

**RESOLUTION NO. 2018-02**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO AUTHORIZE SERVICE CONTRACTS FOR ARCHITECTURAL DESIGN AND CONSTRUCTION MANAGER AS CONSTRUCTOR AND SITE ANALYSIS SERVICES FOR THE NEW DEPARTMENT OF PUBLIC WORKS FACILITY – HIGHWAY STORAGE, GARAGE AND WORKSHOP AND TO AUTHORIZE EXPENDITURE OF FUNDS AND EXECUTION OF DOCUMENTS**

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

**WHEREAS**, in 2017, the Village took occupancy of its new Village Hall on Chester Lane in the Village of Caledonia;

**WHEREAS**, the Village staff and officials have determined that the old Village Hall and Public Works Building located at 6922 Nicholson Road in the Village is an obsolete building which needs to be removed and replaced with a new public works facility for highway storage, garage and workshop (“New Facility”);

**WHEREAS**, after reviewing its needs for the New Facility, on October 20, 2017 the Village released a Request for Proposals for Architect and Construction Management Services for the New Facility to service the needs of the Department of Public Works of approximately 30,000 square feet. The preliminary scope for the New Facility is subject to modification through the design and budgeting process. The Village Board set the maximum construction budget for the New Facility, including architectural services, construction management services and demolition costs for the old building, at \$2,500,000 (“Maximum Budget”).

**WHEREAS**, after reviewing proposals received in response to the Request for Proposals, the Building Committee in consultation with the Village Engineer and the Highway Operations Supervisor, recommended to the Village Board to hire Kueny Architects, LLC as the architect for the New Facility and Camosy Construction Co., Inc. as the Construction Manager/Constructor;

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

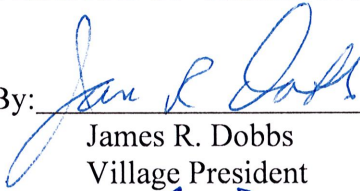
1. That the total budget for the New Facility shall not exceed \$2.5 Million unless otherwise authorized by the Village Board.
2. That an agreement with Kueny Architects, LLC, for Architect’s Basic Services as described in the agreement for architectural services in an amount not to exceed \$100,485. is authorized and approved subject to the final form of agreement being reviewed and approved by the Village Administrator and Village Attorney. The Village Administrator may authorize additional services so long as the additional costs for such services do not exceed the Maximum Budget. The hourly rates for such additional services shall be as set forth in the agreement for architectural services.

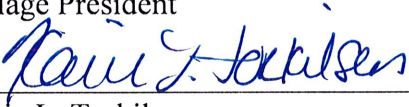
3. That an agreement with Camosy Construction Co., Inc., for construction management/constructor services in an amount not to exceed the Guaranteed Maximum Price (to be determined after plans and estimates are prepared) is authorized and approved subject to the final form of agreement being reviewed and approved by the Village Administrator and Village Attorney taking into account Maximum Budget including expenditures for architectural services and demolition. That all work on the New Facility shall be publically bid in accordance with applicable Wisconsin Statutes. The demolition work may be included in the publically bid work for the New Facility if advantageous to the Village to do so. If it is not publically bid, then demolition work shall be accomplished via a direct service contract that will require additional Village Board approval.
4. That the Finance Director shall establish a separate fund for said project 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 demolition or construction shall proceed without further Village Board approval after the Village Board has reviewed and approved the following: (1) an amendment to the agreement for construction management services to set the Guaranteed Maximum Price as that term is defined in the agreement for construction management services; (2) the bids received for the work on the New Facility shall be in accordance with Wisconsin's public bidding requirements; (3) confirmation of final budget; and (4) any necessary separate service contract for demolition, if not publically bid.

**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.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 3rd day of January, 2018.

**VILLAGE OF CALEDONIA**

By:   
 James R. Dobbs  
 Village President

Attest:   
 Karie L. Torkilsen  
 Village Clerk