

**RESOLUTION NO. 2024-089  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A SITE, BUILDING, & OPERATION PLAN TO CONSTRUCT  
11, ±2,500 SQUARE-FOOT COMMERCIAL BUILDINGS FOR THE OPERATION OF  
VARIOUS SMALL BUSINESSES LOCATED AT 7930 HAGEMANN ROAD, VILLAGE OF  
CALEDONIA, RACINE COUNTY, WI, GREG THOMPSON, APPLICANT AND OWNER**

The Village Board for the Village of Caledonia, Racine County, WI do resolve as follows:

**WHEREAS**, Greg Thompson, Applicant, has requested an approval of a site, building, and operations plan to construct 11, ±2,500 square-foot commercial buildings for the operation of various small businesses located at 7930 Hagemann Road, Parcel ID No. 104-04-22-07-053-000, Village of Caledonia, Racine County, WI; and,

**WHEREAS**, the Village of Caledonia Plan Commission recommended approval of the site, building, and operations plan for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of Mixed Use – Commercial and Residential.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia, that the requested building, site, and operations plan set forth above, is hereby approved for the same reasons set forth above and subject to the same contingency imposed by the Village Plan Commission.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 14 day of August, 2024.

**VILLAGE OF CALEDONIA**


By: Thomas R Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Olsen  
Jennifer Olsen  
Village Clerk

## MEMORANDUM

**DATE:** Wednesday, May 29, 2024

**TO:** Caledonia Utility District

**FROM:** Anthony A. Bunkelman P.E.  
Public Services Director 

**RE:** Contract Award – TID 4 Phase 4 Sanitary Sewer and Water Main Extensions

### BACKGROUND INFORMATION

The TID 4 Phase 4 Sanitary Sewer & Water Main Extensions Project has been designed, reviewed, and publicly advertised as required. The bid opening for the project was held on May 23. The Caledonia Utility District received prequalification statements from 7 contractors and received 4 bids on the project. The low bid was from Dorner Inc. in the amount of \$2,688,687.40. This bid is approximately \$608,073 or 18.4% below the engineers estimate of \$3,296,760.

Foth Infrastructure & Environment LLC and Caledonia Utility District staff have reviewed the bids and have provided a recommendation for award to Dorner Inc. in the amount of \$2,688,687.40.

Based on the bid prices \$1,957,962.72 is attributed to Sanitary Sewer in the TID and \$730,724.68 is attributed to the Water Utility in the TID. This project will be special assessed when the project is completed, and all costs are in.

### RECOMMENDATION

**Move to authorize the Caledonia Utility District to recommend to the Village Board to issue the Notice of Award to Dorner Inc for the TID 4 Phase 4 Sanitary Sewer and Water Main Extensions Project in the amount of \$2,688,687.40.**

**Move to authorize the Utility District President and Secretary to execute any contract documents as necessary.**



Ballpark Commons Office Building  
 7044 S. Ballpark Drive, Suite 200  
 Franklin, WI 53132  
 (414) 336-7900  
 foth.com

May 28, 2024

Tony Bunkelman, PE  
 Caledonia Utility District  
 333 4 1/2 Mile Road  
 Racine, WI 53402

RE: TID 4 Phase 4 Sanitary Sewer and Water Main Extensions

Dear Tony,

We have reviewed the bids received on May 23, 2024, for the above referenced project. A summary of the bid is as follows:

Bidder	Base Bid	Alternate Bid	Total Bid Amount
Dorner Inc.	\$ 2,138,258.60	\$ 550,428.80	\$ 2,688,687.40
Globe Contractors, Inc.	\$ 2,156,960.00	\$ 1,146,981.00	\$ 3,303,941.00
Super Excavators, Inc.	\$ 2,197,606.00	\$ 854,770.00	\$ 3,052,376.00
A.W. Oakes and Son, Inc.	\$ 2,693,263.40	\$ 724,042.40	\$ 3,417,305.80

Utility counsel has reviewed the prequalification statements for the bidders and has determined that the bidders have met the prequalification requirements.

