid Opening

Bidding out the Project

Bid for each
Division of Work

- Competitive Bid environment
- Encourages local contractors

Local Contractors

- Keller will not self-perform
- Higher likelihood of contractor being local for regular maintenance

Public Bid Opening

Bidding out the Project

Bid for each Division of Work

- Competitive Bid environment
- Encourages local contractors
- Provides the lowest bid for each division (rather than a GC)
- Keller will not self-perform
- Higher likelihood of contractor being local for regular maintenance

Local Contractors

Public Bid Opening

Bidding out the Project

Bid for each
Division of Work

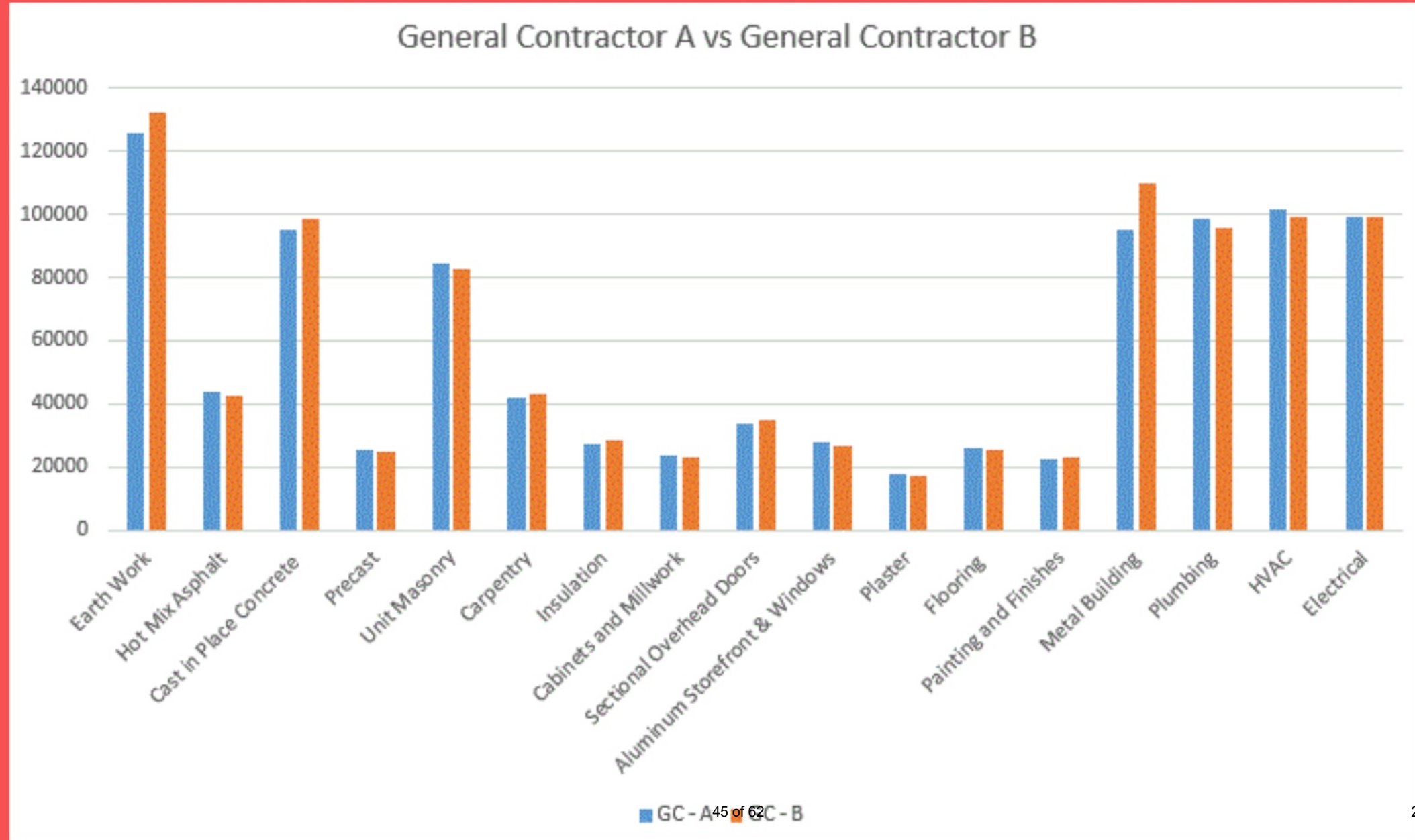
Local Contractors

- Provides the lowest bid for each division (rather than a GC)

