

**Village of Menomonee Falls, Wisconsin**  
**UTILITIES & PUBLIC WORKS COMMITTEE MEETING**

**MINUTES**

**Monday, July 19, 2021**

Present: Katie Kress, Trustee; Tim Newman, Trustee; Steve Taggart, Trustee

1. Recommend to Village Board Consideration of a recommendation to reject the single bid received for the Town Line Water Booster Station Reservoir, Project No. 72054.

Motion by Trustee Tim Newman, second by Trustee Steve Taggart to the Award of Contract for the Town Line Water Booster Station Reservoir, Project No. 72054.

**Vote:** 3 - 0 Motion Carried

Motion by Trustee Tim Newman, second by Trustee Steve Taggart to Consideration of the Award of Contract for the Town Line Water Booster Station Reservoir, Project No. 72054.

**Vote:** 3 - 0 Motion Carried

2. Recommend to Village Board Consideration of Award of Contract for the Abandonment of Well No. 4 and Well No. 7, Project #72073.

Motion by Trustee Tim Newman, second by Trustee Steve Taggart to Award of Contract for the Abandonment of Well #s 4 and 7, Project #72073.

**Vote:** 3 - 0 Motion Carried

Minutes submitted by Trustee Katie Kress  
Meeting minutes transcribed by Laurie Lang



**Utilities and Public Works Committee**

**1.**

**Meeting Date:** 07/19/2021  
**Topic:** Award of Contract for Town Line Water Booster Station & Reservoir, Project No. 72054  
**From:** Tom Hoffman, Director of Engineering & Development  
**Department:** Engineering Services  
**Date of Committee:** 07/19/2021  
**Action (if required):**  
**Date of Village Board:** 07/19/2021  
**Action (if required):**

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**Information**

**Subject:**

Consideration of the Award of Contract for the Town Line Water Booster Station Reservoir, Project No. 72054.

**Background Information:**

This project consists of the construction of a water booster station with a 400,000 gallon reservoir in the Southwest area of the Village. While existing water storage capacity is estimated to be just adequate to meet current storage needs, an additional 400,000 gallons of storage will be required as the Southwest area continues to develop. This additional storage will provide required water storage to meet domestic demands as well as fire protection. The water booster station & reservoir will also provide reliability and redundant storage for periods when the Fair Oaks tower or Well 10 Reservoir is out of service for maintenance or painting. Lastly, water service west of Well 10 currently lacks redundancy, and service would be impacted in the event of water main breaks.

As part of the Silver Spring Estates Subdivision a 0.75 acre lot in the northeast corner along the railroad tracks has reserved for the construction of this water booster station & reservoir.

**Key Issues for Consideration:**

Bids for this project were received on Wednesday July 14, 2021 with one (1) contractor submitting a bids. A copy of the Bid Tabulation is included in your packets.

The Engineering Department has reviewed the bids and the low bid was submitted by J.H. Hassinger for the Total Base Bid in the amount \$1,973,004.75. The Engineers Estimate for this project was \$1,680,000.00 for the Total Base Bid. Funding for this project has been approved

as part of the 2017 & 2021 Capital Budget by the Village Board and will be paid for 100 percent by Water Impact Fees.

**Action By Committee or Village Board:**

Village Staff recommends that the Village Board reject all bids for the Town Line Water Booster Station Reservoir, Project No. 72054 and direct staff to review the project for cost savings and re-bid the project in December of 2021 to attract more bidders. This would allow for work to begin in the Spring of 2022.