We recommend awarding the project to Dorner Inc. for the total bid amount of \$ 2,688,687.40. Their bid is complete and contains all required documentation.

Please contact me if you have any questions.

Sincerely,

Andrew Schultz, PE

Project Manager

Enclosure: Bid Results Worksheet

TID 4 Phase 4 Sanitary Sewer and Water Main Extensions (#9105984)

Village of Caledonia Utility District

May 23, 2024

Line Item	Item Description	UoM	Quantity	Engineer Estimate		Dorner Inc.		Globe Contractors, Inc.		Super Excavators, Inc.		A.W. Oakes & Son, Inc.	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	Mobilization/Demobilization	LS	1	\$ 75,000.00	\$ 75,000.00	\$ 100,000.00	\$ 100,000.00	\$ 104,000.00	\$ 104,000.00	\$ 360,000.00	\$ 360,000.00	\$ 280,000.00	\$ 280,000.00
2	Traffic Control	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 8,269.00	\$ 8,269.00	\$ 12,000.00	\$ 12,000.00	\$ 16,000.00	\$ 16,000.00	\$ 18,000.00	\$ 18,000.00
3	Clearing, Grubbing, and Tree Removal	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 16,538.00	\$ 16,538.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 12,000.00	\$ 12,000.00
4	Sawcut Pavement, Full Depth	Ln Ft	2750	\$ 2.50	\$ 6,875.00	\$ 2.60	\$ 7,150.00	\$ 2.00	\$ 5,500.00	\$ 3.00	\$ 8,250.00	\$ 2.00	\$ 5,500.00
5	Remove and Replace Signing	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 441.00	\$ 441.00	\$ 1,400.00	\$ 1,400.00	\$ 1,500.00	\$ 1,500.00	\$ 400.00	\$ 400.00
6	Remove and Replace Postal Boxes	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 1,103.00	\$ 1,103.00	\$ 120.00	\$ 120.00	\$ 1,500.00	\$ 1,500.00	\$ 600.00	\$ 600.00
7	Tracking Pad	EA	1	\$ 2,500.00	\$ 2,500.00	\$ 1,213.00	\$ 1,213.00	\$ 1,000.00	\$ 1,000.00	\$ 10,000.00	\$ 10,000.00	\$ 2,600.00	\$ 2,600.00
8	Silt Fence	Ln Ft	7486	\$ 2.50	\$ 18,715.00	\$ 2.60	\$ 19,463.60	\$ 2.00	\$ 14,972.00	\$ 2.00	\$ 14,972.00	\$ 3.00	\$ 22,458.00
9	Rock Filled Filter Bags	EA	280	\$ 15.00	\$ 4,200.00	\$ 22.00	\$ 6,160.00	\$ 13.00	\$ 3,640.00	\$ 15.00	\$ 4,200.00	\$ 16.00	\$ 4,480.00