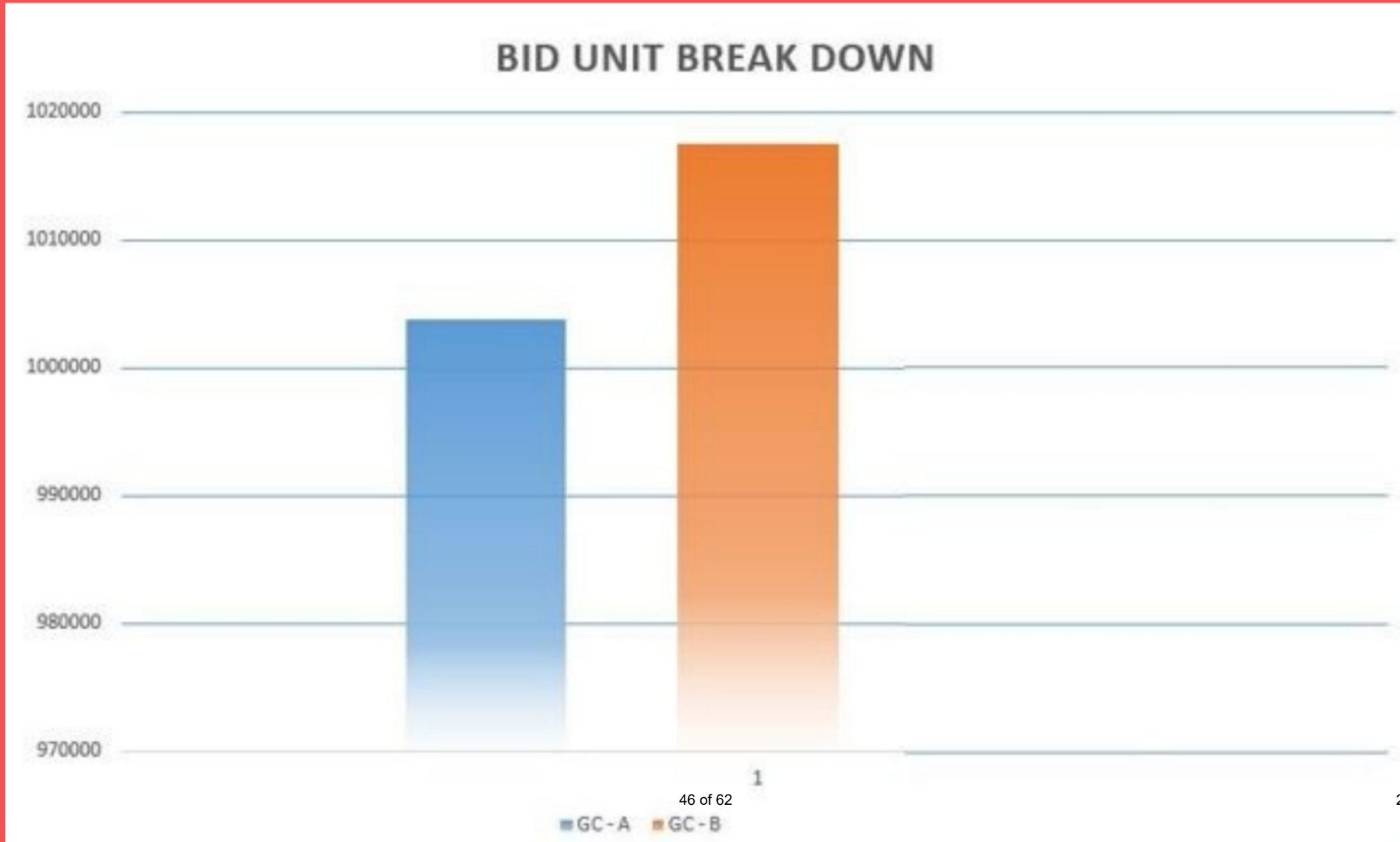
Public Bid Opening

Provides the lowest bid for each division (rather than a GC)

