

**RESOLUTION NO. 2018-27**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
TO REVISE 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 Nicolson 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. That 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.

**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;

**WHEREAS**, the Village Board adopted Resolution No. 2018-02 to authorize the 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 in accordance with the Building Committee recommendation and to authorize expenditure of funds and execution of documents.

**WHEREAS**, after further reviewing its needs for the New Facility with Kueny Architects, LLC and Camosy Construction Co., Inc., on March 5, 2018, the Village Board determined to change the scope and budget of the New Facility. The size of the New Facility has been adjusted to approximately 36,500 square feet (includes new and remodeled space). The final 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 any demolition costs, at \$3,500,000 which includes a \$125,000 contingency amount (“Maximum Budget”).

**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 \$3.5 Million unless otherwise authorized by the Village Board.
2. That the 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. which was previously authorized shall be revised as necessary to address the change in scope and budget. The Village Administrator is authorized to revise and present said agreement for execution after review and approval by the Village Public Works Director and Village Attorney. The Village Administrator, in consultation with the Village Public Works Director, 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 the 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) previously authorized shall be revised as necessary to address the change in scope and budget. The Village Administrator is authorized to revise and present said agreement for execution after review and approval by the Village Public Works Director and Village Attorney. That all work on the New Facility shall be publically bid in accordance with applicable Wisconsin Statutes. Any 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. The Village Administrator, in consultation with the Village Public Works Director, 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.
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.

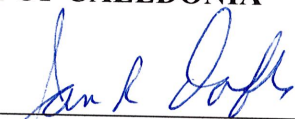
**NOW, BE IT FURTHER RESOLVED** that the Village President, the Village Clerk and the Village Administrator are authorized to execute any revised contracts, agreements or other


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.

BE IT FURTHER RESOLVED, that the Village Administrator, in consultation with the Village Public Works Director, are authorized to make expenditures consistent with this Resolution and Resolution No. 2018-02, as such is modified by this Resolution, in furtherance of the New Facility, but such expenditures shall not exceed the contingency of \$125,000 established in the Maximum Budget.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 9th day of March, 2018.

**VILLAGE OF CALEDONIA**

By:   
James R. Dobbs  
Village President

Attest:   
Karie L. Torkilsen  
Village Clerk

770272.001 (711) 3-16-18