10	8-Inch SDR-26 PVC Sanitary Main, Spoil Backfill	Ln Ft	20	\$ 265.00	\$ 5,300.00	\$ 175.00	\$ 3,500.00	\$ 240.00	\$ 4,800.00	\$ 205.00	\$ 4,100.00	\$ 410.00	\$ 8,200.00
11	12-Inch SDR-26 PVC Sanitary Main, Spoil Backfill	Ln Ft	653	\$ 285.00	\$ 186,105.00	\$ 250.00	\$ 163,250.00	\$ 250.00	\$ 163,250.00	\$ 190.00	\$ 124,070.00	\$ 310.00	\$ 202,430.00
12	24-Inch F679 PVC Sanitary Main, Spoil Backfill	Ln Ft	1933	\$ 500.00	\$ 966,500.00	\$ 325.00	\$ 628,225.00	\$ 330.00	\$ 637,890.00	\$ 235.00	\$ 454,255.00	\$ 495.00	\$ 956,835.00
13	Sanitary Sewer Manhole, 48-Inch	VF	212	\$ 600.00	\$ 127,200.00	\$ 914.00	\$ 193,768.00	\$ 750.00	\$ 159,000.00	\$ 570.00	\$ 120,840.00	\$ 760.00	\$ 161,120.00
14	Connection to Existing Sanitary Sewer Main	EA	1	\$ 2,500.00	\$ 2,500.00	\$ 12,764.00	\$ 12,764.00	\$ 17,500.00	\$ 17,500.00	\$ 13,000.00	\$ 13,000.00	\$ 5,000.00	\$ 5,000.00
15	16-inch PVC Water Main, Spoil Backfill	Ln Ft	2408	\$ 193.00	\$ 464,744.00	\$ 129.00	\$ 310,632.00	\$ 161.00	\$ 387,688.00	\$ 168.00	\$ 404,544.00	\$ 146.00	\$ 351,568.00
16	16-inch PVC Water Main, Granular Backfill	Ln Ft	246	\$ 250.00	\$ 61,500.00	\$ 193.00	\$ 47,478.00	\$ 250.00	\$ 61,500.00	\$ 325.00	\$ 79,950.00	\$ 195.00	\$ 47,970.00
17	Hydrant Assembly	EA	7	\$ 8,000.00	\$ 56,000.00	\$ 9,712.00	\$ 67,984.00	\$ 9,950.00	\$ 69,650.00	\$ 8,500.00	\$ 59,500.00	\$ 9,200.00	\$ 64,400.00
18	6-inch Hydrant Lead	Ln Ft	112	\$ 115.00	\$ 12,880.00	\$ 82.00	\$ 9,184.00	\$ 150.00	\$ 16,800.00	\$ 260.00	\$ 29,120.00	\$ 150.00	\$ 16,800.00
19	16-inch Butterfly Valve	EA	4	\$ 5,000.00	\$ 20,000.00	\$ 25,416.00	\$ 101,664.00	\$ 8,000.00	\$ 32,000.00	\$ 5,000.00	\$ 20,000.00	\$ 6,700.00	\$ 26,800.00
20	HDPE Water Service (1") - Open Cut	Ln Ft	95	\$ 82.00	\$ 7,790.00	\$ 130.00	\$ 12,350.00	\$ 90.00	\$ 8,550.00	\$ 240.00	\$ 22,800.00	\$ 155.00	\$ 14,725.00
21	HDPE Water Service (1") - Trenchless Pit Launch Installa	Ln Ft	141	\$ 60.00	\$ 8,460.00	\$ 117.00	\$ 16,497.00	\$ 90.00	\$ 12,690.00	\$ 250.00	\$ 35,250.00	\$ 90.00	\$ 12,690.00