General Contractor A vs. General Contractor B



Individual Bid Units - Break Down



Individual Bid Units - Break Down



Bidding out the Project

Bid for each Division of Work

- Competitive Bid environment
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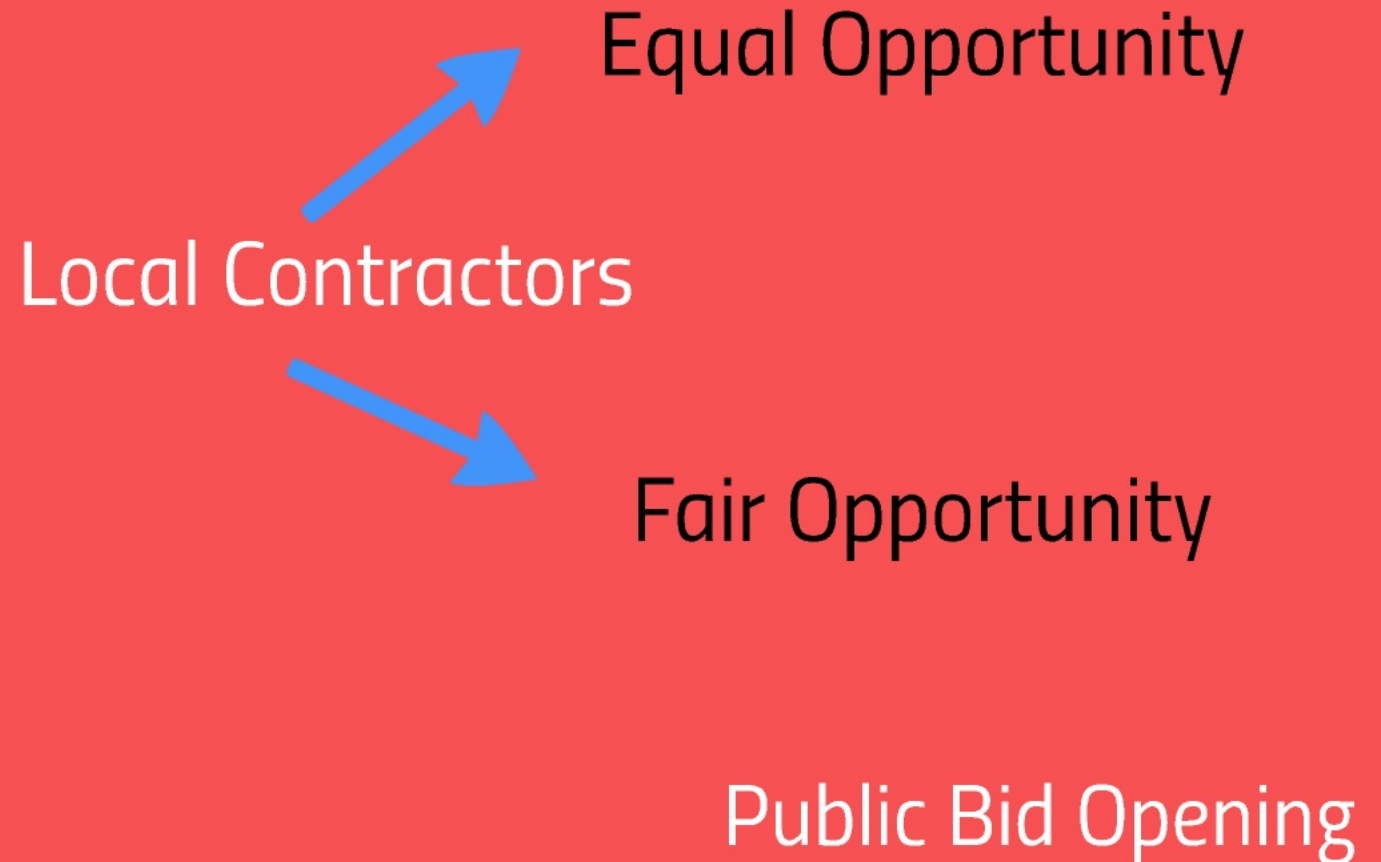
Local Contractors

Public Bid Opening

Bidding out the Project

Bid for each Division of Work

- Competitive Bid environment
- Encourages local contractors
- Provides the lowest bid for each division (rather than a GC)
- Keller will not self-perform
- Higher likelihood of contractor being local for regular maintenance



Public Bid Opening



BO UNIT	CONTRACTOR	BO UNIT	PROPOSED RESPONSIBILITY	BO-BIDS	ADDITIONAL ASSUMPTIONS	PERFORMANCE	ALTY 1	ALTY 2	ALTY 3	ALTY 4	ALTY 5	ALTY 6	ALTY 7	TAX	LABOR	MATERIAL	LABORER	ESTIMATED COST
41 FISH HOUSE	Van Hornet	\$728,000.00	Yes	Yes	Yes	\$0.00								\$0.00				
42 FISH HOUSE	Paula	\$748,000.00	Yes	Yes	Yes	\$0.21												
43 FISH HOUSE	Paula	\$758,000.00	Yes	Yes	Yes	\$0.00												
44 FISH HOUSE	Paula	\$768,000.00	Yes	Yes	Yes	\$0.00												
45 FISH HOUSE	Paula	\$778,000.00	Yes	Yes	Yes	\$0.00												
46 FISH HOUSE	Paula	\$788,000.00	Yes	Yes	Yes	\$0.00												
47 FISH HOUSE	Paula	\$798,000.00	Yes	Yes	Yes	\$0.00												
48 FISH HOUSE	Paula	\$808,000.00	Yes	Yes	Yes	\$0.00												
49 FISH HOUSE	Paula	\$818,000.00	Yes	Yes	Yes	\$0.00												
50 FISH HOUSE	Paula	\$828,000.00	Yes	Yes	Yes	\$0.00												
51 FISH HOUSE	Paula	\$838,000.00	Yes	Yes	Yes	\$0.00												
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148 FISH HOUSE	Paula	\$1,000,000.00	Yes	Yes	Yes	\$0.00												
149 FISH HOUSE																		