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**Attachments**

Town Line Water Booster Bid Tab 1

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**PROJECT NO. 72054**

**Town Line Rd Cast In Place Storage Tank & Booster Station**

**Bids Accepted Until: 11 AM on July 14th, 2021**

**BID OPENING : July 14th, 2021 @ 11:10 AM**

**ENGINEERING AND DEVELOPMENT CONFERENCE ROOM**

Bidder #1

J.H. Hassinger  
N60W16289 Kohler Ln  
Menomonee Falls, WI 53051

**BID BOND**

5%

**Total BASE BID**

**\$1,973,004.75**

| ITEM                                                | DESCRIPTION                                                                                                                                                                                                                                                | UNIT | ESTIMATED QUANTITY |                |                       |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------|----------------|-----------------------|
| <b>A</b>                                            | <b>Storage Tank &amp; Booster Station</b>                                                                                                                                                                                                                  |      |                    |                |                       |
| 1                                                   | Cast in place storage tank and booster station, including structural concrete, roofing, masonry, doors, windows, façade, ect., all interior piping and equipment, pumps, generator, electrical equipment, conduit and wiring, controls, complete in place. | LS   | 1                  | \$1,786,119.00 | \$1,786,119.00        |
| <b>Storage Tank &amp; Booster Station SUB-TOTAL</b> |                                                                                                                                                                                                                                                            |      |                    |                | <b>\$1,786,119.00</b> |
| <b>B</b>                                            | <b>Site Work</b>                                                                                                                                                                                                                                           |      |                    |                |                       |
| 2                                                   | 12" DI Watermain                                                                                                                                                                                                                                           | LF   | 40                 | \$224.00       | \$8,960.00            |
| 3                                                   | 12" Gate Valve                                                                                                                                                                                                                                             | Each | 1                  | \$5,302.00     | \$5,302.00            |
| 4                                                   | 8" DI Watermain                                                                                                                                                                                                                                            | LF   | 60                 | \$253.00       | \$15,180.00           |
| 5                                                   | 8" Gate Valve                                                                                                                                                                                                                                              | Each | 1                  | \$3,145.00     | \$3,145.00            |
| 6                                                   | Hydrant Assembly                                                                                                                                                                                                                                           | Each | 1                  | \$8,393.00     | \$8,393.00            |
| 7                                                   | 12"x8" Tapping Assembly                                                                                                                                                                                                                                    | Each | 1                  | \$8,336.00     | \$8,336.00            |
| 8                                                   | Fiber Optic Hand Hole                                                                                                                                                                                                                                      | Each | 1                  | \$2,868.00     | \$2,868.00            |
| 9                                                   | 6" PVC Lateral                                                                                                                                                                                                                                             | LF   | 115                | \$82.00        | \$9,430.00            |
| 10                                                  | 5" Sidewalk on 6" Aggregate                                                                                                                                                                                                                                | SY   | 45                 | \$65.40        | \$2,943.00            |
| 11                                                  | 8" Reinforced Concrete Drieway on 6" Aggregate                                                                                                                                                                                                             | Sy   | 125                | \$81.75        | \$10,218.75           |
| 12                                                  | Landscaping                                                                                                                                                                                                                                                | LS   | 1                  | \$21,000.00    | \$21,000.00           |
| 13                                                  | Erosion Control                                                                                                                                                                                                                                            | LS   | 1                  | \$3,161.00     | \$3,161.00            |
| 14                                                  | Structural Backfill                                                                                                                                                                                                                                        | CY   | 575                | \$50.32        | \$28,934.00           |
| 15                                                  | Excavation                                                                                                                                                                                                                                                 | CY   | 1850               | \$31.90        | \$59,015.00           |
| <b>Site Work SUB-TOTAL</b>                          |                                                                                                                                                                                                                                                            |      |                    |                | <b>\$186,885.75</b>   |
| <b>TOTAL BASE BID</b>                               |                                                                                                                                                                                                                                                            |      |                    |                | <b>\$1,973,004.75</b> |



**Utilities and Public Works Committee**

**2.**

**Meeting Date:** 07/19/2021  
**Topic:** Abandonment of Well No. 4 and No. 7, Project #72073  
**From:** Matt Janecke, Asst Dir. of Utilities & Public Works  
**Department:** Public Works  
**Presenter:** Arlyn Johnson  
**Date of Committee** 07/19/2021  
**Action (if required):**  
**Date of Village Board** 07/19/2021  
**Action (if required):**

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**Information**

**Subject:**

Award of Contract for the Abandonment of Well #s 4 and 7, Project #72073.