22	1" Water Service Fittings	EA	8	\$ 1,000.00	\$ 8,000.00	\$ 1,090.00	\$ 8,720.00	\$ 950.00	\$ 7,600.00	\$ 400.00	\$ 3,200.00	\$ 670.00	\$ 5,360.00
23	Connection to Existing Water Main	EA	1	\$ 11,000.00	\$ 11,000.00	\$ 31,615.00	\$ 31,615.00	\$ 35,000.00	\$ 35,000.00	\$ 32,000.00	\$ 32,000.00	\$ 27,000.00	\$ 27,000.00
24	1 1/4" Dense Graded Base (HMA and Driveway Base)	TON	1000	\$ 20.50	\$ 20,500.00	\$ 20.20	\$ 20,200.00	\$ 25.00	\$ 25,000.00	\$ 45.00	\$ 45,000.00	\$ 23.00	\$ 23,000.00
25	3/4" Dense Graded Base (Shoulder Restoration)	TON	220	\$ 31.50	\$ 6,930.00	\$ 40.10	\$ 8,822.00	\$ 25.00	\$ 5,500.00	\$ 45.00	\$ 9,900.00	\$ 44.00	\$ 9,680.00
26	HMA Binder Course	TON	410	\$ 200.00	\$ 82,000.00	\$ 120.20	\$ 49,282.00	\$ 105.00	\$ 43,050.00	\$ 115.00	\$ 47,150.00	\$ 245.00	\$ 100,450.00
27	HMA Surface Course (Includes Driveways)	TON	180	\$ 140.00	\$ 25,200.00	\$ 121.30	\$ 21,834.00	\$ 106.00	\$ 19,080.00	\$ 116.00	\$ 20,880.00	\$ 240.00	\$ 43,200.00
28	Bituminous Tack Coat	GAL	740	\$ 89.00	\$ 65,860.00	\$ 3.30	\$ 2,442.00	\$ 2.00	\$ 1,480.00	\$ 3.50	\$ 2,590.00	\$ 0.01	\$ 7.40
29	12" CMP Culvert w/ FES	Ln Ft	30	\$ 90.00	\$ 2,700.00	\$ 114.00	\$ 3,420.00	\$ 90.00	\$ 2,700.00	\$ 165.00	\$ 4,950.00	\$ 78.00	\$ 2,340.00
30	Topsoil, Seed, Fertilizer, and Erosion Mat	Sq Yd	2800	\$ 8.00	\$ 22,400.00	\$ 8.30	\$ 23,240.00	\$ 8.00	\$ 22,400.00	\$ 9.00	\$ 25,200.00	\$ 9.50	\$ 26,600.00
31	12-Inch C-900 DR-25 PVC Sanitary Main, Spoil Backfill	Ln Ft	603	\$ 300.00	\$ 180,900.00	\$ 350.00	\$ 211,050.00	\$ 400.00	\$ 241,200.00	\$ 295.00	\$ 177,885.00	\$ 350.00	\$ 211,050.00
<b>Subtotal Base Bid</b>					<b>\$ 2,500,259.00</b>		<b>\$ 2,108,258.60</b>		<b>\$ 2,126,960.00</b>		<b>\$ 2,167,606.00</b>		<b>\$ 2,663,263.40</b>
<b>Allowances</b>					<b>\$ 30,000.00</b>		<b>\$ 30,000.00</b>		<b>\$ 30,000.00</b>		<b>\$ 30,000.00</b>		<b>\$ 30,000.00</b>
<b>Total Base Bid</b>					<b>\$ 2,530,259.00</b>		<b>\$ 2,138,258.60</b>		<b>\$ 2,156,960.00</b>		<b>\$ 2,197,606.00</b>		<b>\$ 2,693,263.40</b>