BID UNIT	CONTRACTOR	BID AMOUNT	PROOF OF RESPONSIBILITY	BID BOND	AKNOWLEDGE ADDENDUMS	PERFORMANCE BOND	ALT #1	ALT #2	ALT #3	ALT #4	ALT #5	ALT #6	ALT #7
#1 EARTHWORK	Tom Vanhandel	\$395,844.00	Yes	Yes	Yes	\$5,080.00				\$2,593.00		\$0.00	\$12,000.00
#1 EARTHWORK	Radke	\$746,000.00		Yes	Yes	\$8,211.00							\$6,000.00
#1 EARTHWORK	Faulk	\$755,860.00		Yes	Yes	\$8,000.00				\$1,700.00		\$800.00	\$14,000.00
#1 EARTHWORK	Bielinski	\$388,877.03											
#2 HOT MIX ASPHALT PAVING	Northeast Asphalt	\$101,440.00	Yes	Yes	Yes	\$0.00						-\$9,331.00	
#2 HOT MIX ASPHALT PAVING	Absolute Asphalt	\$103,715.00	Yes	Yes	Yes	\$2,530.00						-\$8,044.00	
#2 HOT MIX ASPHALT PAVING	MCC	\$117,998.00	Yes	Yes	Yes	\$687.86							
#3 LANDSCAPING AND SEEDING	Tom Vanhandel	\$22,785.00	Yes	No	Yes	\$300.00							
#3 LANDSCAPING AND SEEDING	Lowneys	\$24,400.70	Yes	Yes	Yes	\$712.00							\$25,000.00
#3 LANDSCAPING AND SEEDING	Lakeshore Cleaners	\$22,284.30											\$11,000.00
#4 FENCING	Security Fence	\$11,915.70	Yes	Yes	Yes	\$360.00							
#4 FENCING	Patriot Fence	\$7,511.00		Yes	Yes	\$218.00							
#4 FENCING	Fortress Fence	\$9,495.00	Yes	Yes		\$100.00							
#5A SITE CAST IN PLACE CONCRETE	DeArtega	\$90,800.00	Yes	Yes	Yes	\$1,200.00				\$5,200.00		\$22,000.00	
#5A SITE CAST IN PLACE CONCRETE	Spiegleberg	\$59,446.66	Yes	Yes	Yes	\$0.00				\$5,104.35		\$16,542.28	
#5A SITE CAST IN PLACE CONCRETE	Martell	\$91,405.00	Yes		Yes	\$1,350.00						\$34,000.00	
#5A SITE CAST IN PLACE CONCRETE	Best Builds	\$78,870.03	Yes	Yes	Yes	\$7,171.82				\$10,453.76		\$22,876.45	
#5A SITE CAST IN PLACE CONCRETE	Absolute Concrete	\$81,379.18	Yes			\$2,370.27						\$25,030.00	
#5B BUILDING CAST IN PLACE CONCRETE	DeArtega	\$217,900.00	Yes	Yes	Yes	\$2,700.00		\$9,000.00		\$19,000.00			
#5B BUILDING CAST IN PLACE CONCRETE	Spiegleberg	\$135,879.67	Yes	Yes	Yes	\$0.00		\$1,650.60		\$10,504.23			
#5B BUILDING CAST IN PLACE CONCRETE	IEI	\$214,662.00	Yes	Yes	Yes	\$1,914.00				\$14,610.00			
#5B BUILDING CAST IN PLACE CONCRETE	Boldt	\$259,400.00	Yes	Yes	Yes	\$2,600.00		\$5,800.00		\$15,400.00			
#5B BUILDING CAST IN PLACE CONCRETE	Best Builds	\$211,402.71	Yes	Yes	Yes	\$19,218.43				\$14,740.77			
#5B BUILDING CAST IN PLACE CONCRETE	Absolute Concrete	\$172,140.44	Yes			\$5,013.80		\$234.00		\$12,087.00			
#6 STRUCTURAL PRECAST CONCRETE	Spancrete	\$23,630.00	Yes	Yes	1 ONLY	\$188.00					23-03-03	\$1,610.00	
#7 MASONRY	IEI	\$79,190.00	Yes	Yes	Yes	\$784.00							

