

RESOLUTION NO. 2021-114

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO AUTHORIZE A SERVICE CONTRACT FOR CONSTRUCTION MANAGER AT
RISK WITH RILEY CONSTRUCTION FOR THE NEW PUBLIC SAFETY BUILDING
AND TO AUTHORIZE EXPENDITURE OF FUNDS AND EXECUTION OF
DOCUMENTS**

The Village Board for the Village of Caledonia resolves as follows:

WHEREAS, the Village staff and officials have determined that the Police portion of the current Public Safety Building located at 6900 Nicholson Road and Fire Station #12 located at 6040 Douglas Avenue in the Village are obsolete buildings which need to be vacated and replaced with a new public safety facility for police, fire administration and fire station (“New Facility”);

WHEREAS, after reviewing and evaluating proposals from interested firms for Construction Manager at Risk, staff recommends to the Village Board to hire Riley Construction as the Construction Manager at Risk for the New Facility;

WHEREAS, the Public Safety Committee and staff has discussed the best method through which to construct the new facility which has an estimated cost of \$21 million would be to issue a Request for Proposals utilizing Construction Manager at Risk / Guaranteed Maximum Price methodology that includes the public bidding of the component project parts;

NOW, THEREFORE, BE IT RESOLVED, the New Facility is authorized to go forward pursuant to the following terms and conditions:

1. That the total budget for the New Facility is estimated to be \$21 Million unless otherwise authorized by the Village Board.
2. That an agreement with Riley Construction for Construction Manager as Constructor at Risk providing for a construction manager's fee not to exceed 1.95% of the Cost of the Work as described in the draft agreement for Construction Manager at Risk services as set forth in **Exhibit A** is authorized and approved subject to the final form of agreement being reviewed and approved by the Village Administrator and Village Attorney (the "CMR Agreement"). This construction manager's fee is included in the \$21 million estimated total project cost.
4. That the Finance Director shall establish a separate fund for said New Facility and that the funds for this project shall come from a borrowing which shall be authorized pursuant to separate resolutions to be presented to the Village Board at a later date.
5. That no actual construction shall proceed without further Village Board approval after the Village Board has reviewed and approved the following (1) the bids received and the award of the contracts for the work on the New Facility shall be in accordance with Wisconsin’s public bidding requirements; (2) an amendment to the CMR Agreement to set the Guaranteed Maximum Price as that term is defined in the CMR Agreement;

and (3) confirmation of final not to exceed budget by the Village Board.

NOW, BE IT FURTHER RESOLVED that the Village President, the Village Clerk and the Village Administrator are authorized to execute any contracts, agreements or other documents necessary to carry out the intent of this resolution and the Village Administrator is authorized to take such actions and make such decisions necessary to carry out the intent of this resolution.

1st Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of November, 2021.

VILLAGE OF CALEDONIA

By: Lee Wishau
Lee Wishau
Village Trustee

Attest: Joslyn Hoeffert
Joslyn Hoeffert
Village Clerk