**Background Information:**

This project is to abandon Well #s 4 and 7 both located at the Utility Building on Margaret Road. The work involved for both well abandonments is similar and consists of the following:

- Removal of well pumps
- Abandoning the existing high-capacity wells
- Cutting the casings and removing the concrete bases

When the project was initially bid in May, the specifications did not clarify the required disposal method for the mercury sealed motor, resulting in bids being rejected by the Village Board on June 7th. The project was rebid with clarification given to the disposal method for the mercury sealed motor. Bids for this project were received on Thursday, July 1, 2021, with two (2) contractors submitting bids. A copy of the Bid Tabulation is included as an attachment along with the Engineer's Estimate. The estimate was updated to reflect the motor disposal costs. City Waters letter (attached) further explains the reasoning behind the change to the Engineer's Estimate.

The funding for this project has been approved as part of the 2021 Capital Budget by the Village Board.

**Key Issues for Consideration:**

On Thursday, July 1, 2021, public bids were opened for Project #72073, Abandonment of Well #s 4 and 7. Bidding documents were prepared and administered by City Water, LLC. The Village received two (2) bids from prequalified bidders. The low bid was submitted by CTW Corporation. The low bid is approximately 20% under the engineer's estimate. The Engineer's estimate was revised based on discussions with the bidders regarding material costs and the discovery of the mercury sealed motor after the initial bid.

The funding for this project has been approved as part of the 2021 Capital Budget by the Village Board.

Immediately rebidding the project has kept the entire project on schedule.

**Action By Committee or Village Board:**

Village Staff recommends the Village Board award the contract for the Abandonment of Well #s 4 and 7, Project #72073 to CTW Corporation in the Amount of \$74,700.

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**Attachments**

Bid Tab  
Engineer's Recommendation  
Cost Clarification

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**PROJECT NO. 72073**

| Well Abandonment - Wells 4 & 7<br>BIDS ACCEPTED UNTIL: Thursday, July 1st @ 10:00 AM<br>BID OPENING : July 1st, 2021 @ 10:05 AM<br>ENGINEERING AND DEVELOPMENT CONFERENCE ROOM |                                     |      |                    | Engineer's Estimaee |                    | Bidder #1<br>CTW Corporation<br>21500 W Good Hope Rd<br>Lannon, WI 53046 |                    | Bidder #2<br>Water Well Solutions, WI<br>N87W36051 Mapleton St<br>Oconomowoc, WI 53066 |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------|--------------------|---------------------|--------------------|--------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------|--------------------|
| <b>BID BOND</b>                                                                                                                                                                |                                     |      |                    |                     |                    | <b>5%</b>                                                                |                    | <b>5%</b>                                                                              |                    |
| <b>Total BASE BID</b>                                                                                                                                                          |                                     |      |                    |                     |                    | <b>\$74,700.00</b>                                                       |                    | <b>\$83,980.00</b>                                                                     |                    |
| ITEM                                                                                                                                                                           | DESCRIPTION                         | UNIT | ESTIMATED QUANTITY | Unit Price          | Price              | Unit Price                                                               | Price              | Unit Price                                                                             | Price              |
| <b>A</b>                                                                                                                                                                       | <b>Well #4</b>                      |      |                    |                     |                    |                                                                          |                    |                                                                                        |                    |
| 1                                                                                                                                                                              | Remove Well Pump                    | LS   | 1                  | \$4,000.00          | \$4,000.00         | \$3,200.00                                                               | \$3,200.00         | \$2,500.00                                                                             | \$2,500.00         |
| 2                                                                                                                                                                              | Abandon Well                        | LS   | 1                  | \$12,000.00         | \$12,000.00        | \$4,200.00                                                               | \$4,200.00         | \$34,500.00                                                                            | \$34,500.00        |
| 3                                                                                                                                                                              | Cut Casing and Remove Concrete Base | LS   | 1                  | \$5,000.00          | \$5,000.00         | \$10,000.00                                                              | \$10,000.00        | \$3,000.00                                                                             | \$3,000.00         |
| <b>Well #4 SUB-TOTAL</b>                                                                                                                                                       |                                     |      |                    |                     | <b>\$21,000.00</b> |                                                                          | <b>\$17,400.00</b> |                                                                                        | <b>\$40,000.00</b> |
| <b>B</b>                                                                                                                                                                       | <b>Well #7</b>                      |      |                    |                     |                    |                                                                          |                    |                                                                                        |                    |
| 4                                                                                                                                                                              | Remove Well Pump                    | LS   | 1                  | \$15,000.00         | \$15,000.00        | \$20,300.00                                                              | \$20,300.00        | \$8,250.00                                                                             | \$8,250.00         |
| 5                                                                                                                                                                              | Abandon Well                        | LS   | 1                  | \$53,000.00         | \$53,000.00        | \$29,000.00                                                              | \$29,000.00        | \$32,730.00                                                                            | \$32,730.00        |
| 6                                                                                                                                                                              | Cut Casing and Remove Concrete Base | LS   | 1                  | \$5,000.00          | \$5,000.00         | \$8,000.00                                                               | \$8,000.00         | \$3,000.00                                                                             | \$3,000.00         |
| <b>Well #7 SUB-TOTAL</b>                                                                                                                                                       |                                     |      |                    |                     | <b>\$73,000.00</b> |                                                                          | <b>\$57,300.00</b> |                                                                                        | <b>\$43,980.00</b> |
| <b>TOTAL BASE BID</b>                                                                                                                                                          |                                     |      |                    |                     | <b>\$94,000.00</b> |                                                                          | <b>\$74,700.00</b> |                                                                                        | <b>\$83,980.00</b> |