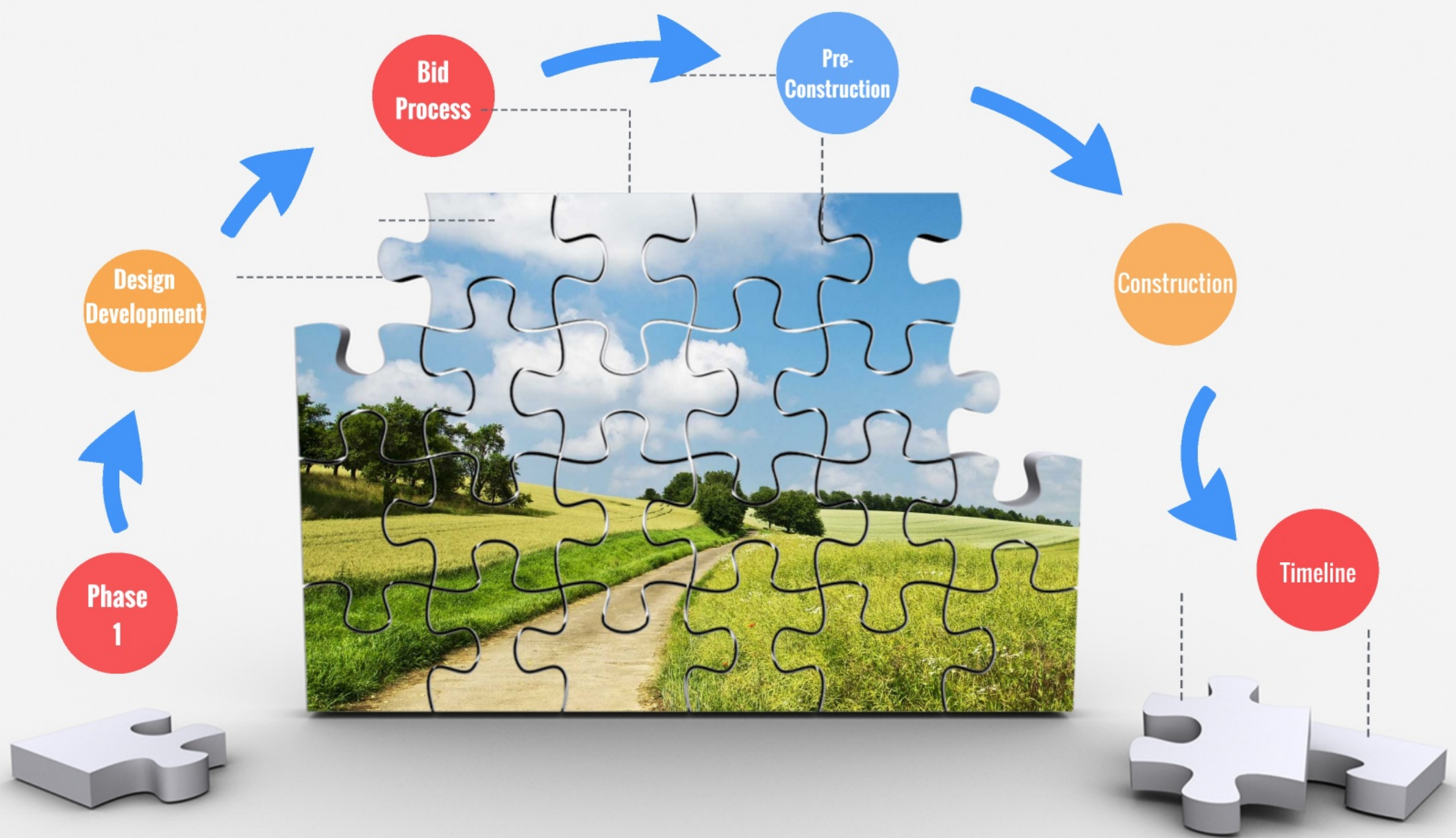
Low Responsible Bidder



B.U.G. FIRE STATION - SOUTH SUCCESSFUL BIDDERS

1358 COUNTY DK
BRUSSELS, WI 54204

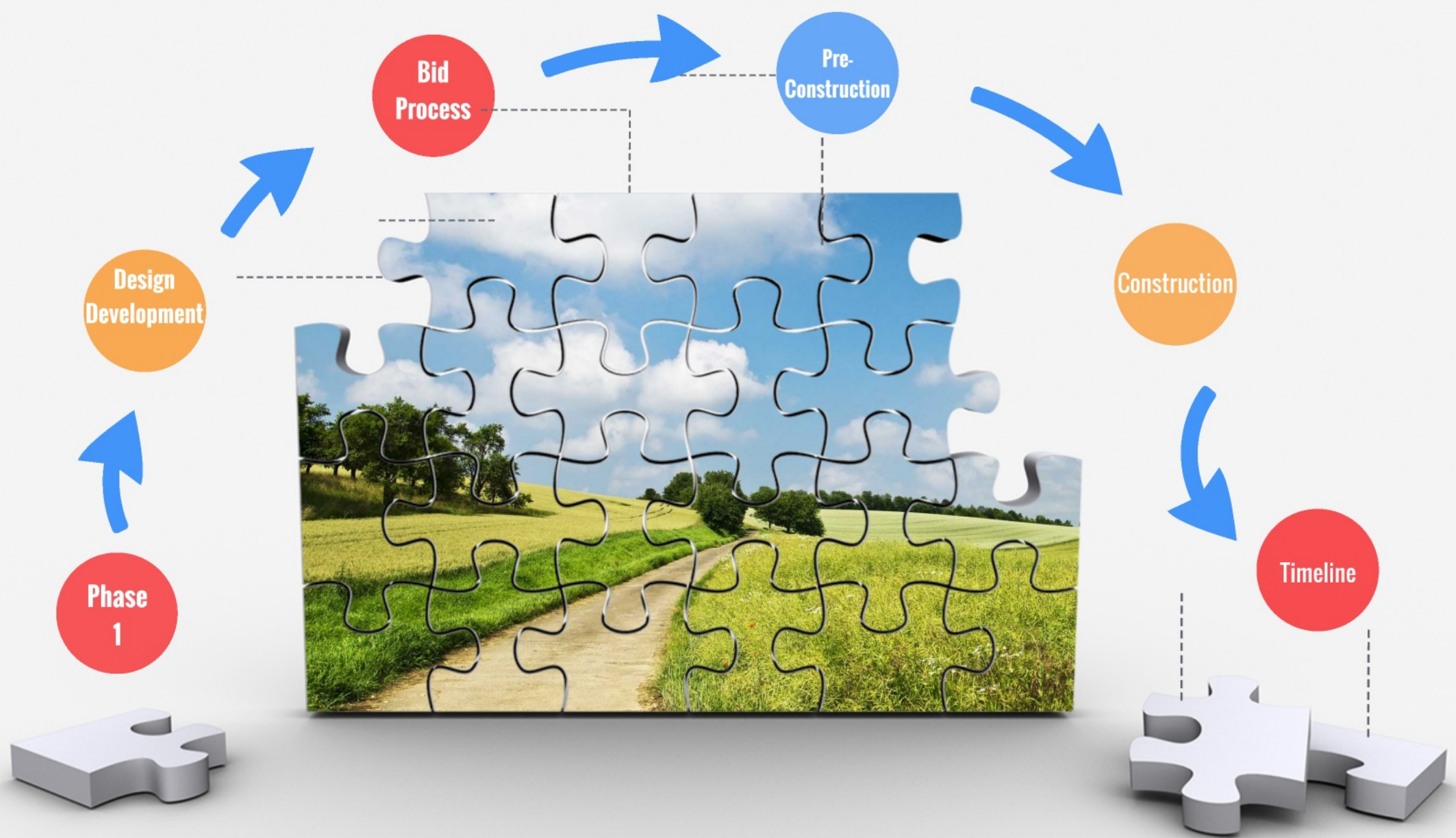
BID UNIT	CONTRACTOR	BID AMOUNT	PROOF OF RESPONSIBILITY	BID BOND	ACKNOWLEDGE ADDENDUMS	ALT #1	ALT #2	ALT #3	ALT #4	ALT #5	BID WITH ALL ALTERNATES	BID w/ ALT #2 & ALT #5	PERFORMANCE BOND
01 EARTHWORK	TRIPLE P	\$168,000.00	YES	YES	YES	\$0.00	\$0.00	\$11,385.00	\$6,800.00	\$0.00	\$186,185.00	\$168,000.00	\$1,400.00
02 HOT MIX ASPHALT	NORTHEAST ASPHALT	\$72,330.00	YES	YES	YES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72,330.00	\$72,330.00	\$720.00
03 WATER WELL	OSTRENGA	\$13,637.00	YES	YES	NO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,637.00	\$13,637.00	\$150.00
04 CAST IN PLACE CONCRETE	DE ARTEAGA	\$223,800.00	YES	YES	YES	\$5,850.00	\$4,400.00	\$0.00	\$0.00	\$0.00	\$234,050.00	\$228,200.00	\$2,800.00
05 PRECAST	SPANCRETE	\$21,718.00	YES	YES	NO	\$0.00	\$6,766.00	\$0.00	\$0.00	\$0.00	\$28,484.00	\$28,484.00	\$176.00
06 UNIT MASONRY	CITYWIDE MASONRY	\$63,054.00	YES	YES	YES	\$18,300.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$85,854.00	\$67,554.00	\$1,054.00
07 METAL FABRICATION	EAGLE FABRICATING	\$62,214.56	YES	NO	YES	\$0.00	\$3,886.00	\$0.00	\$0.00	\$0.00	\$66,100.56	\$66,100.56	\$1,647.66
08 CARPENTRY	ZEISE CONSTRUCTION	\$197,616.00	YES	YES	YES	\$0.00	-\$2,000.00	\$0.00	\$0.00	\$0.00	\$195,616.00	\$195,616.00	\$2,500.00
09 INSULATION	CITYWIDE INSULATION	\$3,593.00	YES	NO	YES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,593.00	\$3,593.00	\$0.00
10 CABINETS AND MILLWORK	COMMERCIAL INTERIORS	\$24,156.00		YES	#1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,156.00	\$24,156.00	\$625.00
11 SECTIONAL OVERHEAD DOOR	E Z GLIDE	\$40,800.00	YES	YES	#1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,800.00	\$40,800.00	\$1,100.00