ALT 1-1	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 2,756.00	\$ 2,756.00	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00	\$ 13,500.00	\$ 13,500.00
ALT 1-2	Clearing, Grubbing, and Tree Removal	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 8,269.00	\$ 8,269.00	\$ 8,000.00	\$ 8,000.00	\$ 13,000.00	\$ 13,000.00	\$ 6,000.00	\$ 6,000.00
ALT 1-3	Sawcut Pavement, Full Depth	Ln Ft	44	\$ 2.50	\$ 110.00	\$ 2.60	\$ 114.40	\$ 2.00	\$ 88.00	\$ 4.00	\$ 176.00	\$ 6.00	\$ 264.00
ALT 1-4	Silt Fence	Ln Ft	5430	\$ 2.50	\$ 13,575.00	\$ 2.60	\$ 14,118.00	\$ 2.00	\$ 10,860.00	\$ 2.00	\$ 10,860.00	\$ 3.00	\$ 16,290.00
ALT 1-5	8-Inch C-900 DR-25 PVC Sanitary Main, Spoil Backfill	Ln Ft	29	\$ 300.00	\$ 8,700.00	\$ 302.00	\$ 8,758.00	\$ 1,029.00	\$ 29,841.00	\$ 420.00	\$ 12,180.00	\$ 460.00	\$ 13,340.00
ALT 1-6	Sanitary Sewer Manhole, 48-Inch	VF	122	\$ 600.00	\$ 73,200.00	\$ 899.00	\$ 109,678.00	\$ 1,400.00	\$ 170,800.00	\$ 575.00	\$ 70,150.00	\$ 690.00	\$ 84,180.00
ALT 1-7	1 1/4" Dense Graded Base (HMA and Driveway Base)	TON	30	\$ 20.50	\$ 615.00	\$ 20.20	\$ 606.00	\$ 25.00	\$ 750.00	\$ 45.00	\$ 1,350.00	\$ 23.00	\$ 690.00
ALT 1-8	3/4" Dense Graded Base (Shoulder Restoration)	TON	10	\$ 31.50	\$ 315.00	\$ 40.10	\$ 401.00	\$ 25.00	\$ 250.00	\$ 45.00	\$ 450.00	\$ 44.00	\$ 440.00
ALT 1-9	HMA Binder Course	TON	20	\$ 200.00	\$ 4,000.00	\$ 120.20	\$ 2,404.00	\$ 105.00	\$ 2,100.00	\$ 115.00	\$ 2,300.00	\$ 280.00	\$ 5,600.00
ALT 1-10	HMA Surface Course	TON	10	\$ 140.00	\$ 1,400.00	\$ 121.30	\$ 1,213.00	\$ 106.00	\$ 1,060.00	\$ 116.00	\$ 1,160.00	\$ 345.00	\$ 3,450.00
ALT 1-11	Bituminous Tack Coat	GAL	40	\$ 5.00	\$ 200.00	\$ 3.30	\$ 132.00	\$ 2.00	\$ 80.00	\$ 3.50	\$ 140.00	\$ 0.01	\$ 0.40
ALT 1-12	Topsoil, Seed, Fertilizer, and Erosion Mat	Sq Yd	122	\$ 8.00	\$ 976.00	\$ 13.20	\$ 1,610.40	\$ 8.00	\$ 976.00	\$ 12.00	\$ 1,464.00	\$ 14.00	\$ 1,708.00
ALT 1-13	15-Inch SDR-26 PVC Sanitary Main, Spoil Backfill	Ln Ft	1356	\$ 310.00	\$ 420,360.00	\$ 174.00	\$ 235,944.00	\$ 300.00	\$ 406,800.00	\$ 265.00	\$ 359,340.00	\$ 270.00	\$ 366,120.00
ALT 1-14	16-Inch C-900 DR-25 PVC Sanitary Main, Granular Backfill	Ln Ft	35	\$ 700.00	\$ 24,500.00	\$ 867.00	\$ 30,345.00	\$ 2,050.00	\$ 71,750.00	\$ 1,200.00	\$ 42,000.00	\$ 2,000.00	\$ 70,000.00
ALT 1-15	16-Inch C-900 DR-25 PVC Sanitary Main, Spoil Backfill	Ln Ft	419	\$ 450.00	\$ 188,550.00	\$ 320.00	\$ 134,080.00	\$ 1,054.00	\$ 441,626.00	\$ 800.00	\$ 335,200.00	\$ 340.00	\$ 142,460.00
<b>Total Alternate Bid</b>					<b>\$ 766,501.00</b>		<b>\$ 550,428.80</b>		<b>\$ 1,146,981.00</b>		<b>\$ 854,770.00</b>		<b>\$ 724,042.40</b>
<b>Total Base + Alternate Bid</b>					<b>\$ 3,296,760.00</b>		<b>\$ 2,688,687.40</b>		<b>\$ 3,303,941.00</b>		<b>\$ 3,052,376.00</b>		<b>\$ 3,417,305.80</b>



Village of Caledonia  
 TID 4 Phase 4 Sanitary Sewer and Water Main Extensions  
 Bid Summary  
 May 23, 2024  
 10:30 AM

Company Name	Bid Bond	Subcontractor Listing	Substitutes and Or Equal	Base Bid	Alternate Bid	Bid Total	Apparent Low Bidder
Super Excavators	✓	✓	✓	\$2,167,606.00	\$ 854,770.00	\$ 3,022,376.00	
Globe Contractors	✓	✓	✓	\$2,126,960.00	\$ 1,146,981.00	\$3,273,941.00	
A W Oakes	✓	✓	✓	\$2,663,263.40	\$ 724,042.40	\$ 3,387,305.80	
Dorner	✓	✓	✓	\$2,108,258.60	\$ 550,428.80	\$2,658,687.40	✓