To: Arlyn Johnson, Menomonee Falls  
From: Tom Nennig, City Water  
CC: Matt Janecke  
Date: July 14, 2021  
Re: Well Abandonment – Wells 4 and 7

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**Project Bids:** On Wednesday July 1, 2021, public bids were opened for the rebidding of Project #72073 Well Abandonment of Wells 4 and 7. Bidding documents were prepared and administered by City Water, LLC. The Village received two (2) bids from prequalified bidders. The low bid was submitted by CTW Corporation. The low bid is approximately 20% under the engineer's estimate (see attached bid tab). The Engineer's estimate was revised based on discussions with the bidders regarding material costs and the discovery of the mercury sealed motor after the initial bid in June of 2021.

During bid analysis we did confirm the reason for the price disparity on the unit cost for the Well 4 bid item #2 – Abandon well. CTW will not remove the well casing and will abandon the well casing in place. This was the recommended procedure by WDNR. The second bidder was planning on removing the well casing to abandon the well. The different abandonment procedure is also illustrated in the unit price for cutting the casing and removing the concrete base. CTW's unit price is higher since CTW will be cutting the casing and removing the concrete base. The second bidder was only removing the concrete base.

We also confirmed CTW will be using the authorized Byron Jackson pump representative (Sunstar) to properly dispose of the mercury sealed motor for Well 7.

**Recommendation:** Based on the low bid from CTW and the confirmation they will meet all the requirements of the project specifications, we recommend awarding the contract for abandonment of Wells 4 and 7 to CTW corporation in the amount of \$74,700.00.





July 12, 2021

Mr. Tom Nennig- via email  
City Water

RE: Abandonment of Wells 4 and 7  
Menomonee Falls

Dear Mr. Nennig:

After the bid opening for the abandonments of Wells 4 and 7 for the Village of Menomonee Falls, you had reached out to me regarding concerns on our pricing to ensure that we had everything included in our bid. The following information is being provided to assist with review of the bid:

*Motor Disposal-* CTW intends to use Sunstar to dispose of the mercury sealed motor. The motor will be sent to Sunstar for disposal.

*Abandonment of Well 4-* On May 17, CTW reached out to Dave Johnson, a hydrogeologist with the Wisconsin Department of Natural Resources to discuss the abandonment of BH403 (Well 4). Our bid was based on the WDNR recommended abandonment procedure for the well.

We appreciate your and the Village's consideration in this matter. If you have any questions, please contact me at (414)308-0024 or [sarah.nunn@ctwcorporation.com](mailto:sarah.nunn@ctwcorporation.com).

Sincerely,

*Sarah J. Nunn*

Sarah Nunn, PE  
Operations Manager