12 ALUMINUM STOREFRONTS	OMNI GLASS	\$24,079.00	YES	YES	#1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,079.00	\$24,079.00	\$180.00
13 PLASTER	ALBERTS PLASTERING	\$31,217.00	YES	YES	NO	\$0.00	-\$1,175.00	\$0.00	\$0.00	\$0.00	\$30,042.00	\$30,042.00	\$500.00
14 FLOORING	GEARE TILE	\$36,841.00	YES	YES	YES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,841.00	\$36,841.00	\$509.00
15 ACOUSTICAL CEILING	GEARE TILE	\$12,825.00	YES	YES	YES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,825.00	\$12,825.00	\$1,800.00
16 PAINTING & FINISHES	OMNI GLASS & PAINT	\$37,590.00	YES	YES	NO	\$815.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,405.00	\$37,590.00	\$320.00
17 METAL BUILDING	CARDINAL CONSTRUCTION	\$519,955.00	YES	YES	YES	-\$4,000.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$517,455.00	\$521,455.00	\$5,148.00
18 PLUMBING	WATTERS PLUMBING	\$139,920.00	YES	YES	NO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$139,920.00	\$139,920.00	\$4,732.00
19 HVAC	IDEAL AIR	\$163,240.00	YES	YES	YES	\$0.00	\$0.00	\$0.00	\$0.00	\$49,552.00	\$163,240.00	\$163,240.00	\$14,840.00
20 ELECTRICAL	HARV'S ELECTRIC	\$307,543.00		YES	YES	\$0.00	\$986.00	\$0.00	\$0.00	\$498.00	\$309,027.00	\$309,027.00	\$9,083.00
21 AUX BID PLYMO VENT	HASTINGS AIR CONTROL	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$44,867.00	\$44,867.00	\$44,867.00	\$0.00
TOTALS		\$2,164,128.56				\$20,365.00	\$18,863.00	\$11,385.00	\$6,800.00	\$45,365.00	\$2,267,506.56	\$2,228,356.56	\$49,284.66



Single Source Responsibility

Construction Manager At-Risk

- Keller will be financially responsible for the project
- 1 Contract through Keller
- Keller will Bond the project
- Keller will be responsible for all aspects of the project
 - Architect & Construction Manager



Construction

The Keller Process

On site Supervision

Supervisor to ensure specifications, materials, and craftsmanship

Weekly Job-site Meetings

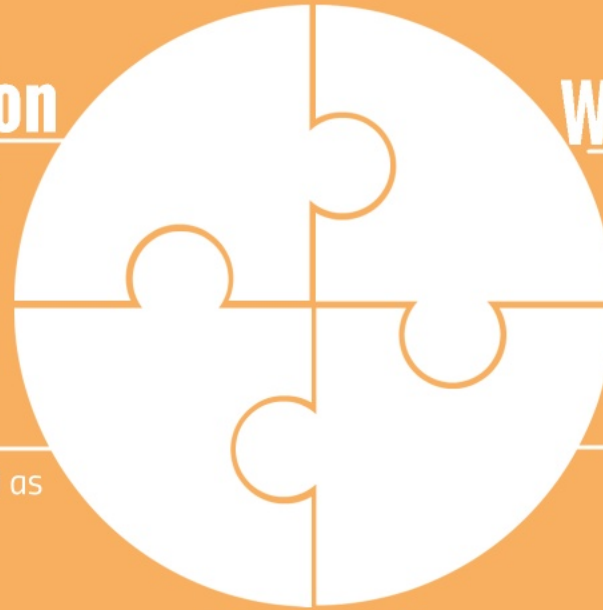
Weekly emails of Meeting Minutes

Punch-list

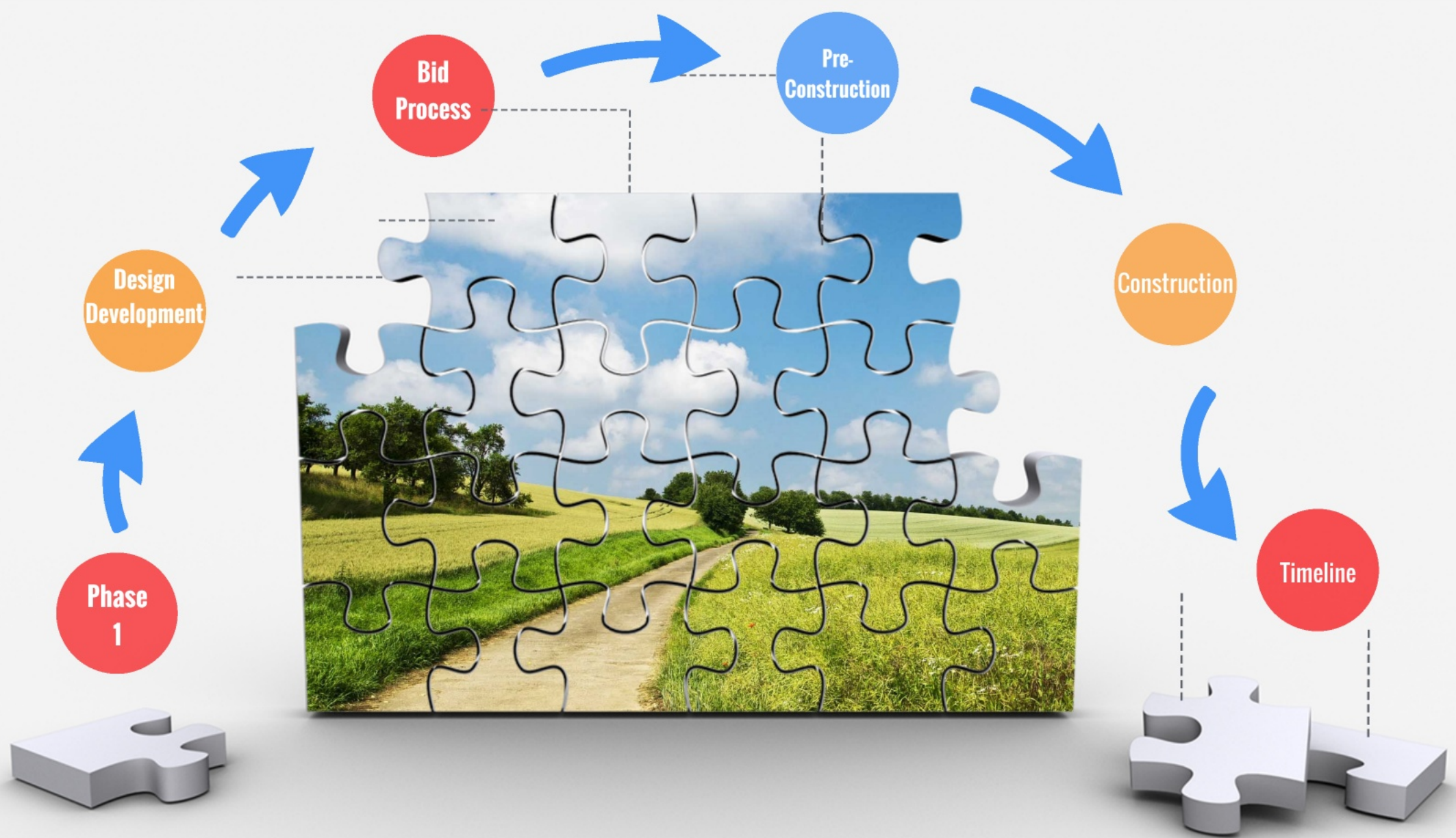
Final items to be addressed as project is completed

Handing over the Keys

Year warranty inspection

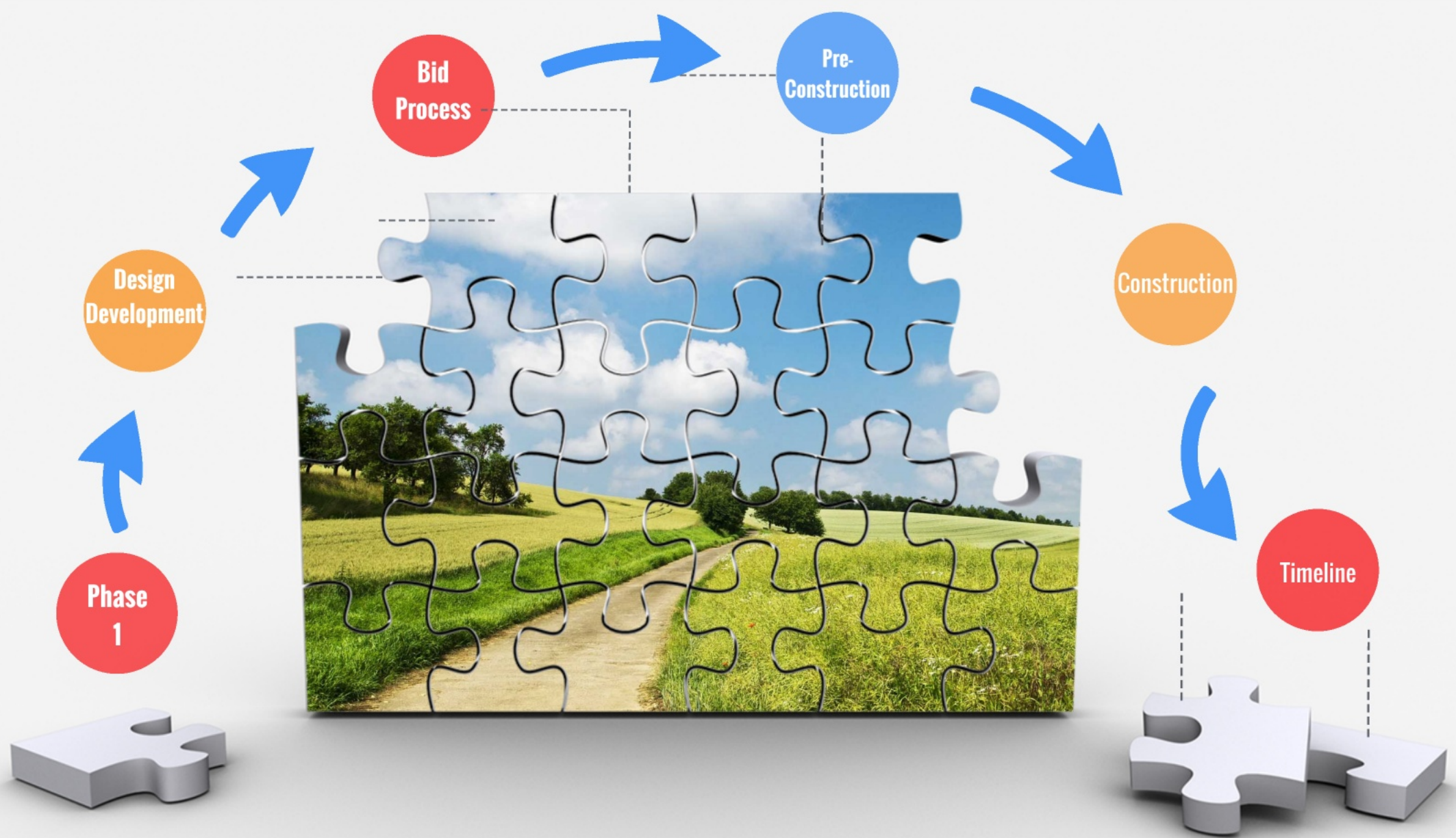


The Keller Process



Next Steps

- **Approve Agreement / Board Meeting** **February 28, 2023**
- **Assessment / Discovery** **March, 2023**
- **Preliminary Architectural Plans** **April, 2023**
- **Preliminary Budget** **April, 2023**
- **Final Preliminary Plans** **May / June, 2023**
- **Funding Approval** **TBD**



**Village of Somers
7511 12th Street
Somers, WI 53171**

**Village Board Meeting
Tentative Agenda
Tuesday, March 14, 2023
5:30 p.m.**

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on February 28, 2023 Vouchers dated March 2, 2023, March 9, 2023, February 2023 Building Report, and the investment program and investment activity Report for January and February 2023.
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Discussion and possible action on proposed Ordinance 2023-007, An Ordinance to Create Section 18.54 of the Code of Ordinances of the Village of Somers Relation to Comprehensive Plan
10	Approval of Operator's Licenses: Abigail Ramsey
11	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the March 14, 2023 Village Board Meeting & Tentative Agenda in 1 public place & on the Village website.

Dated this 3rd day of March 2023

Brandi Baker, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken**